

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City's FY 2015/16 Action Plan focused on activities that benefit Woodland's low- and moderate-income residents. The activities improved existing infrastructure that did not meet current standards and included the Yolo Family Service Agency's (YFSA) 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 (FOM) Affordable Housing Interior Rehabilitation at 925 North Street. YFSA provides counseling services for low-income families, Cottonwood Meadows is a 48-unit affordable housing complex for senior households, and FOM'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 were available on a citywide basis to income-eligible households. A total of 58.5 percent of the CDBG public service funds were directed to food and shelter programs: Yolo Wayfarer Center (Emergency Shelter Services), Yolo Community Care Continuum (New Dimensions Supported Housing for adults with mental illnesses), Elderly Nutrition Program (Home Delivered Meals to Low Income Seniors), and Empower Yolo (Shelter Services). Empower Yolo serves victims of domestic violence, sexual assault, stalking and trafficking.

With the exception of two activities, all of the new activities for FY 2015/16 have been completed. The two outstanding activities are the City of Woodland's ADA Accessibility Project and New Hope Community Development Corporation's Cottonwood Meadows Re-Roof Project. The ADA Project is under construction and is expected to be completed in October 2016. Cottonwood Meadows was bid out and construction is expected to begin in late September/early October 2016 and be completed in October 2016.

The City used non-CDBG funding sources for the following programs focused on Woodland's youth.

(1) The Woodland Opera Housing re-opened the City Hall Annex building (520 Court Street) in Summer 2016 after the rehabilitation of the facility with more than \$400,000 in funding assistance from the City (Measure E sales tax funds). The Opera House is operating the annex for youth theatre and dance programming with a \$1 annual lease from the City.

(2) The City provided summer recreation scholarships for youth participants of families that meet the requirements for the school lunch program. This results in a fee reduction for the following programs: swim lessons, SummerTime Fun Club, Summer Teen Pack, Lifeguard Training, and the Outdoor Adventure Trip to Yosemite. Camperships are funded through Measure J sales tax receipts. Swim lessons allocated \$4,400 to 86 families, making swim lessons available for \$5 for a 2-week session. A day camp program for school aged children (1st - 6th grades), the SummerTime Fun Club allocated \$8,100 to 54 participants, reducing the cost of the 10-week summer program to \$250. Scholarships were given to 9 participants (aged 15-18 years old) taking the Lifeguard Training Class during Spring Break, each scholarship valued at \$100. Of those participants, 8 received summer jobs working for the City's Aquatics program. A summer program for middle school students (6th - 8th

grades), the Summer Teen Pack allocated \$9,200 (of \$12,500) to 37 participants. Through generous donations from Sunrise Rotary and individuals, the Outdoor Adventure program provided scholarships to 16 individuals for a 5-day Yosemite camping trip. The scholarships reduced the five-day, 4-night camp cost to \$49 for the 16 participants.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
ADA Public Improvement Projects	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	300	0	0.00%
Affordable Housing Monitoring	Affordable Housing	CDBG: \$	Other	Other	1131	0	0.00%			
Assist Homeless & Persons At Risk	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	750	405	54.00%			
Assist Homeless & Persons At Risk	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	250	0	0.00%			

Develop or Rehabilitate Affordable Units	Affordable Housing	CDBG: \$143655	Rental units constructed	Household Housing Unit	50	0	0.00%			
Develop or Rehabilitate Affordable Units	Affordable Housing	CDBG: \$143655	Rental units rehabilitated	Household Housing Unit	50	7	14.00%	55	7	12.73%
Economic Assistance	Economic Development		Other	Other	2	0	0.00%			
Economic Development - Microenterprise	Economic Development - Microenterprise		Jobs created/retained	Jobs	10	0	0.00%			
Effective and Added Homeless Programs	Homeless	CDBG: \$	Other	Other	100	0	0.00%			
Fair Housing Services	Fair Housing Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		100	335	335.00%
Fair Housing Services	Fair Housing Services	CDBG: \$	Other	Other	500	335	67.00%			
Health & Youth Services Public Facility Projects	Non-Housing Community Development	CDBG: \$13000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%	100	187	187.00%

Multi/Single Family Affordable Units Construction	Affordable Housing		Rental units constructed	Household Housing Unit	75	0	0.00%			
Neighborhood Revitalization Area	Neighborhood Revitalization Area	CDBG: \$	Other	Other	1	0	0.00%			
Owner-Occupied Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%			
Public Services - Emergency Food & Shelter	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		96	98	102.08%
Public Services - Emergency Food & Shelter	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		29	36	124.14%
Public Services - Emergency Food & Shelter	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	4000	405	10.13%	135	405	300.00%
Public Services - Emergency Food & Shelter	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	1000	0	0.00%			
Public Services - Employment Training	Job Training	CDBG: \$	Other	Other	10	0	0.00%			

Public Services - Health Services	Non-Homeless & Homeless Health Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	1219	81.27%	315	1236	392.38%
Public Services - Youth Programs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	99	39.60%	12	82	683.33%
Urgent Infrastructure Project	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

With the exception of two activities, all of the new activities for FY 2015/16 have been completed. The two outstanding activities consist of the City of Woodland's ADA Accessibility Project and New Hope Community Development Corporation's Cottonwood Meadows Re-Roof Project. The ADA Project is under construction and is expected to be completed in October 2016. Cottonwood Meadows was bid out in September and construction is expected to begin in late September/early October 2016 and be completed in October 2016. Because these two projects are incomplete, data cannot be reported for the ADA Public Improvements Projects goal (ADA Accessibility Project) and complete data cannot be reported for the Develop or Rehabilitate Affordable Units goal (Cottonwood Meadows Re-Roof Project).

The City during FY 2015/16 has been successful in addressing a number of the priorities and specific objectives in its Consolidated Plan. In particular, progress was made on the provision of overnight shelter for homeless persons (Yolo Wayfarer Center and Empower Yolo emergency shelters) and fair housing services (Legal Services of Northern California). For FY 2015/16, the City's CDBG funds have been leveraged with more than \$1,300,000 in non-federal funds. While affordable rental units were not constructed in FY 2015/16, Mercy Housing re-applied for tax credit financing in July 2016 and a tax credit award will allow Mercy to start construction of its 80-unit affordable rental project in FY 2016/17. A portion of the units will be reserved for adults with mental illnesses.

The City used non-CDBG funding sources for the following programs focused on Woodland's youth. Youth Programs are a high priority in the City's CDBG Strategic Plan.

(1) The Woodland Opera Housing re-opened the City Hall Annex building (520 Court Street) in Summer 2016 after the rehabilitation of the facility with more than \$400,000 in funding assistance from the City (Measure E sales tax funds). The Opera House is operating the annex for youth theatre and dance programming with a \$1 annual lease from the City.

(2) The City provided summer recreation scholarships for youth participants of families that meet the requirements for the school lunch program. This results in a fee reduction for the following programs: swim lessons, SummerTime Fun Club, Summer Teen Pack, Lifeguard Training, and the Outdoor Adventure Trip to Yosemite. Camperships are funded through Measure J sales tax receipts. Swim lessons allocated \$4,400 to 86 families, making swim lessons available for \$5 for a 2-week session. A day camp program for school aged children (1st - 6th grades), the SummerTime Fun Club allocated \$8,100 to 54 participants, reducing the cost of the 10-week summer program to \$250. Scholarships were given to 9 participants (aged 15-18 years old) taking the Lifeguard Training Class during Spring Break, each scholarship valued at \$100. Of those participants, 8 received summer jobs working for the City's Aquatics program. A summer program for middle school students (6th - 8th grades), the Summer Teen Pack allocated \$9,200 (of \$12,500) to 37 participants. Through generous donations from Sunrise Rotary and individuals, the Outdoor Adventure program provided scholarships to 16 individuals for a 5-day Yosemite camping trip. The scholarships reduced the five-day, 4-night camp cost to \$49 for the 16 participants.

**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	778
Black or African American	99
Asian	20
American Indian or American Native	34
Native Hawaiian or Other Pacific Islander	6
<b>Total</b>	<b>937</b>
Hispanic	399
Not Hispanic	573

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

The data detailed above is based on the annual reports completed by CDBG subrecipients and submitted to the City. The total number of families does not equal the sum of the Hispanic and Not Hispanic families since the above categories exclude data for (1) American Indian/Alaskan Native & White, (2) Black/African & White, and (3) Other Multi-Racial families. The above data does not include results from the Friends of the Mission's Affordable Housing Project, New Hope Community Development Corporation's Cottonwood Meadows Re-Roof, and City of Woodland's ADA Accessibility Project. These three projects have not been completed. As a result, racial and ethnic data is not yet available.

**CR-15 - Resources and Investments 91.520(a)**

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		1,700,000	271,377

**Table 3 – Resources Made Available**

**Narrative**

For Program Year (PY) 2015, a total of \$450,000 in CDBG funds (\$421,775 entitlement + \$28,225 program income) were available for new activities. This amount does not include expenditure of CDBG funds during PY 2015 for activities funded in prior years. The City expended \$271,376.50 in CDBG funds during PY 2015 based on three IDIS draw downs that occurred in July 2015, January 2016, and May 2016. It should be noted that City payments to subrecipients was more than the amount of CDBG funds expended during PY 2015 since reimbursement to the City from CDBG funds sometime occurs during the following program year.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City did not designate target areas for Program Year 2015.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

For Program Year 2015, CDBG funds were leveraged with \$1,306,803 in non-federal funds for the following activities.

- 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**

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	135	405
Number of Non-Homeless households to be provided affordable housing units	54	7
Number of Special-Needs households to be provided affordable housing units	29	36
<b>Total</b>	<b>218</b>	<b>448</b>

**Table 5- Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	54	7
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>54</b>	<b>7</b>

**Table 6 - Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City during Program Year (PY) 2015/16 provided CDBG funding to support the operating of the emergency shelters operated by the Yolo Wayfarer Center (dba Fourth & Hope) and Empower Yolo. The City also provided additional funding through the Countywide Homeless Coordination Project to support the operation of the Wayfarer's shelter. Wayfarer and Empower Yolo reported that 405 homeless persons were assist through their shelters. The City's goal was to assist 54 low income households through housing rehabilitation in PY 2015/16. While only 7 households were assisted (Friends of the Mission's Affordable Housing Rehabilitation) during the program year, the remaining 47 households be assisted by October 2016 when the New Hope Community Development Corporation's Cottonwood Meadows Re-Roof Project is completed. PY 2015/16 CDBG funds were allocated to the Yolo Community Care Continuum's (YCCC) New Dimensions Supported Housing. YCCC reported that 36 adults with mental illnesses were housed through New Dimensions and provided with supportive services.

While construction of new affordable rental units did not occur in PY 2015/16, there are two projects on the horizon. The City Council in Winter 2016 approved a general plan amendment and rezone to redesignate a non-residential site for multi-family housing at the corner of Cottonwood Street and Beamer Street in order to accommodate Mercy Housing's 80-unit affordable housing project. While the project was not awarded tax credits for the March 2016 application, a second application was submitted in July 2016. If Mercy is successful with the July application, construction of the project will start prior to July 2017. The project includes 20 units reserved for adults with mental illnesses and units for homeless households. A second project, Mutual Housing at Spring Lake Phase 2, may begin construction in 2017. Mutual Housing California completed the first phase, 62 units (61 affordable units), in 2015. The farmworker affordable rental project received loan assistance from the City. Mutual plans to submit a tax credit application for the second phase in March 2017 and will also request City loan assistance.

**Discuss how these outcomes will impact future annual action plans.**

For Program Year (PY) 2016/17, the City will again use CDBG and non-CDBG resources to assist homeless individuals and families with emergency shelter. In addition, the City participates in HUD's Continuum of Care Competition and will use CoC grants to assist formerly homeless individuals and families with permanent supportive housing through projects operated by Fourth & Hope. CDBG funding will again be used for housing rehabilitation with an HVAC replacement project planned for Walter's House (Friends of the Mission). This facility provides residential substance abuse treatment for homeless men and women. A second rehabilitation project will take place at Cottonwood Meadows (New Hope Community Development Corporation) to address deteriorated siding. The City will also provide CDBG funds for the New Dimensions Supported Housing Project (Yolo Community Care Continuum).

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	448	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>448</b>	<b>0</b>

**Table 7 – Number of Persons Served**

**Narrative Information**

Program Year 2015/16 data is available on the income levels for the beneficiaries of the emergency shelters operated by the Yolo Wayfarer Center and Employer Yolo, the New Dimensions Supported Housing Program (Yolo Community Care Continuum), and Friends of the Mission's Housing Rehabilitation Program. Income level information will not be available for New Hope Community Development Corporation's Cottonwood Meadows Re-Roof Project until the project is completed later this year.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City funded two emergency shelters with CDBG and non-CDBG funds during Program Year (PY) 2015/16. (CDBG and Countywide Homeless Coordination Project funds were used for the Yolo Wayfarer Center.) The clients of both shelters (Yolo Wayfarer Center and Empower Yolo) received case management and were connected with services whenever possible. In April 2016, the Woodland City Council approved funding for a one-year homeless street outreach project to engage the unsheltered chronically homeless in Woodland, connect them to services, and assist them in obtaining housing. The City is contracting with Fourth & Hope, the operator of then Yolo Wayfarer Center emergency center, to run the outreach project which started operations on July 1, 2016. On related front, Yolo County was awarded a two-year grant in PY 2015/16 for a homeless outreach project. The Bridge to Health and Housing effort began in July 2016 and employs outreach workers/case managers to engage homeless persons who are frequent users of emergency room health services at the Woodland Memorial Hospital and Sutter Davis Hospital and connect them with services. A housing navigator position is funded to assist individuals get into housing.

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

The City funded two emergency shelters with CDBG and non-CDBG funds during Program Year (PY) 2015/16. (CDBG and Countywide Homeless Coordination Project funds were used for the Yolo Wayfarer Center.) The clients of both shelters (Yolo Wayfarer Center and Empower Yolo) received case management and were connected with services whenever possible. The City was awarded a HUD Continuum of Care grant for a transitional housing project operated by Fourth & Hope and the project period was February 1, 2015 - January 31, 2016.

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

The City provided CDBG funds for the Yolo Community Care Continuum's New Dimensions Supportive Housing Program during Program Year (PY) 2015/16. The program provides housing for adults with mental illnesses. A number of the clients have been homeless and/or at risk of homelessness. The City also provided CDBG funds to support CommuniCare's Hanson Family Health Center in Woodland. CommuniCare provides health services to uninsured individuals and families. Funding for the design of the Hanson Family Health Center and for the payment of development impact fees at the permitting of the facility were provided through the City's CDBG Program in previous program 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 provided CDBG funds for the Yolo Community Care Continuum's New Dimensions Supportive Housing Program during Program Year (PY) 2015/16. The program provides housing for adults with mental illnesses. A number of the clients have been homeless and/or at risk of homelessness. The City received grant funds through HUD's Continuum of Care competition for permanent supportive housing projects that were operated by Fourth & Hope in Woodland during PY 2015/16.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Yolo County Housing serves as the PHA for Yolo County and operates two public housing facilities in Woodland - Yolano Village (60 units) and Donnelly Circle (72 units). While the City's FY 2015/16 Action Plan did not include projects and programs that directly address the needs of public housing, residents of Yolano and Donnelly may have benefitted from the health care services provided by CommuniCare Health Centers' Hansen Family Health Center located in Woodland. The City allocated 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.

City staff has conducted Measure J outreach with Yolo County Housing. Measure J is a sales tax measure approved by Woodland voters in 2014 and portion of the revenues generated by Measure J are used to provide partial scholarships for low income families so their children can participate in summer recreation programs operated by the City. These programs include a summer day camp (Summer Time Fun Club), summer teen activities program (Teen Pack), swim lessons, junior lifeguard training, and a wilderness trip (Yosemite). In addition, the City operates a *Recreation to Go* van and the van visited the park adjacent to public housing (Yolano Village and Donnelly Circle) during FY 2015/16 to provide recreational activities for children.

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

The City of Woodland does not have oversight or governance jurisdiction over the local PHA (Yolo County Housing or 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. YCH provides opportunities for public housing residents to apply their housing choice voucher assistance to a home mortgage (monthly mortgage payments). The City operates a first time homebuyer loan assistance program for low income households and maintains an interest list for the program. When loan funding is available, the City contacts families on the interest list and invites them to participate in the City's program. Public housing residents are welcome to participate in the City's first time homebuyer loan assistance program.

### **Actions taken to provide assistance to troubled PHAs**

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

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City released a draft comprehensive General Plan Update in July 2016. The land use section of the General Plan Update proposes residential density increases for two existing land use designations and creates a new land use designation.

Land Use Designations (Draft Comprehensive General Plan Update)

1. Medium Density Residential (MD) - 8.1 to 19.9 dwelling units (DUs) per acre (existing General Plan - 8.0 to 15.0 DUs per acre)
2. High Density Residential (HD) - 20.0 to 40.0 DUs per acre (existing General Plan -16.0 to 25.0 DUs per acre)
3. Corridor Mixed Use (CX) - 20.0 to 40.0 DUs per acre (existing General Plan - not applicable, land use designation would be new)

The proposed changes to the residential density ranges would in theory decrease the cost of developing and increase the return on investment for residential projects constructed on properties with MD, HD, and CX land use designations.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

In April 2016, the Woodland City Council approved funding for a one-year homeless street outreach project to engage the unsheltered chronically homeless in Woodland, connect them to services, and assist them in obtaining housing. The City is contracting with Fourth & Hope, the operator of the Yolo Wayfarer Center emergency center, to run the outreach project which started operations on July 1, 2016. On related front, Yolo County was awarded a two-year grant in PY 2015/16 for a homeless outreach project. The Bridge to Health and Housing effort began in July 2016 and employs outreach workers/case managers to engage homeless persons who are frequent users of emergency room health services at the Woodland Memorial Hospital and Sutter Davis Hospital and connect them with services. A housing navigator position is funded to assist individuals get into housing.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Please see the response in the above item.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

No actions were taken in this area during Program Year 2015/16.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In April 2016, the Woodland City Council approved funding for a one-year homeless street outreach project to engage the unsheltered chronically homeless in Woodland, connect them to services, and assist them in obtaining housing. The City is contracting with Fourth & Hope, the operator of the Yolo Wayfarer Center emergency center, to run the outreach project which started operations on July 1, 2016. In Program Year (PY) 2015/16, the City Council approved funding for Housing First Pilot Project that would house on a temporary basis persons identified through the outreach project, provide them services, and get them into permanent housing whenever possible. The City, Yolo County's Health and Human Services Agency, and potentially other housing and service providers would partner on the Pilot Project. City participated with Yolo County and the cities in the county on the Countywide Homeless Coordination Project during PY 2015/16. This program provides funding assistance for a countywide homeless coordinator and the operation of a cold weather shelter (Yolo Wayfarer Center) in Woodland during the winter months.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Yolo County Homeless and Poverty Action (HPAC) serves as the continuum of care for Yolo County. HPAC has a number of responsibilities including the coordination of services and housing resources for the homeless. City staff participated in ten HPAC meetings during Program Year 2015/16.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

While land use controls were not identified as an impediment to fair housing choice in the City's 2015 Analysis of Impediments to Fair Housing, the City through the land use section of its Draft Comprehensive General Plan Update proposes residential density increases for two existing land use designations and creates a new land use designation.

Land Use Designations (Draft Comprehensive General Plan Update)

1. Medium Density Residential (MD) - 8.1 to 19.9 dwelling units (DUs) per acre (existing General Plan - 8.0 to 15.0 DUs per acre)
2. High Density Residential (HD) - 20.0 to 40.0 DUs per acre (existing General Plan -16.0 to 25.0 DUs per acre)
3. Corridor Mixed Use (CX) - 20.0 to 40.0 DUs per acre (existing General Plan - not applicable, land use designation would be new)

The proposed changes to the residential density ranges have the potential to decrease the cost of affordable housing units constructed in MD, HD, and CX areas of Woodland.

## **CR-40 - Monitoring 91.220 and 91.230**

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

All of the subrecipients funded for FY 2015/16 were required to submit quarterly and annual reports on the progress and results of their activities. Subrecipients reported data on the ethnicities and income levels of the beneficiaries of the CDBG-funded activities. City staff also held a monitoring visit and completed a checklist for each subrecipient. The areas covered in the checklist include (1) program goals, (2) beneficiary data compilation/reporting, (3) general requirements (project files, records retention, etc.), (4) program requirements, (5) document checklist (most recent audit, single audit where applicable, etc.), property records (when applicable), (6) accounting procedures, (7) procurement procedures, (8) budget, and (9) cost allocation plan. For subrecipients with construction activities, the monitoring visit is often a good opportunity to review advertising requirements for construction projects, the preparation of construction contracts and attachments, and labor standards requirements.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City publishes a notice (in English and Spanish) in the local newspaper on the availability of the CAPER for a minimum review period of 15 days. The notice also includes information on the upcoming City Council meeting to approve the CAPER. The CAPER is made available at the City's Community and Senior Center (2001 East Street) and through the City's website ([www.cityofwoodland.org](http://www.cityofwoodland.org)). The notice also includes contact information (phone and email) for CDBG staff.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City has not changed its CDBG program objectives.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**