

## **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 Vision of the City of West Sacramento depicts a place where all residents can live, work and play in vibrant neighborhoods with a range of quality housing choices and supported by a strong, diverse local economy. The U.S. Department of Housing and Urban Development (HUD) designated the City of West Sacramento (City) as a Community Development Block Grant (CDBG) Entitlement community beginning July 1, 2016. The following is a summary of accomplishments achieved between July 1, 2016 through June 30, 2017 (FY 2016/2017), the first year of the City of West Sacramento five-year Consolidated Plan covering July 1, 2016 through June 30, 2021. Most activities were completed with funds received from the City's final State of California small cities CDBG grant and State CDBG program income. State CDBG funded accomplishments are not reflected under "Actual Program Year" in Table 1 below since they will be reported to HUD by the State CDBG Program. However, the accomplishments are counted under Table 1 "Strategic Plan to Date" and are summarized in the following narrative.

Federal Entitlement CDBG funds were expended for program administration and planning, but no project funding was expended during FY 2016/2017. The City's Federal Entitlement FY 2016/2017 CDBG funding allocation was dedicated to engineering and design of improvements to the River Walk Park Trail, a well-used bike/pedestrian facility linking the Washington neighborhood (Census Tract 101.01) with the I Street Bridge and Tower Bridge leading to major job centers in downtown Sacramento, in addition to providing recreational access to the Sacramento River. During the past year, environmental review was completed, scope of work was determined, a contract for engineering and design was bid out and a consultant was selected. CDBG funded engineering and design are expected to be underway in the Fall of 2017. See Photo 1 below.

### **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
Increase Compliance with Fair Housing Laws	Non-Homeless Special Needs		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Increase Compliance with Fair Housing Laws	Non-Homeless Special Needs		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	75	0	0.00%	0	0	
Reduce the Incidence and Impact of Homelessness	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%	150	0	0.00%
Reduce the Incidence and Impact of Homelessness	Homeless		Homelessness Prevention	Persons Assisted	0	0		0	0	
Strengthen Economic Opportunities for Low-Income	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45	0	0.00%	45	0	0.00%

Strengthen Economic Opportunities for Low-Income	Non-Housing Community Development		Businesses assisted	Businesses Assisted	15	0	0.00%	15	0	0.00%
Washington Neighborhood Infrastructure	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6798	0	0.00%	6798	0	0.00%
Washington Neighborhood Infrastructure	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		0	0	

**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.**

During 2016/2017, the City was in the final year of State of California CDBG grant 14-CDBG-9894. The following goals were accomplished with State CDBG, State program income or local funds.

Goal 1. Reduce the incidence and impact of homelessness. The City employed a full-time Homeless Coordinator to conduct outreach to homeless individuals and families in West Sacramento. The Homeless Coordinator assisted 8 new households plus continuing clients from previous years with housing search assistance and referrals to services such as healthcare, mental health treatment and substance abuse treatment. Staff participated in the Yolo County Homeless and Poverty Action Coalition (Continuum of Care) and the City provided \$20,000 in local funds for the Yolo County Homeless Coordinator position and the Cold Weather Shelter program at Fourth and Hope

which sheltered 13 West Sacramento homeless.

Goal 2. Achieve goals in the HUD Challenge Grant funded *Washington Realized: A Sustainable Community Strategy for the Washington Neighborhood* located in Census Tract 101.01. State CDBG funds were used to provide off-site infrastructure for West Gateway Place, a new 77 unit affordable housing complex constructed on the southern border of CT 101.01. See Photo 2 below. The project opened in January 2017 providing 8 units affordable to households at or below 30% of Yolo County Area Median Income (AMI); 50 units at 31-50% AMI; and 18 units at 51-60% AMI. The project includes a bus and streetcar stop to facilitate transit access to work and school. FY 2016/2017 Entitlement CDBG funding was designated towards engineering and construction design of improvements to the River Walk Park Trail serving residents of the Washington Neighborhood (CT 101.01).

Goal 3. Strengthen economic opportunities for lower-income households. English and Spanish language microenterprise workshops were conducted serving 36 low-income households. Workshops consisted of 5 weekly classes covering topics including how to start a business, how to develop a business plan, marketing, understanding financial projections and financing. The City issued 3 microenterprise grants to low-income graduates of the program who created a business plan to start a new microenterprise or to improve the viability of an existing microenterprise.

Goal 4. Affirmatively further fair housing compliance. The City used State CDBG funds to provide fair housing education, testing and enforcement for residents of West Sacramento. During FY 2016/2017, 16 households were served. To meet HUD Affirmatively Furthering Fair Housing goals, the City of West Sacramento will collaborate with nine other jurisdictions and three housing authorities to complete a Regional Assessment of Fair Housing (AFH). During FY 2016/2017, an agreement was developed and executed by the participating jurisdictions, the project scope was developed and a consultant was hired. The AFH will be underway in early 2018.



**River Walk Trail - non-ADA compliant**



**West Gateway Place and transit stop**

## 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	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>0</b>
Hispanic	0
Not Hispanic	0

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

### Narrative

There are no federal CDBG assisted families to report as of June 30, 2017. Federal Entitlement CDBG funds were expended for program administration and planning only. Activities funded with the City's final State CDBG grant will be reported under the State of California Small Cities program.



## 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	CDBG	529,460	38,874
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

**Table 3 - Resources Made Available**

### Narrative

FY 2016/2017 Entitlement CDBG funding was designated towards engineering and construction design of improvements to the River Walk Park Trail. Because the engineering project was not yet underway during FY 2016/2017, federal Entitlement CDBG funds expended were for General Administration and Planning activities only, including initiation of the Sacramento Regional Assessment of Fair Housing (AFH). No federal Entitlement project funds were expended in FY 2016/2017.

The City does not receive HOME, HOPWA or ESG funding directly from HUD.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Washington Neighborhood	100	0	Engineering and design of project will be underway in Fall 2017.

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

### Narrative

The Washington Neighborhood consists of the majority of the residential portion of Census Tract 101.01, one of the lowest income areas of the City. The River Walk Park Trail links the low-income, high poverty Washington Neighborhood with the I Street Bridge and the Tower Bridge leading to job centers in downtown Sacramento. FY 2016/2017 federal Entitlement CDBG funds were allocated to completion of engineering and construction design for safety and ADA accessibility improvements to the trail. During the year, environmental review (NEPA) was completed for project engineering and construction design. The project engineering and design was bid out and a consultant selected in



August 2017. Engineering and design should be underway in early Fall 2017 using FY 2016/2017 CDBG funds.

As noted below, the City invested \$1,191,428 in State CDBG program income and \$8,695,000 in local funds towards the development of West Gateway Place, a 77 unit affordable housing complex located along the southern border of CT 101.01. State and local funds also are dedicated to the Grand Gateway Transportation Infrastructure project located in the southern half of the Washington Neighborhood (CT 101.01).

## 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.**

The City of West Sacramento receives CDBG Entitlement funding directly from HUD. There are no matching requirements for CDBG Entitlement cities. However, the City endeavors to leverage federal funding with State, local and private sources whenever possible to achieve the goals of the Consolidated Plan.

State funds - The City received \$1,150,000 from the Active Transportation Program (ATP) funding for design and environmental review of an extension of the Sycamore Trail including a bike/pedestrian freeway overpass that links the low-income Glide/Evergreen Avenue neighborhood (Census Tract 102.01) with schools, parks and other amenities to the south; \$4,130,888 from the State Affordable Housing and Sustainable Communities (AHSC) program for the Grand Gateway Transportation Infrastructure project that will improve streets and sidewalks to provide ADA access, bike/pedestrian upgrades and transit improvements to the southern portion of the Washington Neighborhood (south of the railroad tracks). Financing for the development of West Gateway Place, a 77 unit affordable housing project that opened in January 2017 included \$1,399,860 in State tax credits, \$2,600,000 from the AHSC program and \$1,191,428 in State CDBG program income.

Local funds – In addition to funding noted above, the City allocated \$8,695,000 in local funds for West Gateway Place. Final City funds will be distributed upon closing of permanent financing in September 2017. The City allocated \$1,100,000 as local match for the Sycamore Trail overpass design and environmental review; \$850,000 as local match for the Grand Gateway Transportation Infrastructure; and \$20,000 to be split between the Yolo County Homeless Coordinator and overhead costs at Fourth and Hope Cold Weather Shelter program.

Private funds - The West Gateway Place affordable housing project included \$14,661,000 in private financing.

With its final State CDBG grant, the City provided fair housing services, homeless outreach and service coordination, preschool tuition assistance; and microenterprise education, counseling and grants to income eligible individuals and households.

## 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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	65	0
Number of Non-Homeless households to be provided affordable housing units	45	76
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>110</b>	<b>76</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	76	76
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>76</b>	<b>76</b>

Table 6 – Number of Households Supported

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

Housing units for persons experiencing homelessness. The City is working to develop a permanent supportive housing (PSH) project for homeless persons and persons at-risk of homelessness who have a disability. It is anticipated that the PSH project will provide the 65 homeless housing units noted in Table 5 above. Due to funding constraints and the complexities of such a project, it did not get underway in FY 2016/2017. However, the City has made definitive strides towards the creation of the PSH project. A development partner was selected, a location identified and applications for two

private foundation grants were submitted. The City was awarded \$914,444 from Partnership Health Plan and we are awaiting notification from the second private funding source. An analysis of the cost of development and ongoing operational costs indicate that, while certainly helpful, the private funding will not be enough to cover the anticipated financing gap for the project. Additional funding sources are needed.

Non-homeless housing units. West Gateway Place, a new 77 unit affordable housing complex, opened in January 2017 (76 affordable units and one manager's unit). With 8 units affordable to households at or below 30% of Area Median Income, 50 units for households at 31-50% AMI and 18 units for households at 51-60% AMI. This project is a significant step forward towards the City's goal to reduce homelessness for vulnerable populations by providing units affordable to Extremely Low-Income households (at or below 30% AMI).

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

Housing affordable to persons at the lowest income levels is severely limited in the Sacramento region, placing many households at risk of homelessness. Many of the very lowest income are homeless and/or struggling with mental health, substance abuse or other disabilities, making it even more difficult to secure and maintain permanent housing. The highest priority goal of the City's 2016-2020 Consolidated Plan is to reduce the incidence and impact of homelessness on residents and the community. Future annual action plans will need to address gap financing for the planned permanent supportive housing project if the City is to successfully create housing for this most vulnerable population.

**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.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	0
Low-income	50	0
Moderate-income	18	0
<b>Total</b>	<b>76</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The income levels above reflect the maximum household income levels for 76 affordable units at the West Gateway Place affordable housing project which opened in January 2017. The City provided \$1,191,428 in State CDBG program income for off site improvements and another \$8,695,000 in local funds for construction.

The project includes a children's playground, a computer room and other amenities for residents. The City constructed a transit stop adjacent to the project that provides easy access to jobs and educational opportunities in West Sacramento and just across the river in downtown Sacramento.

## **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 employs a full time Homeless Coordinator to conduct outreach to homeless individuals and families in West Sacramento. The Homeless Coordinator provides housing search assistance and referrals to services such as healthcare, mental health treatment and substance abuse counseling and treatment. Two or three days per week, the Homeless Coordinator conducts direct outreach to areas of the City where homeless persons often camp to ensure that all homeless persons are aware of available services. Although the Coordinator will meet with persons by appointment in his office, he also conducts "drop in" office hours on Thursdays to accommodate homeless or persons at risk of homelessness who often have transportation or other challenges and cannot get to an appointment at a specific time.

During his visits to camps, the Homeless Coordinator is often accompanied by mental health and substance abuse counselors from Fourth and Hope, a shelter and social services provider located in Woodland, CA. Repeatedly visiting persons with these issues where they live helps to establish trust and rapport, which has been critical to getting persons into treatment.

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

The City of West Sacramento and the Yolo County Health and Human Services Agency (HSSA) have embarked on a mission to move towards a Housing First model, rather than the traditional focus on emergency shelter and transitional housing. HSSA is using HUD Continuum of Care (CoC) funds to lease 2 permanent supportive family housing units in West Sacramento and hopes to expand this to six units in 2018. If CoC bonus funding is received in the future, additional units will be secured in West Sacramento. In 2010, the City provided HUD Neighborhood Stabilization Program (NSP) funding to Friends of the Mission to acquire and rehabilitate two 2-bedroom units to be used as permanent supportive housing for homeless persons with disabilities. Using a shared housing model, the facility provides housing for 4 formerly homeless individuals.

As noted in other sections of this report, the City is working with a non-profit housing developer to build 65 units of permanent supportive housing targeted to persons who are homeless or at-risk of homelessness.

The City expended \$20,000 in local funds to support the Yolo County Homeless Coordinator position and a portion of overhead costs at the Fourth and Hope Cold Weather Shelter program located in Woodland. Thirteen homeless West Sacramento residents were served in the Cold Weather Shelter

program which operated from November 15, 2016 to March 15, 2017. For persons with severe health or other special needs who cannot get into shelter immediately, the City will provide motel vouchers for a short stay. Funding for this activity is very limited and only a few of the most vulnerable homeless are served.

For many years, HHSA has provided vouchers for motel stays to homeless families in Yolo County. Most of these families end up in West Sacramento because motels in other areas of the County will not accept the vouchers. In 2018, HSSA is hoping to secure 12 rental units to be used as emergency shelter instead of sending families with children to motels. The rental units will be less expensive and will provide a safer environment for families with children. The units will have kitchens for cooking nutritious meals, unlike the motels rooms which do not allow cooking.

**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's Homeless Coordinator receives client referrals regularly from staff from Yolo County Probation and the Parole office. In June 2017, Yolo County HHSA was notified of an award of State of California Proposition 47 funding. The proposed project will use \$6 million over a 38-month period to provide wraparound services for individuals who are eligible for a criminal justice diversion program, but unlikely to succeed without support due to a history of mental health issues and/or substance use disorders. Proposed supportive services include intensive case management, employment assistance, civil legal assistance and permanent housing assistance.

Yolo County HHSA collaborates with local service providers to ensure that individuals discharged from mental health, healthcare and substance abuse treatment facilities are linked with appropriate services and housing assistance. Individuals who do not have a home to return to are referred to the City's Homeless Coordinator for housing search assistance.

Shores of Hope (formerly Broderick Christian Center), operates a 24 bed facility for transitional aged youth aging out of foster care and transitional aged youth who have been victims of sex trafficking. The organization provides housing, counseling, English learner education and high school equivalency classes to help prepare youth for successful transition to independent living as adults. The organization also provides Rapid Re-housing assistance to individuals and families at-risk of homelessness in West Sacramento.



The Yolo County Children's Alliance distributes food and other household necessities to homeless families and those at-risk of homelessness to help reduce living expenses. The Yolo County Food Bank provides food to income eligible persons at three different locations and the Mercy Coalition, a group of West Sacramento faith-based organizations, provides free lunches Monday through Friday. Nine other local organizations and faith-based groups provide food for needy individuals and families.

**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 West Sacramento Homeless Coordinator position is imbedded in the City's Police Department and a police officer escorts the Coordinator when visiting remote areas of the City for safety and to make homeless persons aware that camping is not allowed. The combination of enforcement linked with counseling, housing search assistance and referrals to social services has proven effective in moving homeless persons into housing. In 2017, the Homeless Coordinator assisted 86 people into permanent housing. Over one-third of these individuals had been living outdoors in tents or on the street. The average number of days between initial intake and permanent housing for these clients was 65 days, which is quite impressive considering the current tight rental market in the Sacramento region.

The Yolo County California Work Opportunity and Responsibility to Kids (CalWORKs) Housing Support Program works to secure permanent housing for homeless families. Between July 2016 and May 2017, the program provided specialty case management services to an average of 96 families per month; provided temporary housing to an average of 31 families per month; assisted 124 adults in securing employment; and successfully secured permanent housing placements for 86 new families. CalWORKs has a project underway that will create 12 units of permanent supportive housing for homeless families with disabilities in West Sacramento. It is anticipated that the project will be ready for occupancy in early 2018.

West Gateway Place, a new 77 unit affordable housing complex, opened in January 2017. To facilitate applications from persons experiencing homelessness and persons in poverty, notices were sent to agencies working with these populations two weeks before announcements were sent to the general public.

In March 2016, Yolo County received \$499,125 from Partnership HealthPlan to fund a two-year project to improve the health and well-being of medically vulnerable homeless persons. Operations began in July 2016. The project includes three components aimed at better serving the medically vulnerable including: 1) identification, assessment and triage; 2) case management; and 3) housing navigation. During its first year, the project enrolled 40 individual, and secured permanent housing for 16 individuals (40%). The project successfully enrolled 100% of its participants in Medi-Cal or another form of health insurance, and reduced the frequency of emergency room visits by 10.29% (from an average of 2.615 visits in the past 6 months, to 2.346).

As reported above, Shores of Hope provides housing, counseling, English learner education and high school equivalency classes to youth transitioning out of foster care and youth victims of sex trafficking leading to successful transitions to independent living as adults.

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

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

A member of the West Sacramento City Council serves on the Housing Authority of the County of Yolo (known as Yolo County Housing) Housing Commission to facilitate coordination between City housing and services, and the Yolo County Housing programs that provide permanent affordable housing to over 800 families in the City of West Sacramento. The City's Parks and Recreation Department provides senior programming and classes for residents of public housing at Riverbend Senior Apartments.

Both the City and Yolo County Housing are member agencies of the Yolo County Homeless and Poverty Action Coalition (HPAC) that serves as the regional Continuum of Care. The HPAC helps to coordinate access to programs for all low-income residents of Yolo County.

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

City housing staff participate on the Yolo County Housing Family Self-Sufficiency (FSS) Program Coordinating Committee which is comprised of representatives from non-profit agencies, cities, the County and State agencies. The Program Coordinating Committee coordinates services to empower assisted families with educational and employment opportunities. Families participating in the Housing Choice Voucher program benefit from FSS by the creation and funding of an escrow account to save for the eventual goal of homeownership. Those residing in public housing are supported through the HUD Resident Opportunities and Self-Sufficiency (ROSS) program. FSS and ROSS staff receive information on City programs including the City's First Time Homebuyer Assistance Program that is financed with State of California HOME funds.

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

Not applicable. Yolo County Housing is a dual national high performing agency.

## **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 Vision for the City of West Sacramento affirms that the City aims to create vibrant neighborhoods with a range of quality housing choices for all residents. Despite housing challenges inherent in all areas of California, the City strives to create housing affordable to households with special needs and those with lower-incomes.

The City's Inclusionary Ordinance (Municipal Code Chapter 15.40) is a key component of the City's affordable housing strategy. During FY 2016/2017, the ordinance was revised to allow developers to pay an in-lieu fee instead of producing affordable units on-site in new developments. The in-lieu fees are deposited into the City's Housing Trust Fund to be used as match or leverage for federal, State or private funding sources. This change is in response to the loss of Redevelopment Agency Housing Setaside funds which was the City's primary source of funding for affordable housing development for several decades until eliminated by the California state legislature in 2012. The Housing Trust Fund is limited to assistance for the development of housing affordable to households at or below 80% of area median income (AMI).

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

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

Through analysis of data and collection of public comments, the Consolidated Plan identifies housing affordable to persons experiencing homelessness or at-risk of homelessness as the greatest unmet need in West Sacramento. As noted above, the City is actively working towards the development of a permanent supportive housing project to serve this difficult to house population. Two private funding applications were submitted for the project. An award of \$914,444 was received from Partnership Health Plan and we are awaiting notification regarding the second application. A development partner was selected and a potential site has been identified.

The City participated with other member agencies of the Homeless and Poverty Action Coalition (HPAC), the local continuum of care, to create a Coordinated Entry System to match the highest need clients with the most intensive resources. The system will use a version of the Vulnerability Index and Services Prioritization Decision Assistance Tool (VI-SPDAT), an evidence informed tool that combines both medical and social science research to quantify the vulnerability of people experiencing homelessness with a numerical score. The score assists with prioritization of limited homeless resources based upon

the acuity of a person's needs. Several local homeless service providers began piloting the VI-SPDAT in 2016/2107. The Coordinated Entry System design is underway and implementation is anticipated to begin in January 2018.

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

The City requires all construction assisted with CDBG or other federal housing funds to comply with HUD lead-based paint hazard reduction requirements. Over the years, the City has provided assistance to hundreds of low-income homeowners through the Owner-Occupied Housing Rehabilitation Program and the First Time Homebuyer Assistance Program that included testing and abatement of lead-based paint, when appropriate. At this time, the City does not have funding dedicated to these programs.

No eligible requests for assistance with affordable multifamily rehabilitation were received during FY 2016/2017. The City will consider providing assistance if funding is available, including funding for testing and abatement of lead-based paint when appropriate.

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

The City is an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care, providing coordination and support for agencies serving persons experiencing homelessness and persons in poverty.

The 2016-2020 CDBG Consolidated Plan targets funding to the Washington Neighborhood, CT 101.01, which has a 34% poverty rate according to the 2008-2012 U.S. Census. The City conducted culturally sensitive outreach and marketing of the CDBG Microenterprise Program to low-income residents of the Washington Neighborhood, including providing classes in both Spanish and English. The Microenterprise Program delivers small business education, counseling and grants to low-income entrepreneurs to increase their earning potential.

The City is an LRNG partner organization ([www.lrng.org](http://www.lrng.org)) committed to engaging youth in mentorship and job experiences to ensure that they are able to develop their full potential in life and work. The City's Summer STEPS internship program provides real world work experience to high school and college aged youth. During summer 2017, 19 youth were employed. Of these 19, six were retained as Next STEPS interns during the 2017/2018 school year. See photo on coverpage.

The Yolo County California Work Opportunity and Responsibility to Kids (CalWORKs) Housing Support Program provided specialty case management services, employment assistance and assistance with securing permanent housing placement for homeless families with children in West Sacramento.

The City collaborates with the West Sacramento campus of Sacramento City College to create educational programs that will provide the skills needed by businesses located in West

Sacramento. Sacramento City College is a state-supported community college that is affordable to lower-income residents.

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

City staff participated in the HPAC process to expand its Policies and Procedural Manual. In addition to being a helpful local resource, the manual now satisfies state and federal government mandates requiring written policies and procedures for continuums of care.

City staff participated in an ad hoc HPAC committee to review and revise the *Ten-Year Plan to Prevent and End Homelessness for Yolo County Residents* adopted in 2009. The original plan was conceived as a transition from traditional shelter/transitional housing to a housing first model. The revised plan allows for multiple modes of service delivery through a Coordinated Entry System ensuring that scarce housing and services resources are allocated to persons of highest need. The revised plan provides concrete action steps leading to accomplishment of the plan goals addressing the multiple issues of homelessness: 1) increasing the availability of stable and affordable housing; 2) increasing economic security for persons in poverty; 3) improving health and stability outcomes; and 4) strengthening leadership, collaboration and civic engagement. Originally envisioned as a set of community goals to accomplish during a finite period of time, the revised plan has become an ongoing, living framework for provision of services to persons experiencing homelessness and persons at-risk of homelessness throughout Yolo County.

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

The City continues to participate in the Yolo County Homeless and Poverty Action Coalition (HPAC) as it facilitates coordination between public and private housing; local government; and social service agencies serving lower-income and homeless individuals and families. The City's Homeless Coordinator acts as a liaison between the City's housing programs, the Police Department, Yolo County Department of Health and Human Services Agency (HHSA) and other social service agencies. The Homeless Coordinator's office is across from the street from the County's West Sacramento HHSA office to expedite referrals to needed services and to facilitate service delivery. A member of the West Sacramento City Council sits on the Housing Authority of the County of Yolo (known as Yolo County Housing) Housing Commission to ensure coordination at the highest level.

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

HUD has replaced the requirement of conducting an Analysis of Impediments to Fair Housing (AI) with the broader and more detailed Assessment of Fair Housing (AFH). Per HUD direction, the City will not conduct an AI, but will focus on the development of an AFH during the first two years of the 2016-2020

Consolidated Plan. The City is partnering with eight Sacramento region jurisdictions and three local housing authorities to complete a regional AFH. An agreement was developed and executed between the partners and a consultant was selected to assist with the assessment. We anticipate the AFH process to be underway in Fall 2017.

While working on the AFH, the City continues to affirmatively further fair housing by requiring that all HUD funded programs and projects comply with state and federal fair housing law. During FY 2016/2017, the City contracted with Project Sentinel to provide fair housing education, testing and counseling to residents of West Sacramento.



## **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**

## **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 draft Consolidated Annual Performance Evaluation Report (CAPER) was made available for public review and comment February 7, 2018 through February 21, 2018. The draft was available on the City's website ([www.cityofwestsacramento.org](http://www.cityofwestsacramento.org)); at the Yolo County Library (Arthur F. Turner Library), 1212 Merkley Avenue, West Sacramento, CA 95691; and at the City of West Sacramento, Economic Development and Housing Department, 1110 West Capitol Avenue, West Sacramento, CA 95691. A notice was placed in the West Sacramento *News-Ledger* in English and Spanish on February 7, 2018. A copy of the notice is included as Attachment 1 to this document. The CAPER will be forwarded to the City's Economic Development and Housing Commission, once finalized and approved by HUD.

## **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.**

This report covers the first year of the City of West Sacramento 2016-2020 five-year CDBG Consolidated Plan. The City will amend program objectives upon completion of the Sacramento Regional Assessment of Fair Housing (AFH) to support regional efforts to address obstacles to fair housing.

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

No

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

**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.**

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

No

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

**Attachment**

**2016 CAPER**



**Coversheet**

**JULY 1, 2016 – JUNE 30, 2017  
CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT (CAPER)**

**Submitted to the  
U.S. Department of Housing and Urban Development  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**



*West Sacramento youth gain city government experience through the City's Summer STEPS program.*

CAPER



# Proof of Publication

PROOF OF PUBLICATION  
(2015.5 CCP)

STATE OF CALIFORNIA  
County of Yolo

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of 18 years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the NEWS-LEDGER, a newspaper of general circulation printed and published in the County of Yolo, and which newspaper has been adjudged a Newspaper of General Circulation by the Superior Court of the County of Yolo, State of California, under date of June 4, 1973, Case Number 29812, and under date of September 4, 2009, Case Number CV PT 081432; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/7/2018

All in the year 2018

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

Chris Macko  
Signature: Chris Macko

Date: 2/7/2018

The NEWS-LEDGER  
1040 W Capitol Ave., Suite B  
West Sacramento, Ca. 95691  
(916)371-8030  
www.news-ledger.com

This space is for the County Clerk's filing stamp

### NOTICE OF PUBLIC REVIEW PERIOD

Notice of Public Review Period for the Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

The final City of West Sacramento CAPER summarizing goals accomplished with fiscal year 2016/2017 CDBG funding received from the U.S. Department of Housing and Urban Development (HUD). The document will be available for review from February 7, 2018 through February 21, 2018 at the City of West Sacramento Business Development and Housing Department, 1110 West Capitol Avenue, West Sacramento, CA 95691, at the West Sacramento branch of the Yolo County Library (Arthur F. Turner Library), 1212 McKinley Avenue, West Sacramento, CA 95691, and at [www.cityofwestsacramento.org](http://www.cityofwestsacramento.org).

Written comments may be submitted by February 21, 2018 to Amber Whitaker, Community Investment Specialist, City of West Sacramento, 1110 West Capitol Ave., West Sacramento, CA 95691; by email to [amwhitaker@westsacramento.org](mailto:amwhitaker@westsacramento.org) or by calling Amber Whitaker at (916) 617-4555. Information may be obtained, or a public file of CDBG activities may be reviewed, at the above address between the hours of 9:00 a.m. and 5:00 p.m. on weekdays. Detailed comments are available to public requesting low-income residents that are impacted by the proposed CDBG funds for a program or project. The City of West Sacramento promotes fair housing and makes all programs available to low- and moderate-income households regardless of age, race, color, religion, sex, national origin, marital status, or physical or disability.

Aviso de Período de Revisión Pública para el Informe Anual Consolidado de Desempeño y Evaluación (CAPER, por sus siglas en inglés) para el Programa de Subsidios Comunitarios de Desarrollo Comunitario (CDBG), por sus siglas en inglés.

El Informar del CAPER de la Ciudad de West Sacramento resume los objetivos logrados con los fondos CDBG del año fiscal 2016/2017 recibidos del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. UU. El documento estará disponible para su revisión y comentarios desde el 7 de febrero de 2018 hasta el 21 de febrero de 2018 en el Departamento de Desarrollo Económico y Vivienda de la Ciudad de West Sacramento, 1110 West Capitol Avenue, West Sacramento, CA 95691, en la biblioteca de West Sacramento de la Biblioteca del Condado de Yolo (Biblioteca Arthur F. Turner), 1212 McKinley Avenue, West Sacramento, CA 95691, y en [www.cityofwestsacramento.org](http://www.cityofwestsacramento.org).

Comentarios por escrito pueden enviarse hasta el 21 de febrero de 2018 a Amber Whitaker, Especialista en Inversión Comunitaria, Ciudad de West Sacramento, 1110 West Capitol Ave., West Sacramento, CA 95691; por correo electrónico a [amwhitaker@westsacramento.org](mailto:amwhitaker@westsacramento.org) o llamando a Amber Whitaker al (916) 617-4555. Se puede obtener información, o se puede revisar un archivo público sobre las actividades de CDBG, en la dirección anterior entre las 9:00 a.m. y 5:00 p.m. de lunes a viernes. Asistencia técnica está disponible para personas que necesitan o residen de bajos ingresos que están interesados en solicitar fondos de CDBG para un programa o proyecto. La Ciudad de West Sacramento promueve la vivienda justa y hace todos los programas y dispositivos de las familias de ingresos bajos y moderados, independientemente de su edad, raza, color, religión, sexo, origen nacional, preferencia sexual, estado civil o discapacidad. Feb 7 al 1623

Notice of Public Review Period

Feb 7, 2018 - Feb 21, 2018