



**Five-Year Consolidated Plan July 1, 2021 – June 30, 2026**  
**Annual Action Plan July 1, 2021 – June 30, 2022**  
**For the U.S. Department of Housing and Urban Development**  
**Community Development Block Grant (CDBG) Program**

*Adopted April 21, 2021*



*Permanent Supportive Housing Project under construction on West Capitol Avenue*





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# Executive Summary

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

### 1. Introduction

The City of West Sacramento (City) 2021-2025 Consolidated Plan contains the City's strategy for the use of Community Development Block Grant (CDBG) funding received from the U.S. Department of Housing and Urban Development (HUD) for the period of July 1, 2021 through June 30, 2026. The Consolidated Plan is a five-year planning document required by HUD for jurisdictions that are direct recipients of Community Planning and Development funding including CDBG, HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), Housing for Persons with AIDS (HOPWA) and Housing Trust Fund. The Consolidated Plan is implemented through Annual Action Plans adopted each year. The fiscal year 2021/2022 Annual Action Plan is included in this document.

HUD designated West Sacramento as a federal Entitlement community in 2016, which made the City eligible to receive an annual allocation of CDBG funding. Prior to 2016, the City received CDBG funding from the State of California small cities program. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974, as amended under Title 1 of the Housing and Community Development Act of 1977 and the Cranston-Gonzalez National Affordable Housing Act of 1990. The City does not receive HOME, ESG, HOPWA or HTF funding directly from HUD. However, the City is eligible to apply to the State of California HOME and HTF programs for funding.

The goal of the CDBG Program is to develop and maintain viable urban communities by providing decent housing, a suitable living environment and expanded economic opportunities for persons from Low- and Moderate-income households. The 2021-2025 Consolidated Plan identifies community needs in West Sacramento and outlines strategies to meet those needs using federal CDBG funds that are leveraged with other federal, State, local and private funding sources.

This plan uses the following income level definitions, except where noted otherwise: HAMFI (HUD Area Median Family Income); AMI (Area Median Income); Extremely Low Income (0-30% of HAMFI or AMI); Very Low Income (30-50% HAMFI); Low Income (50-80% HAMFI or AMI); Moderate Income (80-100% HAMFI or AMI); and Above Median Income (over 100% HAMFI or AMI). The term lower-income refers to all persons at or below 80% HAMFI or AMI. The HUD CDBG term Low- and Moderate-Income also refers to all persons at or below 80% of HAMFI or AMI.

All CDBG funds must be used for activities that address at least one of the three CDBG national objectives:

- **Low- and Moderate-Income Benefit** – Activities that benefit West Sacramento residents from households at or below 80% of HAMFI for Yolo County, adjusted by family size.

- **Slums and Blight** - Elimination of slums and blight related to physical structures such as homes, commercial buildings or infrastructure.
- **Urgent Need** – Addressing health and safety concerns caused by unplanned emergency events such as earthquakes, wildfires or floods.

Each year, HUD requires that at least 70% of the City’s CDBG funds be dedicated to activities that meet the Low- and Moderate-Income Benefit Objective. No more than 15% of the annual allocation may be spent on public services such as homeless programs, youth programs, senior programs or health programs. This ensures that CDBG funds are primarily devoted to capital projects. The City is limited to spending no more than 20% each year for general program administration and planning activities.

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

### Overview

The City of West Sacramento is committed to reducing the incidence of homelessness and the impact it has on individuals, families and the community. The City has adopted a policy promoting inclusive economic development to restore vitality to areas suffering from decades of disinvestment. Based on community outreach, citizen comments, research of relevant data, and review of other funding sources, the City of West Sacramento has determined the following goals to be accomplished during the five-year term of this plan using CDBG funds and other available resources.

**Goal 1 - Address the supportive services needs of West Sacramento residents experiencing homelessness.** Continue support of the Downtown Streets Team, a work-first model providing persons experiencing homelessness in West Sacramento an opportunity to gain work experience completing community beautification projects on the West Capitol Avenue corridor and along the riverbank. Continue to support the City’s Homeless Coordinator position. Continue to support the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.

**Goal 2 - Create Low Barrier Housing Opportunities for Persons Experiencing Homelessness and Extremely Low-Income West Sacramento residents.** Develop 30 units of permanent housing affordable to Extremely Low-Income households experiencing barriers to securing or sustaining stable housing. The focus will be on development of 1-bedroom units for West Sacramento residents experiencing or at risk of homelessness. Units will have low barriers to entry that will allow persons at risk of homelessness and persons currently experiencing homelessness to achieve housing success.

**Goal 3 - Improve Infrastructure in Low- and Moderate-Income Neighborhoods.** Provide infrastructure improvements to ageing and undersized infrastructure in older neighborhoods suffering from disinvestment. Complete improvements in the Washington neighborhood based on the *Washington Realized* Strategic Plan and along Sacramento Avenue in the Bryte and Broderick neighborhoods (Census Tracts 101.01 and 101.02). According to the HUD Low- and Moderate-Income Mapping Tool, Census Tract 101.01 has a poverty rate of 32% and Census Tract 101.02 has a poverty rate of 19%.

**Goal 4 - Provide Fair Housing Services for Low- and Moderate-Income Residents.** Provide support for fair housing counseling, education and enforcement services to affirmatively further fair housing choice, strengthen compliance with fair housing laws and reduce the incidence of eviction in West Sacramento.

**Goal 5 - Support Small Business Success.** Strengthen economic opportunities for small business owners and employment of Low- and Moderate-Income persons by continuing the Microenterprise Program to help entrepreneurs take advantage of economic opportunities as the COVID-19 pandemic recedes. The program provides business counseling and education to Low- and Moderate-Income owners of businesses with up to 5 employees. Program will include technical assistance to businesses interested in improving internet or App based sales or service delivery.

**Goal 6 - Preserve the Affordable Housing Stock.** Provide housing rehabilitation funding for single family units occupied by Low- and Moderate-Income residents. Support preservation of affordability for rental units at risk of conversion to market rate units.

### **3. Evaluation of past performance**

The City is in the fourth year of the five-year 2016-2020 Consolidated Plan and has made noteworthy progress towards achieving the 2016-2020 goals:

**Reduce the Incidence and Impact of Homelessness** - The City assisted with the development of an 85-unit permanent supportive housing project for homeless persons with disabilities. The project, a collaboration between Mercy Housing and Yolo County Housing will operate on a low-barrier entry housing first model. It is currently under construction and scheduled to open in Fall 2021 (see photo on cover page). The City provided land for the project, in addition to local Housing Trust Funds and CDBG funds in support of the development. The City assisted with applications for a State of California No Place Like Home grant, and private foundation donations from Sutter Health and Partnership Health Plan of California.

In December 2020, the City purchased the 40-unit Rodeway Inn to serve homeless individuals susceptible to the COVID-19 virus. The City used CDBG program income, CDBG CARES Act (CDBG-CV), local Measure E funds, federal Coronavirus Relief Funds and State of California Homekey Program funds to provide non-congregate interim housing for persons experiencing homelessness. The goal of the program is to get people stabilized and moved into permanent housing. As of January 2021, 38 clients have moved into permanent housing.

The City engaged the Downtown Streets Team to provide a work-first model providing homeless persons an opportunity to gain work experience completing community beautification projects on the West Capitol Avenue corridor and along the riverbank. The Downtown Streets Team is a work-experience program that provides homeless persons with gift cards for basic needs, employment assistance and case management in exchange for volunteer work in the community.



The City continues to support a full time Homeless Coordinator. The Coordinator is tasked with intake assessments, referrals to needed services, case management, and assistance with gaining permanent housing situations. Homeless families with children are referred to Yolo County CalWorks program to access the services and assistance they provide. Individuals without children do not qualify for CalWorks and are the focus of the Homeless Coordinator’s case management services. The City also provides funding to subsidize a portion of the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.

**Washington Neighborhood Infrastructure** - CDBG funds were used to address goals in the HUD funded *Washington Realized: A Sustainable Community Strategy* for the Washington neighborhood located in Census Tract 101.01. Engineering, design, permitting, right-of-way activities, plans and specifications for accessibility meeting standards of the Americans with Disabilities Act (ADA) and safety upgrades to the Riverwalk Park Trail from the I Street Bridge to the Broderick Boat Ramp are completed and project completion is anticipated in Spring 2022.

In 2019, the City completed the \$17 million Washington District Sustainable Community Infrastructure Project, which is the most significant neighborhood investment project the City has embarked upon to date. 2019 and 2020 CDBG funds totaling \$766,490 are committed to the next phase along E and F Streets between 5<sup>th</sup> and 6<sup>th</sup> Streets in one of the lowest-income neighborhoods in West Sacramento. The project is located in Census Tract 101.01 Block Group 4 which is home to more persons living under the federal poverty level than any other Block Group in the City. Residents are 100% Low- and Moderate-Income and 91% are under the Very Low-Income limit. Engineering and design is underway. The project will address infrastructure deficiencies by completing disconnected sidewalk and street crossing networks to support walkability and connectivity to public transportation and riverfront trails. New street lighting and ADA curb ramps will be installed. Landscaping and irrigation will be added. The project will allow for improved walkability and ADA accessibility within the Washington neighborhood.

**Strengthen Economic Opportunities for Low-Income Persons** – CDBG funds have been allocated to provide business education and counseling to owners of Microenterprise business enterprises. Program development is underway, and the program is expected to be active by July 2021.

**Increase Compliance with Fair Housing Laws** – CDBG funds were used to contract with a fair housing agency to provide education and fair housing compliance services to residents and landlords in West Sacramento.

#### **4. Summary of citizen participation process and consultation process**

Due to public health concerns related to the COVID-19 virus, the citizen participation process primarily was conducted through video conferencing, telephone interviews and virtual public meetings. The City of West Sacramento maintains eight citizen commissions tasked with providing advice and recommendations to staff and the City Council on all critical issues. Two commissions were directly involved in the planning process. The planning effort commenced with a review of the goals and

accomplishments of the CDBG program at the 10/27/2020 meeting of the Economic Development and Housing Commission. The consolidated planning process was discussed and approved by the City Council following a public hearing held on 11/18/2020. The Parks, Recreation and Intergenerational Services Commission met on 12/1/2020 to discuss goals for CDBG program. On 3/24/21, the Economic Development and Housing Commission voted to recommend that the City Council approve the 2021-2025 Consolidated Plan and 2021/2022 Annual Action Plan.

Four Focus Group meetings were conducted using a video conferencing application in January 2021. The topics of the discussions were: Affordable Housing and Homelessness; Youth; Seniors and Persons with Disabilities; and Employment and Small Business Needs. During the months of January and February 2020 and individual consultations were held with representatives from service provider agencies. City staff presented the draft goals of the Consolidated Plan to the West Sacramento Chamber of Commerce for comment on 3/9/21.

The draft Consolidated Plan was made available for public comment for 30 days from 3/18/21 through 4/16/21. The document was available on the City's Website and copies were made available by calling or emailing the City's CDBG administrator. A second public hearing was held before the City Council on 4/21/21. Notices of public hearings and the public comment period were published in English and Spanish in the West Sacramento *News-Ledger*, posted on the City's website at [www.cityofwestsacramento.org](http://www.cityofwestsacramento.org) and announced through the City's Facebook page. Notices were emailed to member agencies of the Yolo County Homeless and Poverty Action Coalition (the local Continuum of Care), the Bryte and Broderick Action Coalition (BBCAN), adjacent jurisdictions and other interested parties. Notices also were sent to adjacent jurisdictions including the City and County of Sacramento, the cities of Woodland and Davis, and Yolo County.

## **5. Summary of public comments**

The Economic Development and Housing Commission and the Parks, Recreation and Intergenerational Services Commission approved recommendations to focus the Strategic plan on reducing the incidence and impact of homelessness; advancing the City's goals towards creating inclusive economic development and affirmatively furthering fair housing. At the 3/24/21 meeting of the Economic Development and Housing Commission, Commissioners commented they would like to see CDBG funds used to leverage additional private, federal and State funding for projects serving low- and moderate-income members of the community. There also was a recommendation that the City seek other sources of available funding for transportation needs. Several Commissioners questioned the need for street upgrades on E and F Street at this time. The Commission voted to recommend that the City Council approve the 2021-2025 Consolidated Plan and 2021/2022 Annual Action Plan.

Four Focus Group meetings were conducted using a video conferencing application in January 2021. Topics discussed were: Affordable Housing and Homelessness; Youth; Seniors and Persons with Disabilities; and Employment and Small Business Needs.

*Housing and Homeless Focus Group 1/19/21.* Two City staff and representatives from five agencies providing services to persons experiencing homelessness or who are at risk of homelessness. It was agreed that the most significant impediment to keeping people housed in West Sacramento is a disparity between income and the cost of rent. Other hurdles include evictions due to code enforcement action, landlords' unwillingness to accept persons with poor credit or rental histories, landlords who require income of 2 to 2.5 times the rent amount. There is a concern that evictions may surge when COVID related eviction moratoriums are lifted. Even if the new State law restricts this, it is possible that many landlords will find a way to evict tenants that owe rent. Outreach to landlords and tenants about rights and responsibilities under the new law is needed.

*Youth Focus Group 1/19/21.* One City staff and representatives from two agencies providing services to disadvantaged families and foster care youth participated in the meeting. The discussion focused on the needs of disadvantaged youth aged 16-24. Participants emphasized the many barriers to housing for youth transitioning from foster care or who have been emancipated. Most do not have sufficient income, rental history, credit history or references to secure a rental unit. They do not have the education or job skills to get a job that provides a sustainable income. Some have mental health or developmental disabilities that can be an impediment to successful housing placement.

*Seniors and Disabled Focus Group 1/21/21.* Three City staff and representatives from three agencies providing services to seniors and disabled populations participated. All participants agree that social security income not enough to rent a one-bedroom unit in Yolo County. Persons with mobility impairments may need accessible units, ground floor units, or elevators. Landlords should be made aware of their legal responsibility to accommodate the needs of persons with physical, mental or developmental disabilities. The ability to access to nutritious food has become an even more significant problem due to COVID. Many local food pantries have shut down because the volunteers that normally run them are older persons who are concerned for their health. The Food Bank reports serving 3,200 households countywide and started bi-weekly home delivery for persons who must shelter-in-place due to the pandemic. They are delivering meals to 200 seniors and/or persons with disabilities in West Sacramento. Several grocery stores serving the older, lower-income neighborhoods of Bryte, Broderick, Washington and old West Sacramento have closed recently and access to affordable, fresh, whole food is becoming more limited. Especially when people are avoiding public transportation due to COVID concerns.

*Employment and Small Business Focus Group 1/21/21.* Three City staff and the President/CEO of the West Sacramento Chamber of Commerce participated in the discussion. The discussion revolved around the dramatic change in workforce development and small business in West Sacramento as a result of the COVID pandemic. Pre-COVID, there was a mismatch between the skill levels found among West Sacramento residents and the skills and experience sought by local business. Pre-COVID, skills in demand included technical trades, manufacturing, distribution, mechanical engineering. One year into the COVID pandemic, financing is the number one business need. Many businesses are closed due or have lost business. It is expected that small retail, restaurants and entertainment venues are at considerable risk of permanent closure. As the pandemic recedes, some owners will find their business

models are no longer viable in the post-COVID business environment. The City has enacted a temporary moratorium on commercial evictions due to financial distress from COVID. However, there are no protections from eviction once the moratorium is lifted.

There were no public comments received during the 30 public comment period or during the 4/21/21 public hearing held before the City Council. Comments from Council members include: support for small businesses is critical at this time as the business community has been severely impacted by the COVID-19 virus; recommendation that the Microenterprise technical assistance program help small businesses prepare for the many new funding sources that will be available soon; support for completion of Washington infrastructure; a request for clarification of the public hearing process; concern regarding the City's ability to expend the funds dedicated to Washington infrastructure in a timely manner and whether alternatives would be feasible if the project is delayed; and a question whether the City has the option to amend the Consolidated Plan if the Washington project is delayed.

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

All comments were accepted.

**7. Summary**

Citizen participation is critical to the CDBG planning process to identify the most pressing needs of lower-income individuals, families and neighborhoods. The City's citizen participation process built on previous community efforts and included extensive outreach to individuals, non-profit organizations, social service agencies and governmental agencies to ensure the most effective use of scarce local resources to effect long-term, substantial change in the lives of lower-income residents of West Sacramento.

# The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WEST SACRAMENTO	Economic Development & Housing Department

**Table 1 – Responsible Agencies**

### Narrative

The City of West Sacramento Department of Economic Development and Housing is the lead agency for the development and implementation of the Consolidated Plan.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

**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)).**

**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 West Sacramento is a participating member of the Yolo County Homeless and Poverty Action Coalition (HPAC). The HPAC provides leadership on homeless issues and acts as the Continuum of Care (CoC) for West Sacramento, Davis, Woodland, Winters and the unincorporated portions of Yolo County. HUD tasks the CoC to promote community-wide planning and strategic use of resources to address the many needs of homeless individuals and families. The HPAC is working towards a more structured governance model to ensure that homeless service agencies continue to receive HUD funding. On December 10, 2020, the HPAC Governance Subcommittee approved a recommendation to the HPAC to adopt a fifteen-member governance board. The City will remain a voting member under the new CoC structure and will continue to be an active supporter of HPAC efforts.

Mercy Housing and Yolo County Housing are collaborating on the development of an 85-unit permanent supportive housing project for homeless persons with disabilities. The City has provided both land and financial support for the effort. The project will operate on a low-barrier entry housing first model and is scheduled to open in Fall 2021. In response to the need for homeless persons to shelter-in-place during the COVID pandemic, the City purchased the 40-unit Rodeway Inn to provide non-congregate interim housing for persons experiencing homelessness. The goal of the program is to get people stabilized and moved into permanent housing. Residents are provided assistance to obtain birth certificates/identification cards, to apply for social security/disability and to secure health coverage.

Shores of Hope provides supportive housing for youth transitioning out of foster care, in addition to youth who have been victims of human trafficking or are seeking refuge from domestic violence.

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

The City of West Sacramento does not receive annual ESG funding from HUD. However in February 2021, the City was awarded ESG-CV2 funds from the Yolo County Homeless and Poverty Action Coalition

(the regional Continuum of Care) to support organizations and capital improvements for the Homekey Interim Housing Program at the Roadway Inn. As an active member of the Continuum of Care, the City supports non-profit, for-profit, governmental and faith-based organizations providing ESG funded services to the neediest residents of the community. In 2019, West Sacramento worked with Yolo County, the cities of Davis, Woodland and Winters, along with community partners to develop the Yolo County Plan to Address Homelessness to provide an overview of the state of homelessness and provide a set of solutions to improve and expand the system of care across the county. The plan focuses on:

- Strengthening the homeless crisis response system with an emphasis on developing prevention services.
- Increasing affordable housing options for the most vulnerable.
- Stabilizing and maintaining physical and behavioral health for those with the highest needs.
- Examining systems-level coordination and identifying opportunities for improved partnership.

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

Table 2 – Agencies, groups, organizations who participated.

<b>Organization Name</b>	<b>Organization Type</b>
West Sacramento Economic Development and Housing Commission	Business and Civic Leaders
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
A public workshop was conducted before the Economic Development and Housing Commission on 10/27/20. The Commission recommended including the following goals in the 2021 Consolidated Plan: Reduce the incidence and impact of homelessness; achieve the goals in the City’s inclusive economic development strategy; affirmatively further fair housing. The draft 2021 Consolidated Plan was presented to the Commission for review and comment on 3/24/21. Comments are noted in the Citizen Participation section.	
<b>Organization Name</b>	<b>Organization Type</b>

West Sacramento Parks, Recreation and Intergenerational Services Commission	Civic Leaders
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
A public workshop was conducted before the Parks, Recreation and Intergenerational Services Commission on 12/1/20. The Commission recommended including the following goals in the 2021 Consolidated Plan: Reduce the incidence and impact of homelessness; achieve the goals in the City's inclusive economic development strategy; affirmatively further fair housing.	
<b>Organization Name</b>	<b>Organization Type</b>
City Council of the City of West Sacramento	Other government - local
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
A public hearing was conducted before the City Council of the City of West Sacramento on 11/18/20. The Commission recommended the including the following goals in the 2021 Consolidated Plan: Reduce the incidence and impact of homelessness; achieve the City's goals in the inclusive economic development strategy; affirmatively further fair housing.	
<b>Organization Name</b>	<b>Organization Type</b>
Legal Services of Northern California	Service-Fair Housing Legal Services
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth



Homeless Needs - Families with children	Non-Homeless Special Needs Anti-poverty Strategy
Legal Services of Northern California participated in the following Focus Group discussions: Affordable Housing and Homelessness, Seniors and Persons with Disabilities.	
<b>Organization Name</b>	<b>Organization Type</b>
Shores of Hope	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Services - Victims Transportation and Youth
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
Shores of Hope (formerly known as Broderick Christian Center) participated in the following Focus Group discussions: Affordable Housing and Homelessness, Youth.	
<b>Organization Name</b>	<b>Organization Type</b>
Fourth and Hope	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Substance Abuse Treatment
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

Fourth and Hope participated in the following Focus Group discussions: Affordable Housing and Homelessness.	
<b>Organization Name</b>	<b>Organization Type</b>
Empower Yolo	Housing Services-Victims of Domestic Violence Services – Victims
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
Empower Yolo participated in the following Focus Group discussions: Affordable Housing and Homelessness.	
<b>Organization Name</b>	<b>Organization Type</b>
Yolo County Children’s Alliance	Housing Services-Children Services-Health Services-Education Child abuse prevention
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children	Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
Yolo County Children's Alliance participated in the following Focus Groups: Youth, Seniors and Persons with Disabilities.	
<b>Organization Name</b>	<b>Organization Type</b>
Food Bank of Yolo County	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Food distribution
<b>Sections of the Plan Addressed by Consultation</b>	

Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
The Food Bank of Yolo County participated in the following Focus Groups: Seniors and Persons with Disabilities.	
<b>Organization Name</b>	<b>Organization Type</b>
West Sacramento Chamber of Commerce	Business and Civic Leaders
<b>Sections of the Plan Addressed by Consultation</b>	
Economic Development	
A representative from the West Sacramento Chamber of Commerce participated in the Employment and Small Business Needs Focus Group discussion. On 3/9/21, the goals of the draft Consolidated Plan were presented to Chamber members.	
<b>Organization Name</b>	<b>Organization Type</b>
Alta California Regional Center	Services-Persons with Disabilities
<b>Sections of the Plan Addressed by Consultation</b>	
Non-Homeless Special Needs	
Consultation with John W. Decker, DSW, MSW, Director of Community Services and Support. Alta California provides services to West Sacramento residents with developmental disabilities.	
<b>Organization Name</b>	<b>Organization Type</b>
Yolo County Homeless and Poverty Action Coalition (HPAC)	Continuum of Care
<b>Sections of the Plan Addressed by Consultation</b>	
Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
Representatives from member agencies of the HPAC, the local Continuum of Care, participated in the following Focus Groups: Affordable Housing and Homelessness, Youth, Seniors and Persons with Disabilities. Members also participated in individual consultations.	

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

The City made a diligent effort to contact all agencies working with Low- and Moderate-Income persons and special needs populations. No agencies were excluded from consultation.

**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?
<i>Yolo County Plan to Address Homelessness - January 2019</i>	Yolo County Health and Human Services Agency	The City participated in the development of the Yolo County Plan to Address Homelessness and the report informed the Homeless Strategy of the Consolidated Plan.
<i>City of West Sacramento 2021-2029 Housing Element Update</i>	Planning Division City of West Sacramento	The Housing Element to the General Plan addresses housing needs, affordability, availability, condition of housing stock and constraints to housing development.
<i>Washington Realized: A Sustainable Community Strategy – 2015</i>	Economic Development and Housing Department City of West Sacramento	Washington Realized provides the City's strategy for improving infrastructure and opportunities for the Washington neighborhood, one of the lowest income areas of West Sacramento. The plan informed the City's geographic priority area for infrastructure.
<i>2019 Parks, Recreation &amp; Open Space Master Plan</i>	Parks and Recreation Department City of West Sacramento	The Master Plan establishes priorities for improvements to the City's parks, recreation and open space system, as well as recreation programming over the next 10 years.
<i>Analysis of Impediments to Fair Housing Choice - 2020</i>	Sacramento Valley Fair Housing Collaborative	The Analysis of Impediments identifies barriers to housing and analyzes the factors contributing to those barriers. The report identifies protected classes that are disproportionately impacted by the various barriers which resulted in the inclusion of the goal for fair housing services.

**Table 3 – Other local / regional / federal planning efforts**

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

**Narrative (optional):**

Notices of the development of the Consolidated Plan were sent to adjacent jurisdictions including the counties of Yolo and Sacramento, and to the cities of Sacramento, Woodland and Davis.

The City of West Sacramento is a participating agency in the Sac Valley Fair Housing Collaborative, a group of 16 local jurisdictions in the Sacramento region. In 2019, the collaborative produced the *Sacramento Valley Analysis of Impediments to Fair Housing*. The report is the result of a planning process leading to meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

#### **Summarize citizen participation process and how it impacted goal-setting.**

Public workshops were conducted before the Economic Development and Housing Commission on 10/27/20 and the Parks, Recreation and Intergenerational Services Commission on 12/1/20. Virtual meetings and public hearings were held to comply with social distancing directives due to the COVID-19 pandemic. The Commissions recommended the including the following goals in the 2021-2025 Consolidated Plan: Reduce the incidence and impact of homelessness; achieve the goals in the Inclusive Economic Development Strategy; affirmatively further fair housing. Four focus groups were conducted targeted to the following areas of concern: youth, affordable housing and homelessness, seniors and persons with disabilities, and employment and small business needs. Individual consultations were conducted with developers of affordable housing, the City’s Homeless Coordinator and members of the Yolo County Homeless and Poverty Action Coalition, the local Continuum of Care. The draft 2021-2025 Consolidated Plan and 2021/2022 Annual Action Plan were made available for public review for a 30-day period from 3/18/2021 through 4/16/2021. The Economic Development and Housing Commission reviewed the draft plans at a regular meeting on 3/24/21 and voted to send a recommendation of approval to the City Council.

A public hearing was conducted before the City Council on 11/18/20 to notify the public of the availability of CDBG funds and to take public comment on the citizen participation process. A second public hearing was conducted before the City Council on 4/21/21 to receive comments on the draft Consolidated Plan prior to approval. Due to public health concerns regarding the COVID-19 pandemic, all workshops, focus groups and public hearings were conducted virtually in a manner meeting the requirements in the City’s Citizen Participation Plan. Public hearings, public workshops, focus groups and the 30-day public comment period were announced in the *NewsLedger*, the City’s newspaper of record in English and Spanish; on the City’s website. Notices were emailed to member agencies of the Yolo County Homeless and Poverty Action Coalition (the local Continuum of Care), the Bryte and Broderick Action Coalition (BBCAN), adjacent jurisdictions and other interested parties. Notices also were sent to adjacent jurisdictions including the City and County of Sacramento, the cities of Woodland and Davis, and Yolo County.

As a result of comments received during the citizen participation process, a goal was added the five-year Strategic Plan to create low barrier entry housing opportunities for Extremely Low-Income households.

**Citizen Participation Outreach**

<b>Mode of Outreach</b> - Public meeting	<b>URL (if applicable)</b> <a href="http://www.cityofwestsacramento.org">www.cityofwestsacramento.org</a>
<b>Target of Outreach</b>	Virtual public workshop before the Economic Development and Housing Commission on 10/27/20.
Minorities Non-English Speaking: Spanish Persons with disabilities Non-targeted/broad community Youth Seniors Persons experiencing homelessness	
<b>Summary of Comments Received</b> – all comments were accepted	
The Commission recommended including the following goals in the 2021 Consolidated Plan: Reduce the incidence and impact of homelessness; achieve the City’s goals in the inclusive economic development strategy; affirmatively further fair housing.	
<b>Mode of Outreach</b> - Public meeting	<b>URL (if applicable)</b> <a href="http://www.cityofwestsacramento.org">www.cityofwestsacramento.org</a>
<b>Target of Outreach</b>	Virtual public workshop before the Parks, Recreation and Intergenerational Services Commission on 12/1/20.
Minorities Non-English Speaking: Spanish Persons with disabilities Youth Seniors	
<b>Summary of Comments Received</b> – all comments were accepted	



The Commission recommended including the following goals in the 2021 Consolidated Plan: Reduce the incidence and impact of homelessness; achieve the City’s goals in the inclusive economic development strategy; affirmatively further fair housing.	
<b>Mode of Outreach</b> - Public hearing	<b>URL (if applicable)</b> <a href="http://www.cityofwestsacramento.org">www.cityofwestsacramento.org</a>
<b>Target of Outreach</b> Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Youth Non-targeted/broad community	Virtual public hearing before the City of West Sacramento City Council on 11/18/20.
<b>Summary of Comments Received</b> – all comments were accepted	
Availability of CDBG funding for 2021/2022 and the start of the consolidated planning process were announced. A councilmember recommended seeking other funds to leverage the CDBG funds allocated in 2019 to the Microenterprise Program, such as SBA funding or private foundation sources. A councilmember recommended taking advantage of other funding sources for public services that are less restrictive than the federal CDBG program, such as City or County funds. It was also noted that staff should help to educate service providers regarding these other sources.	
<b>Mode of Outreach</b> - Public meeting	<b>URL (if applicable)</b>
<b>Target of Outreach</b> Persons experiencing homelessness Non-targeted/broad community	Virtual focus group conducted by consultant on 1/19/21 to discuss affordable housing and homeless issues. Representatives from five agencies providing services to persons experiencing homelessness and those at risk of homelessness, along with two City staff persons participated in the meeting
<b>Summary of Comments Received</b> – all comments were accepted	
Participants were in agreement that the most significant impediment to keeping people housed in West Sacramento is a disparity between income and the cost of rent. Other hurdles include evictions due to code enforcement action, landlords’ unwillingness to accept persons	

with poor credit or rental histories, landlords who require income of 2 to 2.5 times the rent amount. All participants noted the need for more affordable housing, especially housing targeted to Extremely Low-Income persons. The City has provided financial assistance and a suitable site to Mercy Housing and Yolo County Housing to develop an 85-unit permanent supportive housing project for homeless persons with disabilities. It will operate on a low-barrier entry housing first model and is scheduled to open in Fall 2021. In response to COVID, the City purchased the 40-unit Rodeway Inn to provide non-congregate interim housing for persons experiencing homelessness. The goal of the program is to get people stabilized and moved into permanent housing. Residents are provided assistance to obtain birth certificates/identification cards, to apply for social security/disability and to secure health coverage. As of January 2021, 38 clients have moved into permanent housing. There is a concern that evictions may surge when COVID related eviction moratoriums are lifted. Even if the new State law restricts this, it is possible that many landlords will find a way to evict tenants that owe rent. Outreach to landlords and tenants about rights and responsibilities under the new law is needed.

<b>Mode of Outreach</b> - Public meeting	<b>URL (if applicable)</b>
<b>Target of Outreach</b>	Virtual focus group to discuss the needs of low- and moderate-income youth conducted by consultant on 1/19/21. Representatives from two agencies providing services to underprivileged families and foster care youth and one City staff person participated in the meeting.
Youth	
<b>Summary of Comments Received</b> – all comments were accepted	
The discussion focused on the needs of disadvantaged youth age 16-24. Participants emphasized the many barriers to housing for youth transitioning from foster care or who have been emancipated. Most do not have sufficient income, rental history, credit history or references to secure a rental unit. They do not have the education or job skills to get a job that provides a sustainable income. Some have mental health or developmental disabilities that can be an impediment to successful housing placement. Shores of Hope provides transitional housing for youth transitioning out of foster care, in addition to youth who have been victims of human trafficking or domestic violence.	
<b>Mode of Outreach</b> - Public meeting	<b>URL (if applicable)</b>
<b>Target of Outreach</b>	Virtual focus group to discuss issues related to seniors and persons with disabilities conducted by consultant on 1/21/21. Representatives from three agencies providing services to
Persons with Disabilities Seniors	

	seniors and disabled populations, and three City staff persons participated.
<b>Summary of Comments Received</b> – all comments were accepted	
<p>All participants confirmed that social security income not enough to rent a one-bedroom unit in Yolo County. Persons with mobility impairments may need accessible units, ground floor units, or elevators. Landlords should be made aware of their legal responsibility to accommodate the needs of persons with physical, mental or developmental disabilities. The new permanent supportive housing project under development by Mercy Housing and Yolo County Housing will be a great addition to the affordable housing stock available to persons with disabilities. The Rodeway Inn interim housing project prioritizes assistance to homeless persons who are 65 or older and/or have health issues that place them at high risk for the COVID virus. Yolo County Housing has HUD Mainstream Vouchers targeted to non-elderly persons with disabilities. Disabled persons may require assistance to apply for the Vouchers and/or assistance to seek and obtain an appropriate unit.</p> <p>The ability to access to nutritious food, already an issue for many families, has become an even more significant problem due to COVID. Many local food pantries have shut down because the volunteers that normally run them are older persons who are concerned for their health. The Food Bank reports serving 3,200 households countywide and started bi-weekly home delivery for persons who must shelter-in-place due to the pandemic. They are delivering meals to 200 seniors and/or persons with disabilities in West Sacramento. It is a regular occurrence to see people show up using wheelchairs, walkers or crutches to get food due to a fear of using public transit during COVID. The Food Bank sees many seniors from the Russian community. Several grocery stores serving the older, lower-income neighborhoods of Bryte, Broderick, Washington and old West Sacramento have closed recently and access to affordable, fresh, whole food is becoming more limited. Especially when people are avoiding public transportation due to COVID concerns.</p>	
<b>Mode of Outreach</b> - Consultation	<b>URL (if applicable)</b>
<b>Target of Outreach</b>  Homeless	Consultation with Mark Sawyer, Homeless Coordinator, City of West Sacramento.
<b>Summary of Comments Received</b> – all comments were accepted	
The Homeless Coordinator is often the critical first point of contact with persons experiencing homelessness in West Sacramento. He is tasked with the role of intake assessments, referrals to needed services, case management, and assistance with gaining permanent housing	

situations. He notes that homeless families with children are eligible to receive services from Yolo County CalWorks program, so he provides referrals. Individuals without children do not qualify for CalWorks and are the focus of his case management services.

Mr. Sawyer emphasizes that persons experiencing homelessness or at imminent risk of homelessness in West Sacramento face many barriers to housing obtaining and maintaining housing. Their incomes usually are not sufficient to meet landlord requirements of 2 to 3 times the rent amount – for affordable units as well as market rate units. If they have poor credit or rental histories, landlords will not accept them. If they have criminal histories, even from many years ago, many landlords will not accept them. Many do not meet the strict definition of “having a disability” required for permanent supportive housing projects. Mr. Sawyer recommends at least 30 units of low barrier housing affordable to persons at Extremely Low-Income.

<b>Mode of Outreach</b> - Consultation	<b>URL (if applicable)</b> <a href="http://altaregional.org">altaregional.org</a>
<b>Target of Outreach</b> Persons with Disabilities	Consultation with John Decker, Director of Community Services and Support, Alta California Regional Center.
<b>Summary of Comments Received</b> – all comments were accepted	
<p>Alta California Regional Center assists persons with intellectual disabilities throughout the Sacramento Region. The agency reports that 396 West Sacramento residents have been determined by the State of California to have a developmental disability. The State considers developmental disabilities to include: Intellectual Disability, Autism Spectrum Disorder, Epilepsy, Cerebral Palsy, and other conditions that occur before age 18 and require similar treatment as Intellectual Disability (for example traumatic brain injury, drowning in a pool, etc.). Currently there are 2 licensed residential homes for individuals with developmental disabilities in the City.</p> <p>Adults with developmental disabilities largely rely on Social Security for their living expenses. Social Security payments are approximately \$1,000 per month, making an affordable rent amount for these individuals to be about \$300 a month. Alta Regional Center would like to partner with the City to work towards development of low-cost apartments for the City’s underhoused population of adults with developmental disabilities. Even 15 units would make a substantial impact.</p>	
<b>Mode of Outreach</b> - Public meeting	<b>URL (if applicable)</b> <a href="http://www.cityofwestsacramento.org">www.cityofwestsacramento.org</a>
<b>Target of Outreach</b> Minorities Non-English Speaking: Spanish Persons with disabilities	Virtual public workshop before the Economic Development and Housing Commission on 3/24/21.

Non-targeted/broad community Youth Seniors Persons experiencing homelessness	
<b>Summary of Comments Received</b> – all comments were accepted	
Commissioners commented they would like to see CDBG funds used to leverage additional private, federal and State funding for projects serving low- and moderate-income members of the community. There also was a recommendation that the City seek other sources of available funding for transportation needs. Several Commissioners questioned the need for street upgrades on E and F Street at this time. The Commission voted to recommend that the City Council approve the 2021-2025 Consolidated Plan and 2021/2022 Annual Action Plan.	
<b>Mode of Outreach</b> - Public hearing	<b>URL (if applicable)</b> <a href="http://www.cityofwestsacramento.org">www.cityofwestsacramento.org</a>
<b>Target of Outreach</b> Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Youth Non-targeted/broad community	Virtual public hearing before the City of West Sacramento City Council on 4/21/2021.
<b>Summary of Comments Received</b>	
There were no public comments received during the 30 public comment period or during the 4/21/21 public hearing held before the City Council. Comments from Council members include: support for small businesses is critical at this time as the business community has been severely impacted by the COVID-19 virus; recommendation that the Microenterprise technical assistance program help small businesses prepare for the many new funding sources that will be available soon; support for completion of Washington infrastructure; a request for clarification of the public hearing process; concern regarding the City’s ability to expend the funds dedicated to Washington infrastructure in a timely manner and whether alternatives would be feasible if the project is delayed; and a question whether the City has the option to amend the Consolidated Plan if the Washington project is delayed.	
<b>Mode of Outreach – Newspaper Ad</b>	<b>URL (if applicable)</b> <a href="http://www.westsac.com">www.westsac.com</a>

<p><b>Target of Outreach</b>          Minorities          Non-English Speaking - Specify other language: Spanish          Persons with disabilities          Youth          Non-targeted/broad community</p>	<p>Multiple public notices published in the West Sacramento <i>News-Ledger</i>. All public notices are published in both English and Spanish (see attached copies).</p>
<p><b>Summary of Comments Received</b></p>	
<p>Public notices published to announce all public meetings, focus groups and hearings noted above; in addition to notice of the 30 day public comment period for the draft 2021-2024 Consolidated Plan and 2021 Annual Action Plan documents (see attached).</p>	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The consolidated planning process for the use of Community Development Block Grant (CDBG) funding begins with an analysis of socio-economic conditions, population statistics and projections, special needs groups, and housing market projections to determine current and future affordable housing needs, as well as the need for public services, public facilities and public infrastructure. The data related in this section of the Consolidated Plan was gathered from the U.S. Census, the Housing Element of the City of West Sacramento General Plan, the Yolo County Homeless Point-In-Time Count; staff research, consultation with local service providers and comments received from focus group meetings public hearings. It should be noted that these data sources were compiled before the arrival of the COVID-19 virus.

The Needs Assessment identifies gaps in services, housing and infrastructure for Low- and Moderate-income residents and neighborhoods. This information is used to inform development of the five-year Strategic Plan. Many of the data tables in this section are populated with default data from the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS), a data set tabulated by the U.S. Census Bureau for HUD based on the American Community Survey (ACS). CHAS data refers to the U.S. Census Bureau Yolo County Area Median Income (AMI) or the HUD Area Median Family Income (HAMFI) adjusted by family size that is calculated each year by HUD.

This section of the plan uses the following income level definitions: Extremely Low Income (0-30% of HAMFI or AMI); Very Low Income (30-50% HAMFI); Low Income (50-80% HAMFI or AMI); Moderate Income (80-100% HAMFI or AMI); and Above Median Income (over 100% HAMFI or AMI). The term lower-income refers to all persons at or below 80% HAMFI or AMI. The HUD CDBG term Low- and Moderate-Income also refers to all persons at or below 80% of HAMFI or AMI.

### Housing Needs Summary Tables 7 - 21

**Housing Problem** - HUD defines housing units with a “Housing Problem” as Households reporting one of the following:

- *Substandard Housing* – Households living in units lacking complete plumbing or kitchen facilities.
- *Overcrowded* – Households with 1.01-1.5 people per room.
- *Housing Cost Burden* – Households paying 30-50% of income towards housing costs.
- *Zero or Negative Income* – Household reports no income. Housing cost burden cannot be calculated, but Household reports no other Housing Problems.

**Severe Housing Problem** - HUD defines housing units with a “Severe Housing Problem” as households reporting one of the following:

- *Substandard Housing* – Households living in units lacking complete plumbing or kitchen facilities.
- *Severely Overcrowded* – Households with 1.51 or more people per room
- *Severe Housing Cost Burden*- Households paying over 50% of income towards housing costs.



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

### Summary of Housing Needs

The ability of a household to secure sustainable housing is dependent on a number of factors including availability, household income and housing cost. A healthy housing vacancy rate is usually considered to be 4%-7%. At this vacancy rate, home sellers and rental housing landlords are receiving a good return on their investment while there are sufficient vacant units for families seeking housing options. The 2015-2019 ACS estimates the rental unit vacancy rate in West Sacramento to be 2.7% and homeownership vacancy is estimated to be 1.3%. The median mortgage payment increased 10% between 2009 and 2015 and median rent increased by 15%, while median household income saw a 4% increase. These statistics indicate that the current housing supply does not meet demand and housing has become less affordable over the past decade for residents of West Sacramento.

Many lower-income households live in older, poorly maintained housing. The Housing Needs Summary Tables below identify West Sacramento households by income level and severity of housing conditions. The CHAS data examines the housing problems experienced by Households at varying income levels and by Households of differing race or ethnicities.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	48,744	50,745	4%
Households	16,373	17,930	10%
Median Income	\$50,609.00	\$52,763.00	4%

**Table 5 - Housing Needs Assessment Demographics**

2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Data Source:

### Number of Households Table

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Median Income
Total Households	3,450	2,330	3,245	1,560	7,345
Small Family Households	890	670	1,495	820	3,785
Large Family Households	460	345	585	135	665
Household contains at least one person 62-74 years of age	935	490	540	300	1,460
Household contains at least one person age 75 or older	340	325	330	165	330

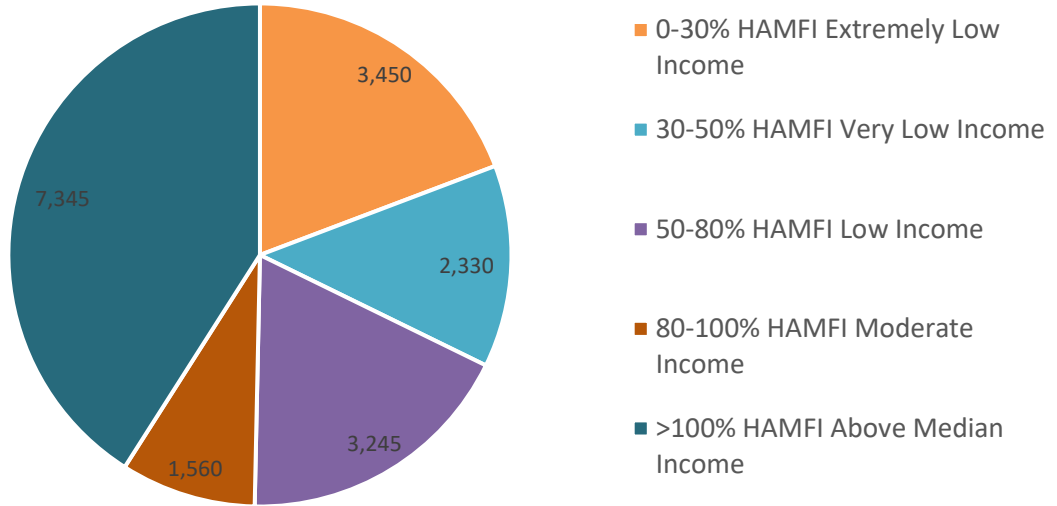
	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Median Income</b>
Households with one or more children 6 years old or younger	695	495	725	245	1,355

**Table 6 - Total Households Table**

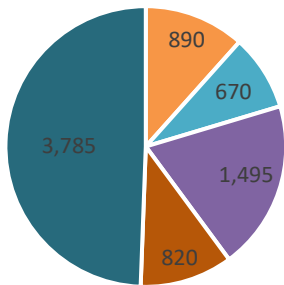
2011-2015 CHAS

Data  
Source:

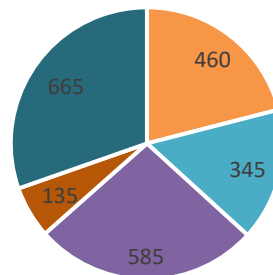
### Total Households by Income Level



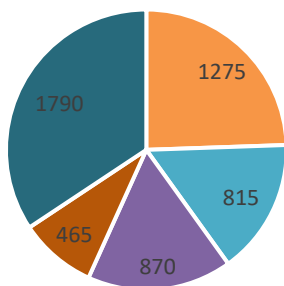
### Small Families



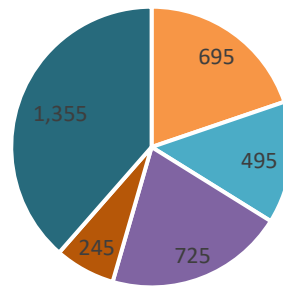
### Large Families



### With a Senior



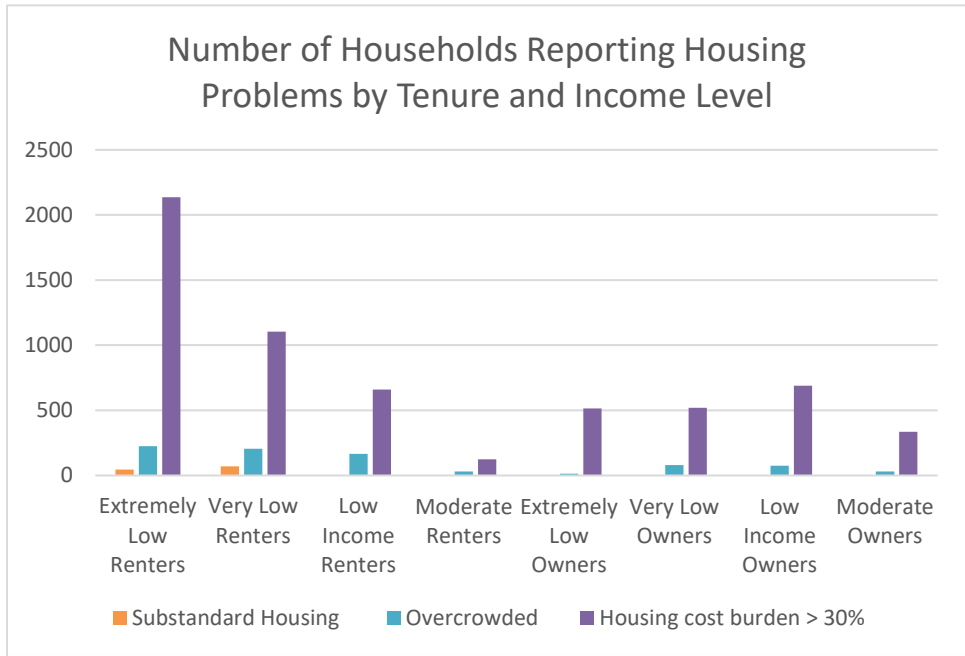
### With Young Children



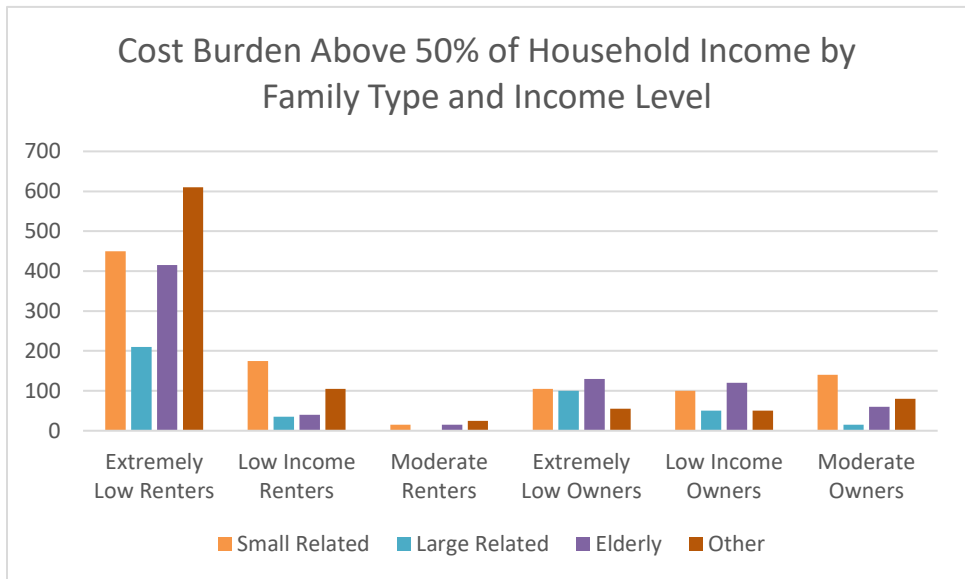
Housing Burden far, the

Cost is, by most

significant Housing Problem experienced by residents of West Sacramento and Extremely Low-Income Renters most often face a Severe Housing Cost Burden.



Graph 1



Graph 2

	Renter					Owner				
	Extrem. Low Income	Very Low Income	Low Income	Mod. Income	Total	Extrem. Low Income	Very Low Income	Low Income	Mod. Income	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing	45	70	0	0	115	4	0	0	0	4
Severely Overcrowded	55	70	70	0	195	4	80	25	10	119
Overcrowded	170	135	95	30	430	10	0	50	20	80
Severe housing cost burden	1,500	325	55	0	1,880	370	290	295	160	1,115
Housing cost burden	635	780	605	125	2,145	145	230	395	175	945
Zero/negative Income	110	0	0	0	110	90	0	0	0	90

**Table 7 – Housing Problems Table**

2011-2015 HAS

Data  
Source:

	Renter					Owner				
	Extrem. Low Income	Very Low Income	Low Income	Mod. Income	Total	Extrem. Low Income	Very Low Income	Low Income	Mod. Income	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Households reporting 1 or more housing problems	1,765	605	220	30	2,620	395	370	370	190	1,325
Households reporting none the four housing problems	890	890	1,440	655	3,875	200	465	1,215	690	2,570
Households with zero or negative income, but reporting none of the housing problems	110	0	0	0	110	90	0	0	0	90

**Table 8 – Housing Problems 2**

2011-2015 CHAS

Data  
Source:

**3. Cost Burden Greater Than 30% of Household Income**

	Renter				Owner			
	Extremely Low Income	Very Low Income	Low Income	Total	Extremely Low Income	Very Low Income	Low Income	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	665	375	420	1,460	150	175	205	530
Large Related	305	245	50	600	100	50	220	370
Elderly	695	275	55	1,025	220	190	90	500
Other	710	450	175	1,335	70	130	220	420
Totals by Income Level	2,375	1,345	700	4,420	540	545	735	1,820

**Table 9 – Cost Burden > 30%**

2011-2015 CHAS

Data  
Source:

**4. Cost Burden Greater than 50% of Household Income**

	Renter				Owner			
	Extremely Low Income	Very Low Income	Low Income	Total	Extremely Low Income	Very Low Income	Low Income	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	450	175	15	640	105	100	140	345
Large Related	210	35	0	245	100	50	15	165
Elderly	415	40	15	470	130	120	60	310
Other	610	105	25	740	55	50	80	185
Totals by Income Level	1,685	355	55	2,095	390	320	295	1,005

**Table 10 – Cost Burden > 50%**

Data  
Source:

5. Overcrowding (More than one person per room)

	Renter					Owner				
	Extremely Low Income	Very Low Income	Low Income	Mod. Income	Total	Extremely Low Income	Very Low Income	Low Income	Mod. Income	Total
NUMBER OF HOUSEHOLDS										
Single family Households	225	200	70	30	525	14	80	35	30	159
Multiple, unrelated family households	0	4	100	0	104	0	0	40	0	40
Other, non-family Households	0	0	0	0	0	0	0	0	0	0
Totals by Income Level	225	204	170	30	629	14	80	75	30	199

Table 11 – Crowding Information – 1/2

Data  
Source:

	Renter				Owner			
	Extremely Low Income	Very Low Income	Low Income	Total	Extremely Low Income	Very Low Income	Low Income	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

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

Single person households, as addressed in this document, are single persons who live alone. The 2011-2015 ACS indicates that 26% of West Sacramento households are single person households (estimated 4,644 persons). Single person households are evenly divided between owners and renters with 2,273 homeowners and 2,365 living in rental units. The CHAS reveals that 18% of small households are cost

burdened and pay more than 30% of household income towards housing costs, while 11% of small households are severely cost burdened and pay more than 50% of income towards housing. Single renters experience cost burden at a significantly higher rate than single homeowners. Based on this data, 827 single person households can be expected to need assistance to secure affordable housing, with affordable rental housing being the type most needed.

Although the average household size remained steady at approximately 2.8 persons from 2010 to 2020, the Sacramento Area Council of Governments (SACOG) estimates that average household size in West Sacramento will decrease over the next two decades to 2.5 persons by 2040. As household size declines, additional smaller housing units will be needed to accommodate the needs of smaller households.

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

The 2019 five-year ACS estimates that 10% of West Sacramento residents (5,474) are living with a disability. The percentage increases to 35% for persons age 60 or older. Within the disabled population, 1,275 report a hearing difficulty, 786 a vision difficulty, 1,924 a cognitive difficulty, 2,680 an ambulatory difficulty, 1,078 a self-care difficulty and 2,266 an independent living difficulty.

Empower Yolo is a non-profit agency providing a 24-hour crisis intervention, emergency shelter, confidential counseling, training, legal assistance and other services for individual and families affected by domestic violence, sexual assault, stalking, human trafficking and child abuse. The organization reports providing shelter to 286 persons countywide, while assisting 141 children who were survivors of sexual assault, 69 adult survivors of sexual assault and 270 victims of domestic violence. In 2020, Empower Yolo saw an increase in domestic violence during the shelter-in-place orders in effect during the COVID-19 pandemic.

### **What are the most common housing problems?**

Both the data above and comments received during public meetings, focus groups and consultations identifies Housing Cost Burden is, by far, the most significant housing problem in West Sacramento. Indeed, it is the most significant housing problem across the Sacramento region. The 2011-2015 ACS indicates that 38.4% of households in the Sacramento region are Cost Burdened and 18.5% are Severely Cost Burdened. Families at the lowest income levels are most impacted and most likely to be paying in excess of 50% of household income towards housing costs. Housing costs at this level are often unsustainable and may result in families losing their homes and entering homelessness. Since the arrival of the COVID-19 virus in 2020, eviction moratoriums were enacted to support housing stability. However, these moratoriums are expected to expire sometime in 2021.

The data also indicates that lower-income households are more likely to be either a small or a large household. They are more likely to contain an elderly family member or children. This suggests a need



for affordable housing suitable for singles or small families and housing for larger families. Affordable units that include accessibility amenities may be needed to accommodate households with an elderly or disabled family member.

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

In 2017, 54% of occupied homes were owner-occupied and 46% were renter-occupied. While housing cost burden affects both renters and homeowners, it is most prevalent for lower-income renter households. There are 1,685 Extremely Low-Income renter households and 355 Very Low-Income renter households paying more than 50% of income towards housing costs. Such a high housing cost burden is especially difficult for households at this income level because they have very little, if any, disposable income to cover other necessities. Often, they do not have savings to cover emergencies or a temporary loss of income stream. This places these households at a substantial risk of becoming homeless in the event of illness, job loss, car repairs or other unexpected economic stressors.

Extremely Low and Very Low-Income single-family renter households experience overcrowding at a more significant rate than higher income renters or homeowners at all income levels. This coincides with the data noted above which shows that these households are more likely to be large households or to include children in the household.

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

The California legislature enacted the COVID-19 Tenant Relief Act which places a moratorium on evictions if a tenant cannot pay their rent due to a COVID related loss of income, provided the tenant pays at least 25% of the rent due. Currently, this moratorium is effective through June 30, 2021. After that date, landlords may go to small claims court to recoup unpaid rent from the period of March 1, 2020 through June 30, 2021; but they will not be able to evict a tenant based on owing this back rent.

The COVID Tenant Relief Act also provides \$1.5 billion to pay back rent for tenants at or below 80% HAMFI and will prioritize those at or below 50% HAMFI. If landlords are willing to forgive 20% of the amount owed. If the landlord is not willing to forgive 20% of the back rent, the State will pay the 25% of rent required to keep the tenant from being evicted.

The County has funding available to provide temporary housing to families with children, but these families usually end up in transient motels in West Sacramento. These motels are generally located in non-residential areas and do not have cooking facilities. Funding of course, is limited. If a family's benefits run out, they face the difficult decision of becoming homeless, or leaving the City where their

children are enrolled in school, they may have a job, and they have other support systems. Families living on the street run the risk of having their children taken away, which then leaves the parents ineligible for the housing assistance funds and services needed to work towards reunification.

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

Although evictions due to non-payment will be restricted in the next year, it is expected that housing instability will return once the eviction moratorium is lifted and COVID related rental assistance funding is exhausted. It is estimated that at least one-third of families at or below 50% of HAMFI who are paying 50% or more of household income towards housing costs will then be at high risk of loss of housing. Based on the data above, this would be approximately 907 households.

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

Housing instability in West Sacramento primarily is caused by an insufficient number of housing units affordable to families at the lower end of the income scale. In 2015, the Federal Reserve Bank of San Francisco and the Corporation for Enterprise Development (CFED) published *What It's Worth: Strengthening the Financial Futures of Families, Communities and the Nation*. What they found is that most lower-income families lack financial assets and a "month or two without a paycheck or the advent of a sudden illness or some other unexpected expense" can result in an inability to meet financial obligations. Families often are faced with a choice of selling what they have, borrowing money (usually at very unfavorable terms) or defaulting on a mortgage, rent or other bills. For the average low-income household, an unexpected expense of just \$400 would lead to financial and/or housing instability.

An aging population will result in seniors with special needs related to reduction in income, lifestyle changes, and declining mobility and self-care capability. Seniors on fixed incomes or limited retirement savings may need financial assistance for housing rehabilitation, accessibility improvements or supportive services to retain independence in their homes.

**Discussion**

Housing stability is crucial for families with children. An unstable housing situation makes it much more difficult for children to be successful at school, which further perpetuates the cycle of poverty. The National Coalition for the Homeless explains that families experiencing homelessness move frequently and every time a child must change schools, his or her education is disrupted. The organization notes that some studies report that children lose 3-6 months of education with every move. According to the National Center for Homeless Education, students experiencing homelessness are chronically absent at a

rate that is at least double that of the overall student population. The report concludes with the following statement, “What homeless children need most of all is a home.”

Making housing affordable requires attention to household income, housing costs and long-term household asset generation. The City's approach to alleviating housing cost burden will be most effective if it addresses all three of these factors.

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

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

### Introduction

West Sacramento is a small, diverse community with a strong presence of recent immigrant families. One in four residents were born outside of the United States. Due to the size of the City, sample sizes used in the U.S. Census Bureau American Community Survey (ACS) and the HUD Comprehensive Housing Affordability Strategy (CHAS) for some racial groups at differing income levels are very small. In particular, the relatively small numbers of Black/African American, Asian, American Indian/Alaskan Native and Pacific Islander populations within each income level may skew percentages and interfere with interpretation of datasets in the Tables below.

The following analysis identifies a “disproportionate need” when a particular race or ethnicity group experiences one of the HUD housing problems at a rate that is significantly higher than the rate for the total number of residents at the same income level. The CHAS data in tables 13 through 21 provide an overview of housing needs for households at various income levels. Housing cost burden was not computed for Households that did not report income, reported zero income or that reported negative income (no/negative income).

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income and no housing problems
Jurisdiction as a whole	2,940	310	200
White	1,440	195	95
Black / African American	205	15	55
Asian	415	35	40
American Indian, Alaska Native	10	0	0
Pacific Islander	25	0	10
Hispanic	740	65	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

2011-2015 CHAS

Data  
Source:

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income and no housing problems
Jurisdiction as a whole	1,980	345	0
White	1,120	255	0
Black / African American	120	0	0
Asian	60	10	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	600	55	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

2011-2015 CHAS

Data  
Source:

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income and no housing problems
Jurisdiction as a whole	1,590	1,650	0
White	810	750	0
Black / African American	85	100	0
Asian	100	105	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	570	620	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

2011-2015 CHAS

Data  
Source:

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income and no housing problems
Jurisdiction as a whole	525	1,035	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income and no housing problems
White	280	645	0
Black / African American	25	35	0
Asian	40	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	170	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

2011-2015 CHAS

Data  
Source:

**Discussion**

Based on the CHAS data above, Extremely Low and Very Low-Income Black/African American and Asian residents encounter one or more HUD housing problems at a higher rate than other races or ethnicities at the same income level. Low Income Hispanic households are more likely to report one or more housing problems than other races or ethnicities. ELI Black/African American and Asian households, and Low-Income Hispanic households also are more likely to experience severe housing problems.

As noted above, the small number of persons reported within each race/ethnicity group by income level can make interpretation of disparity challenging. By combining the data for all income levels together, it reasonably can be construed that Black/African American, Asian and Hispanic persons at the lower-income levels experience housing problems at a disproportionately greater rate than other races or ethnicities.

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

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

### Introduction

As noted above, the phrase “disproportionate need” refers to a particular race or ethnicity group experiencing one of the HUD housing problems at a rate that is significantly higher than the rate for total residents at the same income level. The analysis of severe housing problems focus on four categories: lack of complete kitchen facilities; lack of complete plumbing; overcrowding at 1.5 or more persons per room; or paying more than 50% of income towards housing. Housing cost burden was not computed for Households that did not report income, reported zero income or that reported negative income (no/negative income).

### Extremely Low-Income Households (0%-30% of Area Median Income)

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income and no housing problems
Jurisdiction as a whole	2,160	1,090	200
White	1,035	595	95
Black / African American	195	20	55
Asian	290	154	40
American Indian, Alaska Native	10	0	0
Pacific Islander	25	0	10
Hispanic	490	310	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

2011-2015 CHAS

Data  
Source:

### Very Low-Income Households (30%-50% of Area Median Income)

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income and no housing problems
Jurisdiction as a whole	975	1,355	0
White	525	840	0
Black / African American	55	65	0

<b>Severe Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Has no/negative income and no housing problems</b>
Asian	44	25	0
American Indian, Alaska Native	15	10	0
Pacific Islander	0	0	0
Hispanic	305	355	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

2011-2015 CHAS

Data  
Source:

**Low-Income Households (50%-80% of Area Median Income)**

<b>Severe Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Has no/negative income and no housing problems</b>
Jurisdiction as a whole	590	2,655	0
White	270	1,285	0
Black / African American	0	190	0
Asian	40	170	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	260	935	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

2011-2015 CHAS

Data  
Source:

**Moderate-Income (80%-100% of Area Median Income)**

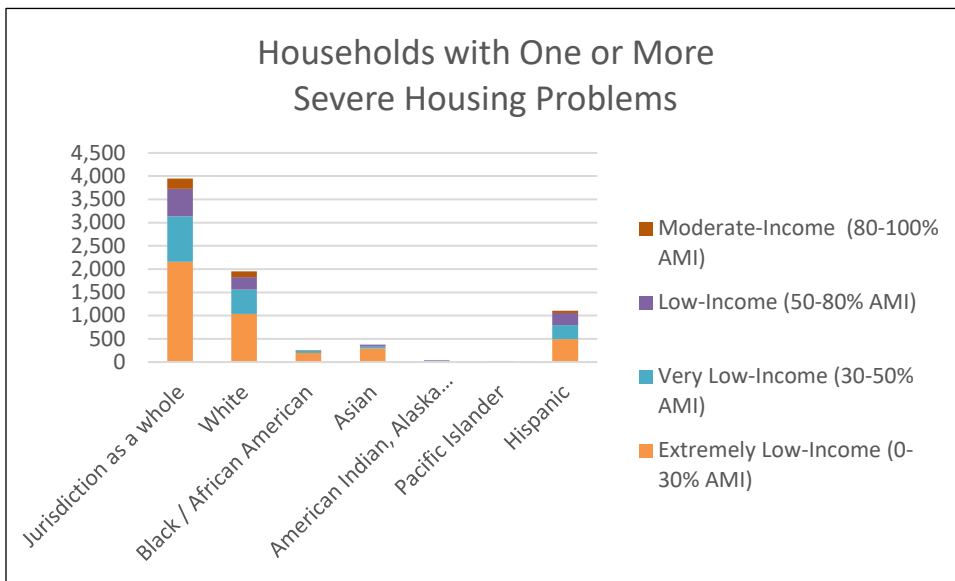
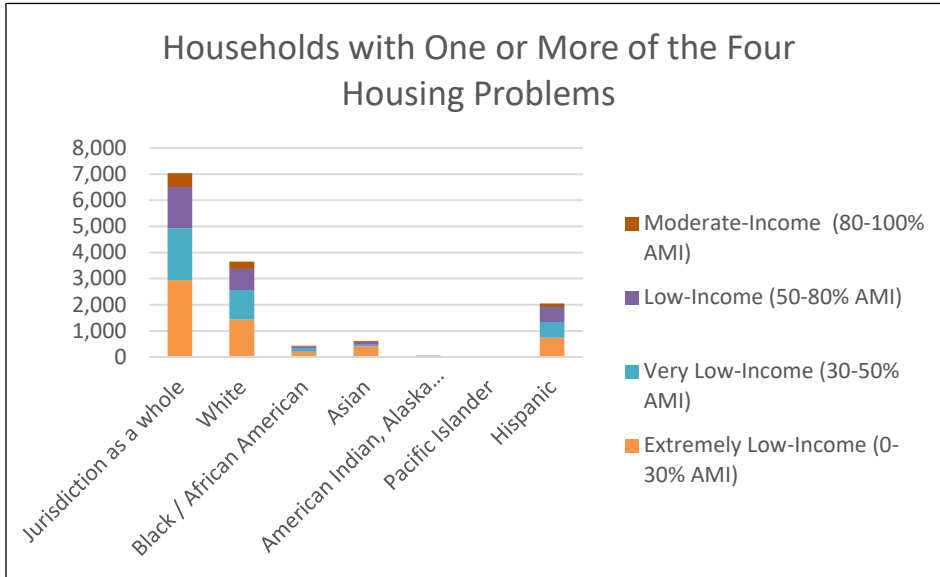
<b>Severe Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Has no/negative income and no housing problems</b>
Jurisdiction as a whole	220	1,345	0
White	124	800	0
Black / African American	10	45	0
Asian	0	195	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	260	0

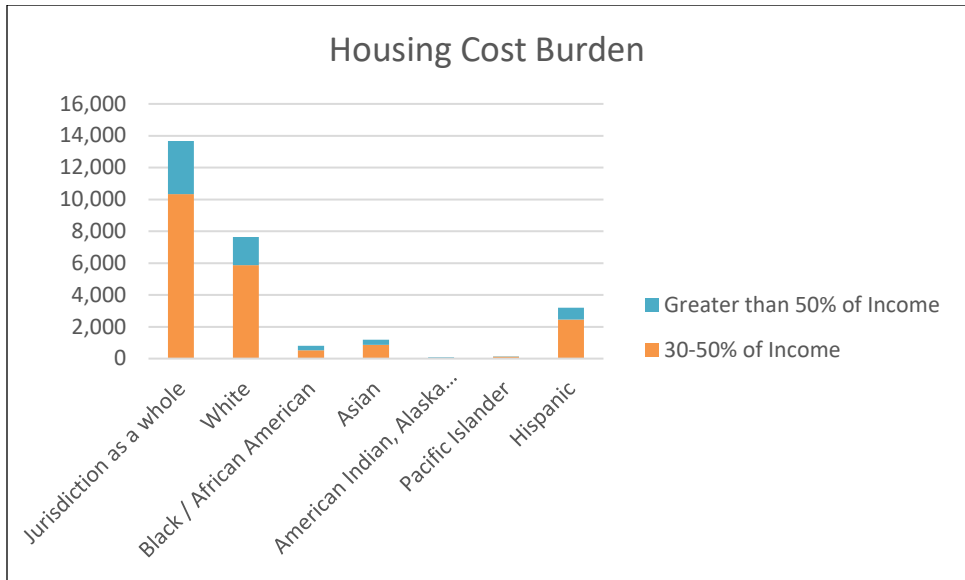


**Table 20 – Severe Housing Problems 80 - 100% AMI**

2011-2015 CHAS

Data  
Source:





**Discussion**

The HUD CHAS data indicates that Black/African American and Asian Extremely Low-Income households; American Indian/Alaskan Natives at the Very Low- and Low-Income levels; and Hispanic households at the Low-Income level experience one or more of the four housing problems at a higher rate than the other race and ethnic groups within the same income category. Black/African American Low-Income households report a higher incidence of severe housing cost burden. Households across all racial/ethnic groups reporting no or negative income are far more likely to be living with severe housing problems than persons in all other income categories.

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

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

### Introduction:

HUD defines housing affordability as a monthly rent or mortgage payment that does not exceed 30% of a household's monthly gross income. Households with housing costs exceeding 50% of monthly income are considered to have a “severe cost burden” and are considered at risk of becoming homeless. Severely cost burdened families have very limited disposable income to place in savings to cover unanticipated expenses. A cost car repair, medical bills or an unexpected loss of income due to illness or layoff may leave these families unable to pay the monthly rent.

The discussion below focuses on disparities of housing cost burden based on the race and ethnicity of West Sacramento residents at various income levels. Housing cost burden was not computed for Households that did not report income, reported zero income or that reported negative income (no/negative income).

### Housing Cost Burden

Housing Cost Burden	Below 30% of Household Income	30-50% of Household Income	50% or more of Household Income	No/negative income
Jurisdiction as a whole	10,330	4,075	3,335	195
White	5,875	2,225	1,760	95
Black / African American	515	255	285	55
Asian	865	370	315	40
American Indian, Alaska Native	50	10	25	0
Pacific Islander	120	0	25	10
Hispanic	2,460	1,125	735	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

2011-2015 CHAS

Data  
Source:

### Discussion:

Cost burden is the most significant housing problem faced by lower-income households in West Sacramento. Those at the very lowest income levels are most impacted. A review of the HUD CHAS data

does not identify a trend of disproportionate incidence of housing cost burden based on race or ethnicity with the exception of an increased rate of cost burden for Low-Income Black/African American households. However, the cost of housing imparts a substantial impact on lower-income households and may contribute to limited housing choices for Black/African American, Asian and Hispanic families that find themselves living in substandard housing. As explained above, severe housing cost burden places families at risk of homelessness. Black/African American, American Indian/Native Alaskan and Hispanic persons experience homelessness in West Sacramento at a higher rate than other racial/ethnic groups.

The severity of Housing Cost Burden in West Sacramento is corroborated by comments collected during outreach to underprivileged neighborhoods as a part of the 2020 Sacramento region Analysis of Impediments to Fair Housing Choice. Of the renters who participated, 20% had been involuntarily displaced from their homes in the past five years. An increase in rent was the most common reason cited for displacement.

The map below provides an overview of cost burden in the different Census Tracts throughout the City and the racial and ethnic demographics of cost burdened Households.



Data Source: HUD CPD Mapping Tool  
<https://egis.hud.gov/cpdmaps/>

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

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

The data in Tables 13-21 demonstrate that the percentage of Black/African American, Asian, American Indian/Alaskan Native and Hispanic households impacted by housing problems is disproportionately higher than the population as a whole. Extremely Low and Very Low-Income households experience the highest incidence of housing problems, with housing cost burden being the most common problem. Map 1 indicates that housing cost burden is felt throughout the City but is more concentrated in the Bryte/Broderick/Washington neighborhoods (north of the Union Pacific/Sierra Northern railroad tracks) and Old West Sacramento (from the railroad tracks south to I-80 and east to Jefferson Blvd.).

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

Because Hispanics are, by far, the largest minority group in West Sacramento, the total number of Hispanics experiencing housing problems is higher than all other minority groups. To address this need, the City should ensure that information regarding fair housing services, affordable housing and economic opportunities is presented in Spanish and in culturally appropriate venues for the Hispanic community.

The *Sacramento Valley Analysis of Impediments to Fair Housing* report finalized in 2019 by the Sac Valley Fair Housing Collaborative notes that Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods. African American/Black households are half as likely as other racial/ethnic groups to live close to major employment centers. The report also notes that there is a disparity in rates of homeownership. African American/Black households are 24% less likely to be homeowners than White Non-Hispanic households and Hispanic households are 14% less likely to be homeowners than White Non-Hispanic households. Minority homeowners are 2 to 3 times more likely to have a subprime mortgage (more than 3 percentage points above comparable Treasury rates) than Non-Hispanic Whites.

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

HUD's Affirmatively Furthering Fair Housing Mapping Tool uses census data to identify areas of racial or ethnic concentration. Map 1 shows where persons of racial and ethnic populations live in West Sacramento. The gray background denotes the percentage of households paying more than 30% of income towards housing costs. The darker colored gray areas indicate a high percentage of cost burdened households. The maps indicate that racial and ethnic disbursement is relatively equal throughout the City. This is validated by the 2020 Sacramento regional *Analysis of Impediments to Fair Housing Choice* which reports that West Sacramento is the least segregated of the 10 participating jurisdictions and one of only two jurisdictions where the severity of segregation has declined since 1990.

Cost burden is most prevalent north of the Deep Water Ship Channel. The census tracts with the highest percentage of cost burdened households are 101.01 (Washington and Broderick); 101.02 (Bryte and Broderick); 102.03 (from the Deep Water Ship Channel, north to the Union Pacific/Sierra Northern railroad tracks and bounded on the east by Sycamore Ave.); and 102.04 (Old West Sacramento bounded by Sycamore Ave. north to the railroad tracks, Jefferson Blvd and Park Blvd).

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

HUD funded Public Housing and Housing Choice Voucher rental assistance (formerly known as Section 8) in West Sacramento are administered by the Housing Authority of the County of Yolo, known as Yolo County Housing (YCH). Voucher assistance in the table below include the following:

- Tenant-based Vouchers - HUD's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Rental subsidies are paid to the landlord on behalf of the family or individual. Participants are able to select their own housing including single-family homes, townhouses and apartments.
- Project-based Vouchers – The housing authority assigns a portion of its Housing Choice Vouchers to a particular affordable housing project. Rental subsidies are only paid to the landlords of selected projects.
- Veterans Affairs Supportive Housing Vouchers (HUD-VASH) – The VASH program combines HUD’s Housing Choice Voucher (HCV) rental assistance with case management and clinical services for homeless Veterans provided by the Department of Veterans Affairs (VA).
- Family Unification Program (FUP) – Permanent rental subsidy Vouchers are set aside for families in danger of having their children removed due to inadequate housing. Youth transitioning from foster care may receive a FUP Voucher for a period not to exceed 36 months.
- Disabled Vouchers - Rental subsidies for non-elderly persons or families with disabilities.



**Totals in Use**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of unit vouchers in use	0	0	431	1,445	128	1,241	30	21	27

**Table 22 - Public Housing by Program Type**

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

Yolo County Housing

Data Source:

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	26,760	16,993	14,811	17,807	15,236	16,280
Average length of stay - Years	0	0	8	9	3	9	3	2
Average Household size	0	0	2.6	2	2	2	1.5	3
# Homeless at admission	0	0	0	150	46	0	29	22
# of Elderly Program Participants (>62)	0	0	120	435	34	401	0	0
# of Disabled Families	0	0	78	897	4	413	0	0
# of Families requesting accessibility features	0	0	422	1,301	38	1,260	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Yolo County Housing

Data Source:

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	391	1,282	109	1,173	25	10	17
Black/African American	0	0	12	135	2	131	0	0	2
Asian	0	0	12	63	2	61	0	0	7
American Indian/Alaska Native	0	0	3	30	0	30	0	0	1
Pacific Islander	0	0	4	10	0	10	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Yolo County Housing

Data Source:

**Ethnicity of Residents**

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	256	375	44	331	5	1	5
Not Hispanic	0	0	169	1,235	111	1,124	34	21	22

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Yolo County Housing

Data Source:

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

Requests for accessibility needs primarily have been modifications to bathrooms (shower bars, handicap toilets), transfers to single floor units, additional bedrooms for live-in aides and/or medical equipment. In addition, there is a high volume of requests for service animals as a reasonable accommodation.

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

Highest needs based on assessments have been food insecurity and utility assistance. In public housing, challenges include conflict resolution with neighbors.

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

The population at large has a higher need for rental assistance especially now due to COVID-19 impacts, and/or access to affordable/subsidized housing. Families in public housing and the housing choice voucher program pay their tenant portion of rent based on 30% of the current adjusted gross income. Therefore, tenant rent can be adjusted down or up with income changes. The population at large may also have a higher need for legal services to assist with landlord/tenant relations and eviction prevention.

**Discussion**

Yolo County Housing serves a critical role in the provision of affordable housing to the lowest income, most vulnerable populations throughout the county including seniors, persons with disabilities, families in danger of having their children removed from the home and veterans. YCH is currently providing affordable housing to 3,323 households, most of whom are below the Extremely Low-Income limit (\$19,450 for a 1-person household or \$27,750 for a 4-person household).

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The City of West Sacramento is a member of the Davis/Woodland/Yolo County Continuum of Care (CA-521), known as the Yolo County Homeless and Poverty Action Coalition (HPAC). HPAC is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. Every two years HPAC surveys homeless persons in Yolo County using the HUD prescribed “Point-in-Time” count methodology. The Point-in-Time count is a “snapshot” reflecting the number of persons experiencing homelessness in West Sacramento on the day of the count, within a limited timeframe. It should be noted that many people move in and out of homelessness over time. The total number of persons experiencing homelessness over the course of an entire year is estimated to be three to four times higher than the numbers identified in the Point-in-Time count, based on client information collected by homeless service providers. The information contained in this section of the Plan results primarily from the most recent Point-in-Time Count conducted on January 22, 2019 and the Yolo County Plan to Address Homelessness produced in January 2019.

HUD’s definition of homelessness does not include persons living in transient situations such as the motels along West Capitol Avenue in West Sacramento. These persons are not reflected in the Point-in-Time count. Many of the small motels along West Capitol Avenue cater to transients and persons receiving social security or disability income, although their checks are not enough to cover rent for an entire month. When their funds run out, they become homeless for a time until the next check arrives. The challenges posed by this lifestyle make it difficult, if not impossible, to address obstacles to permanent housing such as health issues, substance abuse, mental health issues, lack of income or employment.

Point-in-Time count data shows an improvement in the condition of homelessness in West Sacramento over the past 10 years. The 2009 count identified 230 homeless individuals, the majority of whom were living on the streets. There were 29 Sheltered (living in a facility for homeless persons or in temporary lodging paid by an agency) and 201 Unsheltered (living in a location not suitable for human habitation such as a tent, garage or vehicle). The 2019 count indicates fewer total homeless persons identified, and more of them were living in shelter than on the street. The 2019 count reports 192 homeless persons, of which 85 were Unsheltered. Sheltered individuals included 18 living in a Shelter situation, 69 in a hotel or motel paid by a social service agency and 20 in transitional housing. Unsheltered persons were primarily living outside or in a tent (69 individuals) with 13 living in vehicles. HUD uses the term “chronically homeless” to describe persons experiencing long term homelessness that have a disabling condition. In 2009 there were 107 persons meeting the definition of chronically homeless, while in 2019 there were 57 persons.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
				Unavailable	Unavailable	Unavailable
Persons in Households with Adult(s) and Child(ren)	74	0	222			
Persons in Households with Only Children						
Persons in Households with Only Adults	33	85	354			
Chronically Homeless Individuals	9	22				
Chronically Homeless Families	7	19				
Veterans	0	7	21			
Unaccompanied Child	0	0				
Persons with HIV						

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** The Yolo County Homeless Point-in-Time Count indicates the number of chronically homeless individuals but does not indicate the number of families. The Count survey did not request HIV status.

Indicate if the homeless population is: Has No Rural Homeless

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

Of the 192 West Sacramento residents experiencing homelessness identified on the day of Point-in-Time count, 62% met the HUD definition of “Chronically Homeless” (persons with a disabling condition that have been homeless for at least 1 year or that have been homeless on 4 or more separate occasions over the past 3 years). Using this statistic, it is estimated that approximately 52% of homeless persons in West Sacramento are experiencing homelessness for the first time.

There were 7 homeless persons who identified themselves as veterans, all were single individuals without families, and all were Unsheltered. Most would be considered chronically homeless. There were 74 persons living in households with children which included a total of 46 children under the age of 18 and 5 women who were pregnant. All families with children were Sheltered and 4 of the pregnant women were Sheltered. One pregnant woman was Unsheltered.

No unaccompanied youth (primarily youth transitioning from foster care or emancipated youth) were identified. However, the HUD Point-in-Time count methodology undercounts families with children and unaccompanied youth. HUD requires that the Point-in-Time count only reflect homeless persons in shelters (Sheltered) or those living on the streets (Unsheltered). A report by the SchoolHouse Connection, *The Pitfalls of HUD’s Point-in-Time Count*, finds that less than 4% of homeless families with children and unaccompanied youth identified by public schools were Unsheltered and only 14% were living in shelters. The rest were staying in motels or residing temporarily with other people due to lack of alternatives. This means that 82% of homeless families with children and unaccompanied youth are not reflected in the Point-in-Time count. Using the 82% model, the total number of homeless persons living in families with children or unaccompanied youth in West Sacramento is estimated to be in excess of 400.



**Nature and Extent of Homelessness: (Optional)**

Race	Sheltered		Unsheltered		Totals		West Sacramento
White	38	36%	52	61%	90	%	45%
Black or African American	34	32%	10	12%	44	23%	5%
Asian	0	0%	0	0%	0	0%	11%
American Indian or Alaska Native	1	1%	2	2%	3	2%	1%
Hawaiian/Pacific Islander	1	1%	1	1%	2	1%	1%
Multiple Races	2	2%	2	2%	4	2%	10%
Unknown	31	29%	18	21%	49	26%	
Ethnicity	Sheltered		Unsheltered		Totals		West Sacramento
Hispanic	34	32%	47	15%	47	24%	30%
Not Hispanic	46		89				
Unknown	27		56				

Data Source: 2019 Yolo County PIT Count and 2015-2019 ACS

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

The Yolo County 2019 Homeless Point-in-Time Count found 74 homeless persons in households with children, all were living in Shelter. No unaccompanied children (primarily youth transitioning from foster care or emancipated youth) were identified. However, as explained above, the HUD Point-in-Time count methodology significantly undercounts families with children and unaccompanied youth by limiting the count to persons living in shelters (Sheltered) or those living on the streets (Unsheltered). Families staying in motels or residing temporarily with other people due to lack of alternatives are not included in the Count. When including these uncounted persons, it is estimated that the total number of homeless persons living in families with children or unaccompanied youth in West Sacramento is in excess of 400. It is crucial to identify the needs of these uncounted families as studies demonstrate that homeless students who stay with other people temporarily or in motels have similarly poor academic outcomes as those who stay in shelters or are unsheltered.

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

Racial and ethnic data collected during the 2019 Point-in-Time Count compared with data from the 2019 ACS reveals several disparities. Most significantly, persons of African American/Black race make up 5% of the total West Sacramento population but are 23% of homeless persons identified in the count. Whites comprise 45% of residents and a comparable 47% of homeless. American Indian/Alaskan Native and Hawaiian/Pacific Islanders are reflected as homeless in approximately the same percentage as they are found in the community. Asians comprise 10% of the population but none were identified as homeless in the count. Persons of Hispanic ethnicity, who comprise 30% of the West Sacramento population, only account for 24% of the homeless.

It should be noted that homeless Whites are more likely to be Unsheltered, while Black and Hispanic homeless are more likely to be Sheltered.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The Point-in-Time Count asked homeless persons to complete a survey of self-identified issues that may be barriers to successful housing placement.

	Unsheltered	Sheltered	Total
Serious mental illness	25	20	45
Substance abuse disorder	33	18	51
Developmental disability	16	5	21
Physical illness or disability	32	19	32
Post-traumatic stress disorder (PTSD)	23	18	41
Co-occurring mental health/substance abuse	17	14	31
Criminal conviction	45	39	84
Previous evictions	30	39	69
Has been in foster care	20	39	59
Victim of domestic violence	17	39	56
Animal ownership	20	39	59

**Discussion:**

The Point-in-Time Count asked Unsheltered homeless persons (living in tents, cars or along the river) in West Sacramento how long they had lived in Yolo County. Only 16% had arrived within the past year, while 25% had lived in our community for 1-6 years and 59% had lived here for more than 7 years. A total of 32% had lived in Yolo County for over 20 years.

Persons at risk of or experiencing homelessness are referred to the Homeless Assessment and Referral System. The system allows people to connect with services related to homelessness in the community. Persons in need can access the service in West Sacramento at the Yolo County Health and Human Services office or the Yolo County Children’s Alliance Family Resource Center. Both locations are sited on transit lines. When people arrive for assistance, a staff person will conduct an assessment of needs and connect the individual or family with available services such as shelter, housing search help, and other basic needs.

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

### **Introduction:**

HUD generally defines special needs populations as: seniors; frail elderly; persons with mental, physical and/or developmental disabilities; persons with substance abuse addictions; and victims of domestic violence, dating violence, sexual assault and stalking. Special needs populations may find it more difficult to locate suitable and sustainable housing within the community.

Throughout the citizen participation process, there was a consensus that the most critical need for special populations in West Sacramento is housing affordable to extremely low- and very low-income levels such as those on social security or disability incomes.

### **Describe the characteristics of special needs populations in your community:**

Many Seniors have special needs related to reduction in income, lifestyle changes, and declining mobility or self-care capability. The 2014-2018 ACS estimates that 8% of West Sacramento residents under the poverty level are seniors and most of them are female. Seniors on fixed incomes or limited retirement savings may have difficulty keeping up with rising rental rates. Seniors that own their homes may need financial assistance for housing rehabilitation or accessibility improvements to retain independence in their homes. Those who do not care to or are not able to maintain their homes, or who require self-care services may need affordable housing or assisted living communities to ensure housing stability. During a Focus Group discussion regarding the needs of Seniors, it was noted that affordable units that accommodate the needs of seniors and Mainstream Vouchers from Yolo County Housing are helpful but are limited in supply. In consultation with Yolo County Housing, it was noted that requests for accessibility needs are primarily for modifications to bathrooms (shower bars, handicap toilets), transfers to single floor units, additional bedrooms for live-in aides and/or medical equipment. In addition, there is a high volume of requests for service animals as a reasonable accommodation.

Food access is an issue for seniors, persons with disabilities, recent immigrant families and the lowest income West Sacramento residents. Grocery store access is limited in the Bryte, Broderick and Washington neighborhoods. Grocery stores in other areas are not within a walkable distance for many residents due to distance and the lack of accessible walkways to cross the Sierra Pacific railroad tracks. The Yolo Food Bank reports serving 3,200 households countywide and providing home delivery meals to 200 seniors and/or persons with disabilities in West Sacramento; in addition to operating food distribution sites throughout the City.

Youth transitioning from foster care and emancipated youth face many barriers to housing stability, which can lead to future homelessness. The Yolo County 2019 Homeless Point-in-Time count found that 31% of homeless persons in West Sacramento had been in the foster care system at some time during their youth. Focus Group participants noted that these disadvantaged youth usually do not have

sufficient income, rental history, credit history or references to secure a rental unit. They do not have the education or job skills to get a job that provides a sustainable income. Often, they are too young to be accepted into a shelter program and end up moving from place to place, staying temporarily with friends or living on the streets. Housing targeted to this population would need to be low barrier entry, affordable at the extremely low-income level and include supportive services.

Alta California Regional Center assists persons with intellectual disabilities throughout the Sacramento Region. The agency reports that 396 West Sacramento residents have been determined by the State of California to have a developmental disability. The State considered developmental disabilities to include: Intellectual Disability, Autism Spectrum Disorder, Epilepsy, Cerebral Palsy, and other conditions that occur before age 18 and require similar treatment as Intellectual Disability (for example traumatic brain injury, drowning in a pool, etc.). Currently there are 2 licensed residential homes for individuals with developmental disabilities in the City.

Adults with developmental disabilities largely rely on Social Security for their living expenses. Social Security payments are approximately \$1,000 per month, making an affordable rent amount for these individuals to be about \$300 a month. Alta Regional Center would like to partner with the City to work towards development of low-cost apartments for the City's underhoused population of adults with developmental disabilities.

Persons living with a substance abuse disorder have varying needs. Yolo County and other community-based organizations provide various levels of care including residential treatment, intensive outpatient, outpatient, outpatient withdrawal management and medication assisted treatment (MAT) services, as well as prevention and education services.

Empower Yolo is a non-profit agency assisting individuals and families affected by domestic violence, sexual assault, stalking, human trafficking and child abuse. The agency participated in Focus Groups and noted that housing affordable to the lowest income levels is the greatest need for their clients. In 2020, they saw an increase in domestic violence during the shelter-in-place orders in effect during the COVID-19 pandemic.

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

Based on citizen comments, focus group discussions and consultations with service providers, the City has created a strong continuum of care system for homeless adults and those at risk of homelessness. The City's Homeless Coordinator provides outreach and housing search assistance. The 40 units of interim housing with services for persons experiencing homelessness at Project Homekey is the next step for those needing stabilization. The low-barrier entry 85-unit permanent supportive housing project currently under development will serve homeless or formerly homeless persons with disabilities and will provide case management and other services to ensure housing stability.

Elderly and Frail Elderly - Representatives of the Sacramento chapter of AARP have identified more affordable housing, adaptive home improvements, and transportation as the most significant needs for low-income seniors and persons with disabilities in West Sacramento.

Persons with Disabilities - Low-income persons with mobility impairment and seniors aging in place find it difficult to afford wheelchair ramps, grab bars and other accessibility improvements. Many streets in the older sections of the City (Bryte, Broderick and Washington) do not have complete sidewalks. Accessibility for seniors or the disabled in these neighborhoods is a concern. Persons in wheelchairs can be seen riding in the street because of inaccessible sidewalks and bike trails.

Developmental Disabilities and Self-Care Issues – Alta California Regional Center reports that affordable housing is the greatest critical need for their clients. Although there are housing projects in the Sacramento region that are dedicated specifically for persons with developmental disabilities, many of their clients do not meet eligibility criteria. These persons need housing affordable to extremely low- and very low-income persons living on Social Security or Disability payments.

Persons with Substance Abuse Addictions – In the 2015 Yolo County Homeless Point-In-Time (PIT) Count, 48 out of 167 homeless persons (29%) self-identified having a substance abuse problem. It is likely that this is underreported. During the Bridge to Housing pilot program, underreporting of substance abuse was common during initial intake interview. As counselors worked with participants and gained their trust, more reported substance abuse issues. The final report indicated that 49% were dealing with substance abuse. Both inpatient and outpatient care is needed, in addition to long-term follow up for those who continue to struggle. Affordable housing for persons who are actively abusing drugs or alcohol used to be non-existent in Yolo County. But due in part to experiences with Bridge to Housing, several homeless housing providers no longer require drug testing prior to entry into their facilities.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking Empower Yolo provided 13,329 bed nights of shelter for victims of domestic violence, sexual assault and/or trafficking and their families in 2015. Shelter is critical for persons who are escaping a dangerous situation, but it needs to be coupled with permanent housing solutions once the person or family is stabilized. Ongoing counseling, financial coaching and legal advocacy are critical components of Empower Yolo’s services.

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

Yolo County’s HIV incidence has been consistently lower than found across the State of California. However, while HIV incidence in California has been trending down over the past decade, it has increased in Yolo County. The California HIV Surveillance Report produced by the State of California Department of Public Health notes that there were 20 new cases diagnosed in 2018. The study identifies 302 persons living with HIV/AIDS in Yolo County, of whom 242 were in care and 201 were considered to be virally suppressed.

The City of West Sacramento is not a recipient of HUD Housing for Persons With AIDS (HOPWA) funding. HOPWA funding for the Sacramento region is administered by the Sacramento Housing and Redevelopment Agency (SHRA).

**Discussion:**

The needs of special populations are varied. As the number of seniors increases, there will be an increased need for housing rehabilitation and modifications for accessibility. Food insecurity is an issue for persons in all special needs categories, especially since the advent of the COVID-19 pandemic. Youth transitioning from foster care and emancipated youth face many barriers to housing. Programs providing housing stability, life skills, education and job readiness may help to reduce the risk of future homelessness.

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

### **Describe the jurisdiction’s need for Public Facilities:**

The oldest residential neighborhoods in West Sacramento are located north of the Deep Water Ship Channel. The Washington neighborhood (Census Tract 101.01) was founded in 1850 and is the oldest portion of the City. Washington is one of the lowest-income areas and has been challenged for decades with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. Due to its age and the demands of urban development, infrastructure in Washington is in need of improvement including water, sewer, storm drain and transportation backbones. The neighborhoods of Bryte and Broderick also are challenged with undersized and aging infrastructure (Census Tracts 101.01 and 101.02). Substantial utility and street improvements are needed in these neighborhoods to accommodate existing and alternative modes of travel for residents. The residents of Census Tract 101.01 are 71% Low and Moderate-Income and the residents of Census Tract 101.02 are 72% Low and Moderate-Income.

There are 38 parks and 5 recreational facilities in West Sacramento. The City’s Parks, Recreation & Open Space Master Plan identifies five parks and one facility with structural assets at the end of its useful lifecycle: Meadowdale Park, Bryte Park (the largest park in the City), Alyce Norman Playfield, Memorial Park, Redwood Park and the Club West youth center. All except Redwood Park are located north of the Deep Water Ship Channel. Outreach to underprivileged neighborhoods conducted as a part of the planning effort received many requests for more bike trails and bike paths.

Washington has few recreational amenities compared to other areas of the City. Bryte Park, at the intersection of the Bryte and Broderick neighborhoods is the largest park in the City. A new state-of-the-art play structure, parking and restroom facilities have been installed recently but much of the park is underutilized. The one recreational facility serving the Washington neighborhood, River Walk Park, offers a unique view of the Sacramento River and downtown Sacramento, but is difficult to access and does not offer playgrounds for the many families with children living in the area. Some areas of the trail are not paved and not ADA accessible. Engineering and design for construction of improved access and ADA accessibility is underway.

### **How were these needs determined?**

The City was awarded a HUD Community Challenge Planning Grant to develop strategies intended to enhance the quality of life for Washington residents by shifting development patterns towards compact, transit-served, mixed-use infill development to revitalize and stimulate private investment in the neighborhood. The planning process included many hours of public engagement with Washington residents and business owners. Engagement strategies employed a multilingual outreach strategy, community assessments, multiple community planning and visioning workshops, an online survey and a door-to-door survey of housing and services. The resulting plan entitled *Washington Realized: A*



*Sustainable Community Strategy* includes an analysis of infrastructure needs, land use barriers, a neighborhood preservation strategy and an anti-displacement strategy for the district.

The City's Bicycle, Pedestrian, and Trails Master Plan provides a vision of West Sacramento as a bicycle and pedestrian friendly community. The plan includes the Sycamore Trail project connecting the residential areas of Bryte, Broderick and Old West Sacramento to schools, parks, businesses and commercial centers along and to the south of the Deep Water Ship Channel with a safe, non-vehicular pedestrian and bicycle trail. The City developed the 2019 Parks, Recreation & Open Space Master Plan using a comprehensive stakeholder participation process including interviews, focus group meetings, public forums, presentations and community surveys. The plan provides a roadmap for future development of recreational facilities and opportunities over the next 10 years. Based on the outreach and data, highest priority needs are walking and biking trails, nature park/botanical garden, open space conservation areas with trails, swimming pools/water parks/splash parks, covered picnic areas, large community parks and shaded play areas.

### **Describe the jurisdiction's need for Public Improvements:**

As the oldest neighborhood in the City, Washington (Census Tract 101.01) is particularly challenged with aging and undersized infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields), and a lack of economic vitality. Byte and Broderick (Census Tracts 101.01 and 101.02) also struggle with aging infrastructure. The neighborhoods are bisected by the Union Pacific railroad tracks and separated from the rest of the City by the Sierra Northern tracks. The streets in these areas have unsigned railroad crossings, interrupted sidewalks and many are not safe for pedestrian or bicycle traffic.

West Capitol Avenue is the heart of the City's downtown central core. It is envisioned as a vibrant main street with residential, commercial and urban park uses accessible via multiple modes of transportation. To reach this goal and enhance the safety of residents and visitors, much work is needed included repair of deteriorating pavement, reducing unnecessary vehicular travel lanes (no longer needed now that the street does not serve as a highway), adding bike lanes, installing, adding street illumination, creating safer pedestrian crossings, install and replace existing water lines and installation of fiberoptic cable.

### **How were these needs determined?**

The City was awarded a HUD Community Challenge Planning Grant for Sustainable Community Development to develop strategies intended to enhance the quality of life for Washington residents by shifting development patterns towards compact, transit-served, mixed-use infill development to revitalize and stimulate private investment in the neighborhood. The planning process included many hours of public engagement with Washington residents and business owners. Meetings were designed to build participants' knowledge and capacity to advocate for equitable and inclusive solutions to future growth. Over a two-year period, engagement strategies employed a multilingual outreach strategy, community assessments, and multiple community planning and visioning workshops. An online survey

was posted to provide an opportunity for feedback from residents who did not attend meetings. A door-to-door survey of housing and services concerns was conducted by a local non-profit agency. Comments received through outreach and engagement activities were integrated into the resulting plan entitled *Washington Realized: A Sustainable Community Strategy*.

The West Capitol Avenue Safety Enhancement and Road Rehabilitation Project is the result of a three-year effort involving multiple focus groups, community meetings and outreach with residents and businesses in the downtown area.

**Describe the jurisdiction’s need for Public Services:**

There is a continuing need for services targeted to special needs populations including: persons experiencing homelessness; persons with disabilities; seniors; and victims of domestic violence, sexual assault or trafficking. Economic impacts of the COVID-19 pandemic are expected to result in a heightened need for eviction prevention services over the next few years. Access to food has always been a need for lower-income individuals and families but based in information provided by the Yolo Food Bank, the need has intensified during the pandemic.

West Sacramento has a very broad age segmentation with the largest age group being ages 35-54 and the second largest group being 18-34. Over the next 15 years, while most of the younger age segments are expected to remain the same or experience slight decreases in population percentage; those who are 55 and older are projected to increase and will encompass over 25% of the population by 2033. Services and programs will need to focus on a multitude of age segments simultaneously and each age segment has different activity interests. Equal distribution across all age segments will require the City to continue to provide programs, services, parks and facilities that appeal to all residents of the community.

**How were these needs determined?**

Public service needs were discussed in the Focus Groups and individual interviews conducted as a part of the consolidated planning process. The need for additional recreational services was identified in the 2019 Parks, Recreation and Open Space Master plan outreach and planning effort.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of West Sacramento 2035 General Plan provides guidance to move the City towards its vision of meeting housing needs for all socio-economic segments of the community. The 2021 Housing Element Update to the General Plan focuses on the concept of fostering “complete communities” that link housing with access to public and private services, jobs and a variety of mobility choices. The Housing Element Update encourages community design supporting active lifestyles and social interaction.

A U.S. Census American Community Survey (ACS) study of the 50 largest metropolitan areas of the nation reports that residents of the Sacramento Region have the seventh highest housing cost burden. HUD’s generally accepted definition of housing affordability is a housing cost burden of no more than 30% of household income. The 2015-2019 ACS reports that 15.2% of West Sacramento residents are living below the federal poverty level (less than \$25,750 for a 4-person household). This is an estimated 8,135 persons living in poverty in our community. A household with an income of \$25,750 would need to pay over 65% of income to rent a home at the HUD 2-bedroom fair market rent of \$1,404 per month, well beyond what a family could reasonably maintain. Even the 1-bedroom fair market rent of \$1,066 would be 50% of income, placing the family at risk of becoming homeless.

Working families face a tradeoff between lower cost housing and living close to major employment centers. According to the Center for Housing Policy, a working family incurs 77¢ in transportation cost for every \$1 it saves on housing due to longer commutes or higher transit costs.

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

### Introduction

Data sources quoted in the following analysis include: the U.S. Census 2011-2015 American Community Survey (ACS); the 2011-2015 HUD Comprehensive Housing Affordability Strategy (CHAS); information from the Housing Authority of the County of Yolo (Yolo County Housing); the California Department of Housing and Community Development (HCD); and the 2021-2029 Housing Element Update to the West Sacramento General Plan.

The 2011-2015 ACS estimates that West Sacramento is home to 50,745 residents making up 17,903 separate households. The majority of units in West Sacramento (66%) are single family, detached structures. Only 6% of housing units are found in multifamily projects of 20 units or more. The Sacramento Area Council of Governments (SACOG) estimates that West Sacramento will reach a population of 87,999 by the year 2040, or an average of 3% growth per year over the next two decades. At the current average of 2.83 persons per household, the City can expect to add 2,852 housing units over the five-year period of this plan to maintain the housing supply at current levels.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,365	66%
1-unit, attached structure	905	5%
2-4 units	1,195	6%
5-19 units	2,065	11%
20 or more units	1,240	7%
Mobile Home, boat, RV, van, etc.	1,085	6%
Total	18,855	100%

**Table 27 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	295	4%
1 bedroom	165	2%	2,295	28%
2 bedrooms	1,585	16%	2,900	35%
3 or more bedrooms	7,870	82%	2,810	34%
Total	9,630	100%	8,300	100%

**Table 28 – Unit Size by Tenure**

2011-2015 ACS

Data Source:

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

As noted in the data tables above, the majority of West Sacramento residents (66%) reside in single-family units. The City's Housing Rehabilitation program has provided financial assistance to 227 lower-income households to complete home repairs and maintain the housing stock using a combination of CDBG, State HOME and State CalHome funding. The City's Homebuyer Assistance program has used State CalHome, HOME and CDBG funds to provide downpayment assistance to households at or below 80% MHI to make homeownership affordable. The City has assisted 116 low-income households to purchase a single-family home in West Sacramento.

The City has provided assistance to developers to create nearly 1,700 units of affordable housing including 324 senior units, 11 transitional units and 91 permanent supportive housing units for formerly homeless families. Projects vary from single-family homes, to small apartment complexes, to a 296-unit multifamily complex. Of these affordable units, 192 are located in market rate projects and the rest are in 100% affordable projects. Income levels vary from 30% AMI to 120% MHI, with most units affordable at 40-65% AMI. In 2020, the City acquired a 40-unit motel and converted it to serve as interim housing for homeless persons who are at risk of the COVID-19 virus. The project currently houses 60 vulnerable individuals.

The City's Housing Trust fund, created in 2014, has provided financial assistance to 161 units of affordable housing. Trust Fund money currently is committed to supporting the development of 60 units of affordable housing at West Gateway Place Phase 2.

The City's Inclusionary Housing Ordinance has produced 388 units of housing affordable to households at or below 50% of Median Household Income (Very-Low Income), 428 units affordable to households at or below 80% MHI (Low-Income) and 67 units affordable to households at or below 120% of MHI (Above

Median Income). This is a total of 883 long-term affordable units in the eleven years the ordinance has been in place.

The Housing Authority of Yolo County (Yolo County Housing) assists households with Housing Choice Vouchers in West Sacramento, primarily those at the Extremely Low- and Very Low-Income levels.

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

Affordable housing subsidies require that unit rents be maintained at affordable levels for a designated period of time. When the affordability period runs out, lower-income occupants may be subject to displacement as rents rise to market levels. There is one affordable property with affordability covenants expiring during the five-year planning period. Margaret McDowell Manor offers 72 Section 8 assisted units and the HUD Project Based Rental Assistance contract expires in July 2021. In discussion with project management, the owners will seek to renew the existing contract. The property is owned by a nonprofit organization and is considered to have a low risk of converting to market rate.

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

Housing vacancy rates vary with the economy and the housing market. A healthy vacancy rate is generally accepted to be 4-7%. At this rate, new households looking for a home and existing household needing to move likely will be able to locate a unit to suit their needs. The 2015-2019 ACS estimates the rental unit vacancy rate in West Sacramento to be 2.7% and the homeownership vacancy rate at 1.3%. Low vacancy rates often result in an increase in housing prices and/or rental rates due to increased demand that exceeds supply.

Some West Sacramento neighborhoods are more affordable for first time homebuyers. According to the Sacramento Association of Realtors, the median home price in December 2020 was \$381,000 in zip code 95605 (Bryte/Broderick/Washington) and \$440,900 in zip code 95691 (all of the City south of the Union Pacific/Sierra Northern railroad tracks). Continued low interest mortgage rates contribute towards affordability as well, but it is anticipated that rates will escalate over the next few years.

**Describe the need for specific types of housing:**

Comments received during the citizen participation and consultation efforts strongly support the need for housing affordable to the lowest income residents. One-bedroom units with low barriers to entry are particularly difficult to locate. It can take years on a waiting list to secure an affordable unit, and most units in West Sacramento are affordable at the 50% or 60% of Area Median Income (AMI). Yolo County Housing reports that the waiting list for Section 8 assistance is usually several years. Deeper income targeting in affordable housing can be very costly and housing subsidies are highly competitive. Without additional funding sources, this is likely to continue to be an underserved need in West Sacramento.

The Housing Element concludes that housing rehabilitation, accessibility modifications and programs to accommodate seniors are needed. The number of households with children increased as a percentage of all family households, indicating the need for more family housing near or within a reasonable transit ride to services such as childcare, schools, parks, other neighborhood amenities. The number of non-family households is increasing while the number of persons per household is expected to shrink, meaning that the city will require a greater number of smaller housing units to meet the needs of smaller households. Larger housing units tend to be homeownership units, which may require homebuyer assistance for lower-income large families to secure a home suitable for a larger family.

ACS data indicates that there are 890 small households in West Sacramento living at the Extremely Low-Income level and 670 at the Very Low-Income level. There are few housing options available to households these income levels.

### **Discussion**

The City of West Sacramento strives to ensure a diverse variety of housing choices are available to, and affordable to, homebuyers and renters at all income levels. However, the low vacancy rates indicate that demand for housing exceeds supply and is causing housing costs to escalate. Over time, this will reduce the number of market rate units affordable to Low- and Moderate-Income individuals and families. Financial assistance to create more affordable housing options is needed and that need is expected to continue for the foreseeable future.

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

### Introduction

The housing market in West Sacramento has rebounded following the housing market crash of 2008-2011. For-sale home values and rental rates are on the rise. In a strong housing market, homeowners and owners of rental property benefit and it becomes more financially feasible to build new units. However, increases in the cost of housing may reduce the availability of units affordable to households at lower-income levels.

The median mortgage payment increased 10% between 2009 and 2015 and median rent increased by 15%, while median household income saw an increase of only 4% during the same timeframe. West Sacramento is immediately adjacent to Sacramento and its housing market is influenced by the overall market in the Sacramento region. The Sacramento Association of Realtors reports that median home sale price in Sacramento County and West Sacramento rose from \$375,000 in January 2020 to \$420,000 in December 2020.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	317,100	252,800	(20%)
Median Contract Rent	736	791	7%

**Table 29 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,275	15.4%
\$500-999	4,025	48.5%
\$1,000-1,499	2,320	28.0%
\$1,500-1,999	610	7.4%
\$2,000 or more	75	0.9%
<b>Total</b>	<b>8,305</b>	<b>100%</b>

**Table 30 - Rent Paid**

2011-2015 ACS

Data Source:



## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	625	No Data
50% HAMFI	2,695	580
80% HAMFI	5,505	2,115
100% HAMFI	No Data	2,955
Total	8,825	5,650

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,010	1,066	1,404	2,025	2,432
High HOME Rent	1,010	1,066	1,332	1,530	1,688
Low HOME Rent	810	867	1,041	1,202	1,341

**Table 32 – Monthly Rent**

HUD 2020 FMR and 2020 HOME Rents

Data Source:

## Is there sufficient housing for households at all income levels?

Housing Cost Burden is the most common housing problem in West Sacramento and is especially prevalent among Extremely Low and Very Low-Income households. The 2020 Analysis of Impediments to Fair Housing Choice notes that 20% of renters who participated in the study had been involuntarily displaced from their homes in the past five years. An increase in rent was the most common reason cited for displacement. The report also looked at reasons why participants had been denied housing, both those seeking rental and those seeking ownership housing. The most common reason reported was that the household income was too low, followed by bad credit, history of eviction, other renters/buyers were willing to pay more, and landlords that did not allow pets.

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

West Sacramento has traditionally been one of the more affordable cities in the Sacramento region. But housing affordability is more of a challenge for homebuyers and renters today, especially for renters at the lower end of the income spectrum. The chart above shows a 20% drop in median home value from \$317,100 in 2009 to \$252,800 in 2015 as a result of the housing recession. Since that time, home values have rebounded to \$349,800 in 2019, an increase of 10% over 10 years. Rental rates have increased substantially faster than home values over the same period. The census reports that median contract rent was \$736 in 2009, rising to \$791 in 2015 and bolting up to \$1,026 in 2019 which is a 39% increase in 10 years.

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

The City of West Sacramento is not a Participating Jurisdiction and does not receive HOME funds directly from HUD. Any rental projects in West Sacramento interested in receiving HOME funds must submit a competitive grant application to the State of California HOME program.

Fair Market Rent (FMR) is HUD's determination of the fair market cost of standard-quality rental units within a community. Many HUD subsidy programs limits are set based on the FMR. When the FMRs are compared to advertised rental rates in West Sacramento, they are found to be generally similar. The one exception is the market rate rent for two-bedroom units, which is notably higher than the two-bedroom FMR. This difference is likely due to new luxury apartment developments that opened between 2015 and 2020 along the Sacramento River across from Downtown Sacramento.

HOME rents indicate the maximum rent a household may pay in a unit subsidized with HUD HOME funds. Since the High HOME Rents are close to the FMR at the 0, 1, and 2-bedroom unit sizes, it would be most useful to produce Low HOME Rent units at these unit sizes to maintain affordability for households at the lower end of the income spectrum. The High HOME Rents may still be useful for the development of larger units.

### **Discussion**

Housing affordability is a concern throughout the State of California. In West Sacramento, market rate rental units are out of the range of affordability for Extremely Low- and for many Very Low-Income households. There is a critical need for 1-bedroom affordable units. The ACS data indicates that there are 890 small households in West Sacramento living at the Extremely Low-Income level and 670 at the Very Low-Income level

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

### Introduction

Unless properly maintained, housing begins to reach structural obsolescence between 30 and 40 years of age. In West Sacramento, 48% of housing was built more than 40 years ago. In addition to potentially needing substantial repair, these units are at risk of containing lead-based paint. The State of California Department of Public Health estimates that in Yolo County, 2.7% of children have a blood lead level of 4.5 mcg/dL or greater. There are 14,183 children age 6 or younger in the county or an estimated 383 children age 6 or younger with elevated blood lead levels. The 2011-2015 ACS data below notes that children were residing in 3,365 units that are of an age to be at risk of lead-based paint, most were owner-occupied units. Most single-family homes in Census Tracts 101.01 and 101.02 (Washington, Broderick and Bryte neighborhoods) were constructed in the 1950s and early 1960s.

A survey of West Sacramento housing conditions was conducted in 2020. Neighborhoods with the oldest housing stock were identified and the survey evaluated approximately one of every three housing units or structures within these areas. The survey evaluated 1,152 housing structures and found approximately 82% to be in sound condition, 11% were in need of minor repair, and 7% were in need of moderate rehabilitation. Only 1% were deemed dilapidated. The survey can be used to estimate that approximately 2,833 units in older neighborhoods are in sound condition, 380 in need of minor repair, 242 in need of moderate rehabilitation and 35 homes are best suited to demolition or reconstruction.

### Definitions

The condition of units data reported in the table below estimates the number of housing units with one or more of the selected housing problems defined by HUD as 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) overcrowding with more than one occupant per room, or 4) household cost burden exceeds 30% of income.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,900	30%	4,280	52%
With two selected Conditions	125	1%	475	6%
With three selected Conditions	0	0%	70	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,605	69%	3,470	42%
Total	9,630	100%	8,295	100%

Table 33 - Condition of Units

2011-2015 ACS

Data Source:

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,375	45%	2,030	24%
1980-1999	1,360	14%	1,410	17%
1950-1979	3,435	36%	3,390	41%
Before 1950	465	5%	1,470	18%
Total	9,635	100%	8,300	100%

**Table 34 – Year Unit Built**

2011-2015 CHAS

Data Source:

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,900	40%	4,860	59%
Housing Units build before 1980 with children present	2,190	23%	1,445	17%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Estimated Suitable for Rehabilitation	Estimated Not Suitable for Rehabilitation	Estimated Total
Vacant Units	896	46	924
Abandoned Vacant Units	88	4	92
REO Properties	13	1	14
Abandoned REO Properties	1	0	1

**Table 36 - Vacant Units**

**Data Source:** The ACS 2019 estimates 924 vacant units in West Sacramento. Foreclosure.com reports 14 REO single-family residential properties in foreclosure or pre-foreclosure status. Based on the City's experience with the HUD Neighborhood Stabilization Program (NSP), it is estimated that 5% of vacant or foreclosed units are not suitable for rehabilitation and 10% of units meet the HUD NSP definition of "abandoned".

## Need for Owner and Rental Rehabilitation

Older neighborhoods contain deteriorated units in need of rehabilitation to maintain housing stock that is affordable to lower-income residents.

The condition of units data reported in the tables above indicates that 31% of owner-occupied and 59% of renter-occupied housing units have at least one of the HUD housing problems, and the data in Section NA-10 above demonstrates that substandard housing is more prevalent in renter-occupied units. The relatively low number of units meeting the HUD definition of Substandard Housing (units lacking complete plumbing or kitchen facilities) reflects only a fraction of the need for repair or rehabilitation. Units needing roof repairs, those with aging appliances, needing heating or cooling system repair or that have other conditions requiring rehabilitation are not included in the HUD housing problems data. Units with lead-based paint hazards and seniors or persons with mobility impairments that need accessibility improvements are not included in the HUD housing problems tables above. The 2020 housing conditions survey is a more accurate portrayal of the need for repair or rehabilitation, although the survey does not distinguish between owner-occupied and renter-occupied units. Using data from the survey, approximately 622 units are in need of minor or moderate rehabilitation.

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

The ACS reports that there are 8,760 housing units in West Sacramento built before 1980. Units of this age may contain lead-based paint. Of these units, 3,635 are occupied by households with children who

are most at-risk of lead-based paint poisoning. The majority of child-occupied units are owner-occupied (60%). An analysis of the age of units by census tract reveals that homes built prior to 1980 are primarily located north of the Deep Water Ship Channel in census tracts 101.01 (Washington neighborhood) with 1,502 units; 101.02 (Bryte and Broderick neighborhoods) with 1,646 units; 102.01 (Bridge district and Old West Sacramento) with 1,138 units; 102.03 (Michigan, Glide, Evergreen) 1,383 units; and 102.04 (centrally located Old West Sacramento) with 2,000 units.

Just over 52% of West Sacramento households meet the HUD definition of Low- and Moderate-Income, it can be anticipated that 4,555 Low- and Moderate-Income families are residing in units built before 1980. Based on the number of units rehabilitated through the City's Owner-Occupied Housing Rehabilitation Program in the past, it is likely that least one-half of units will have received abatement of any lead-based paint hazards during substantial rehabilitation in the intervening years. Therefore, it is estimated that approximately 2,276 Low- and Moderate-income families may reside in units at risk of containing lead-based paint hazards.

## **Discussion**

The 2020 housing conditions survey indicates that over 600 units in the older neighborhoods would benefit from minor to moderate rehabilitation. Since these are less affluent neighborhoods, assistance to low-income owners and owners of affordable renter-occupied units would help maintain the stock of affordable housing.

Due to the high value of housing high demand in the current housing market, there are very few foreclosure or abandoned properties available. It is anticipated that most will be absorbed by the market.

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

### **Introduction**

There are a total of 1,629 units of affordable housing scattered across the City of West Sacramento in 23 different multifamily projects owned and managed by for-profit or non-profit housing developers. An additional 85 units of permanent supportive housing are currently under construction (see photo on cover page). Yolo County Housing, the local housing authority, administers 139 public housing units and administers the Housing Choice Voucher rental assistance program (formerly known as Section 8). Housing Choice Vouchers may be tenant-based (the tenant is issued a Voucher and may choose where to lease a unit) or project-based (assistance is limited to units within a particular project). Yolo County Housing reports that as of February 2021, there are 909 families on the Section 8 waiting list and 6,318 families on the waiting list for public housing in West Sacramento.

Throughout the county, Yolo County Housing administers 431 units of public housing and has a HUD Annual Contributions Contract for 1,814 Housing Choice Vouchers. However, the current HUD funding level can only support 1,525 Vouchers. There are 602 tenant-based Voucher holder families living in West Sacramento. New Hope Community Development Corporation, a subsidiary agency of Yolo County Housing, has partnered with Mercy Housing to build an 85-unit permanent supportive housing project for homeless persons with disabilities. Yolo County Housing will provide 60 project-based vouchers in support of the development. The housing complex will operate on a low-barrier entry housing first model. It is currently under construction and scheduled to open in Fall 2021.

**Totals Number of Units**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	0	431	1,525	138	1,230	52	26	79
# of accessible units			23 (6 in West Sac)						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 37 – Total Number of Units by Program Type**

Data Source: Yolo County Housing

**Describe the supply of public housing developments:**

There are three public housing developments located in West Sacramento. Riverbend Manor I and Riverbend Manor II (senior/disabled housing) were established in 1987, and Las Casitas (multi-family) was built in 2001. Las Casitas is the most recently constructed public housing development in Yolo County.

Yolo County Housing has applied for the HUD Rental Assistance Demonstration program (RAD) to preserve affordable housing in the jurisdiction. As part of the application process, Yolo County Housing has received a Commitment to Enter into a Housing Assistance Payment contract from HUD. RAD, or a similar repositioning strategy as approved by HUD, will allow the housing authority to convert public housing into a more sustainable financial framework and enable the agency to address deferred maintenance needs of the properties. In addition, repositioning allows for the public housing projects to transition into mixed income developments where feasible.



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

Of the 431 units of public housing in Yolo County, 139 are located in West Sacramento. The public housing units at Las Casitas (76 units) and Riverbend Manor I and II (63 Senior/Disabled only units) are owned and managed by Yolo County Housing. The most recent significant improvement was the installation of a solar panel array at Riverbend Manor in 2018.

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. HUD requires that all available REAC inspection scores be noted in following chart. Available scores are for projects inspected between 2015-2019 and include both public housing units and other HUD-assisted affordable units. Scores of 90-100 indicate excellent physical condition with no health or safety deficiencies. A score of 60 or below would indicate a property in poor condition. As indicated in the table below, no Yolo County Housing properties are rated as being in poor condition.

## Public Housing Condition

Public Housing Development	Average Inspection Score
AMP I (Woodland, Knights Landing & Yolo)	AMP I – 80
AMP II (Winters & Esparto)	AMP II - 68
AMP III (West Sacramento)	AMP III - 84

Table 38 - Public Housing Condition

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

Yolo County Housing works diligently to maintain its public and affordable housing portfolio throughout the jurisdiction. Some of the portfolio was originally built in the early 1950s and has been upgraded over the decades through use of HUD Federal set-aside or Capital Funds. The steady reduction in HUD Capital Fund and Operating Funds over the years has directly impacted housing authority's ability to address all physical needs improvements. The Yolo County Housing 2019-2020 Agency Annual Plan Update and Five-Year Capital Fund Five-Year and Annual Plan update indicate a need for ADA improvements at both Riverbend Manor and Las Casitas. HVAC and roof replacement also are needed at Riverbend Manor.

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

Yolo County Housing administers a Family Self Sufficiency program to encourage education, job skill advancement and expanded employment opportunities serving lo- income residents throughout the county who reside in public housing or participate in the Housing Choice Voucher program. Community preparedness and CPR/First Aid trainings are available for residents of public housing. In addition, the housing authority is partnering with local law enforcement agencies to address safety concerns at certain locations. A police department camera was recently installed at the Woodland public housing location. Yolo County Housing and the City of West Sacramento are in active discussions regarding safety improvements to the Riverbend Manor campus.

### Discussion:

Yolo County Housing serves the housing needs of some of the lowest income, most vulnerable residents of West Sacramento by administering public housing units, Housing Choice Vouchers and as a partner in affordable housing development.

City of West Sacramento housing staff conduct regular on-site and off-site monitoring of all publicly assisted housing within the city. Health and safety issues and any code violations are required to be corrected immediately. Routine maintenance is required to ensure the long-term viability of affordable projects. The City uses a web-based monitoring program that facilitates adherence to tenant selection and rent policies.

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

### **Introduction**

The City of West Sacramento is committed to ensuring that housing and services are available to residents who are experiencing homelessness or who are at risk of homelessness. As an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the regional Continuum of Care (CoC), the City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest members of the community. In 2019, Yolo County worked with West Sacramento, other cities and community partners to develop the Yolo County Plan to Address Homelessness to provide an overview of the state of homelessness and provide a set of solutions to improve and expand the system of care across the county. The plan focuses on:

- Strengthening the homeless crisis response system with an emphasis on developing prevention services.
- Increasing affordable housing options for the most vulnerable.
- Stabilizing and maintaining physical and behavioral health for those with the highest needs.
- Examining systems-level coordination and identifying opportunities for improved partnership.

In 2019, the City implemented the Downtown Streets Team. Homeless participants carry out community beautification and maintenance activities in exchange for receiving case management, counseling, housing navigation services, employment assistance services and financial rewards for basic needs in the form of rent stipends or gift cards. Program activities include tasks such as garbage pickup, graffiti removal, and even assisting with the cleanup of homeless encampments. DST is designed to operate within downtown districts to decrease the incidence of panhandling and other visible effects of homelessness while simultaneously improving those areas and providing unsheltered individuals a path to housing and employment stability.

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)		20 Seasonal Beds 784 (countywide motel vouchers)	26		85 units
Households with Only Adults			60		
Chronically Homeless Households					
Veterans					
Unaccompanied Youth			10		

**Table 39 - Facilities and Housing Targeted to Homeless Households**

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

Comprehensive, quality, culturally sensitive health and mental health services are available to persons experiencing homelessness through multiple agencies. The Yolo County Department of Health and Human Services provides health and mental health treatment at the West Sacramento office. The Yolo County CalWorks program provides housing assistance for homeless and at-risk families with children.

The Yolo County Continuum of Care (YCCC) provides mental health outreach, treatment, crisis beds and permanent supportive housing for homeless with a mental disability. CommuniCare provides health services and substance abuse treatment to the uninsured at the Salud Clinic while Elica Health Centers provides health services to the uninsured and persons receiving benefits from the Affordable Care Act at its two West Sacramento locations. Employment services are provided by the West Sacramento office of the Yolo County Workforce Investment Board (WIB) and the Yolo County CalWorks program. Shores of Hope, located in the Washington neighborhood, provides job training and employment counseling to homeless and very low-income households. The West Sacramento Center of Sacramento City College offers college courses, support services, tutoring, math and computer labs, and library services.

The Yolo County Veterans Service Office (VSO) assists veterans, their dependents and survivors, to obtain benefits from federal, state and local agencies administering programs for veterans. The VSO is a county agency that assists veterans in dealing with the U.S. Department of Veterans Affairs (VA). Services provided include comprehensive benefit counseling; claim preparation, submission and follow-up; development of appeals when appropriate; networking with federal, state and local agencies; information and referral services for employment, public assistance, VA medical care, Social Security, and transportation to medical appointments.

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

The City's Homeless Coordinator is often the first point of contact for the chronically homeless. He primarily works in the field where homeless persons live including camps and transient motels. The Homeless Coordinator works closely with the Police Department and the Yolo County Department of Health and Human Services to identify individuals and families in need and to help them receive services as quickly as possible. Yolo County has created a Homeless Assessment and Referral system to coordinate and simplify access to appropriate service agencies. Designated Points of Entry in West Sacramento are the Yolo County Health & Human Services agency offices (HHS) and the Yolo County Children's Alliance (YCCA) Family Resource Center.

Service providers include the member agencies of the Homeless and Poverty Action Coalition (HPAC) which acts as the regional Continuum of Care. Member agencies provide emergency shelter; transitional

and permanent supportive housing; mental health treatment; healthcare; substance abuse treatment; food; Veteran’s Administration services; domestic violence shelter and counseling; sexual assault counseling; transitional housing for youth exiting foster care or who were victims of trafficking, and other social services.

The Mercy Coalition is a collaboration of faith-based organizations serving the neediest persons in West Sacramento. The Mercy Coalition created Winter Warming Centers 2018, in partnership with the City of West Sacramento, Yolo County, other nonprofits and hundreds of community volunteers. From December to mid-March, individuals experiencing homelessness are transported each evening to one of multiple host church sites. They receive a warm meal, a safe place to sleep, and assistance from a group of staff and volunteers intent on creating a supportive community. In its first two seasons of operation, the Winter Warming Centers logged 1,405 individual guest stays over 147 nights. The centers have added services such as a mobile shower trailer, weekly medical visits from CommuniCare healthcare, laundry service, Narcotics Anonymous meetings and regular visits from a mobile clothes closet and hair stylists. Transportation is provided via bus each evening and morning by Shores of Hope.

Regrettably, the Winter Warming Centers did not open for the 2020/2021 winter season due to concerns with congregate shelter during the COVID pandemic. It is anticipated that the program will reopen in December 2021.

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

### Introduction

Special needs populations may encounter barriers to obtaining and maintaining affordable housing. HUD requires an examination of facilities and services needed to assist persons who are not homeless but may require support to achieve housing stability. An example of a barrier to housing is a person with a mobility impairment who must wait longer than other persons on a housing wait list to obtain an accessible unit. Another example is a person with a mental disability who may have difficulty paying rent on time or complying with apartment complex rules without the assistance of proper medication, a case manager or counseling.

Many people with special needs may be living on social security or disability income and unable to afford market rate housing. Permanent supportive housing links affordable housing with the services special needs populations require to achieve housing stability. Permanent supportive housing is limited due to the amount of funds required to provide both housing affordable to persons at the lower end of the income scale and the cost of supportive services.

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

Elderly and/or disabled persons living on a fixed income may need affordable housing situations to maintain independence. Other special needs populations may not have the earning potential to receive sufficient wages to afford market rate housing. For example, the U.S. Census reports the 2014 median rent in West Sacramento to be \$807. Households at or below \$32,280 annual income would have to pay more than 30% of income for a median income unit. Households at or below \$19,338 would pay more than 50% of income towards rent. This would include households living solely on Social Security Disability Insurance (SSDI) or Social Security (SSI).

To remain housed in place, the elderly, frail elderly and persons with physical disabilities may benefit from the installation of wheelchair ramps, grab bars or other adaptive elements. If living alone is no longer an option, assisted living facilities can provide personal care support. Skilled nursing facilities (nursing homes) normally are the most expensive option but may be needed for persons requiring skilled medical attention. Persons with addictions may require either outpatient or in-patient treatment. West Sacramento has 70 beds in State licensed elderly care facilities and 307 units of affordable housing dedicated to seniors seeking independent living arrangements.

Seniors may have an increased need for transportation assistance to remain in independent living situations. Yolo Bus serves the City of West Sacramento and Shores of Hope provides transportation assistance to needy residents.



The Yolo County Department of Health and Human Services provides HIV and Hepatitis C virus (HCV) prevention education to community groups, testing for populations at risk of infection and harm reduction services. CommuniCare Health Centers provide services in the West Sacramento location (John H. Jones Health Center). CommuniCare offers health care to the underinsured including HIV testing and case management. The Center for AIDS Research, Education and Services (CARES) in Sacramento also provides case management and clinical services to non-hospitalized persons infected with HIV.

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

Yolo County Care Continuum (YCCC) is a non-profit provider of mental health and supportive housing services for persons with mental disabilities. YCCC provides a range of housing options, depending on the needs of the client: Safe Harbor, a short-term residential treatment facility for persons experiencing a psychiatric crisis; The Farmhouse, a long-term rural residential program offering a group living environment; and permanent supportive housing. For persons unable to participate in traditional mental health service programs, YCCC also operates the Greater Access Program (GAP) which offers outreach and engagement, wrap around services, mental health and substance abuse treatment, and treatment for co-occurring issues 24 hours per day, 7 days per week.

Yolo County Housing operates a four-bed transitional home in West Sacramento that is funded through the State of California Mental Health Services Act (MHSA). The project provides mental health services to residents as they transition to permanent housing solutions. Supportive housing is also available from Turning Point Community Programs, and from Fourth and Hope.

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

All projects undertaken by the City and all projects receiving financial support from the City are designed and constructed to meet the Americans with Disabilities Act (ADA) accessibility requirements. This includes the ADA accessibility improvements proposed for E and F Streets in the Washington Neighborhood.

The City will provide fair housing counseling and education services to address discrimination of Low- and Moderate-Income persons in protected classes including age, race, color, religion, sex, national origin, sexual preference, marital status or disability.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City's housing policies encourage the development of affordable housing and market rate housing. Despite the City's policies, development of affordable housing is a lengthy and costly process throughout California. Development impact fees, environmental analysis, prevailing wage and conflicting requirements of the multiple funding sources needed to complete an affordable housing project result in escalating costs.

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

### Introduction

The City of West Sacramento is committed to creating inclusive economic development opportunities for residents of older, less affluent sectors of the City. In 2014, the City formed an Enhanced Infrastructure Financing District as a financing tool for infrastructure and amenities to address inequities in older neighborhoods. This was followed in 2019 by the adoption of Measure N, a one-quarter percent sales tax to fund public safety, economic development, and quality of life improvements targeted to disadvantaged neighborhoods. The City Council’s 2020 Strategic Plan includes the development of an inclusive economic development strategy to identify desired outcomes and develop an investment strategy to meet the goals of the program.

A Business Profile Analysis conducted in June 2020 reports that the City had 34,256 jobs with an annual job growth rate of 3.1%. There were 1,809 businesses located in the City. Significantly, 56% of businesses were found to have fewer than 10 employees. The City features a thriving and diverse business community. A survey conducted during the 2012 ACS identified 3,781 businesses in West Sacramento. Of these firms, 34% were women-owned, 40% were minority-owned and 7% were Veteran owned.

West Sacramento has a strong presence of governmental jobs, mainly because of its proximity to downtown Sacramento, which is the capital of California. Looking beyond government sectors, the City has a strong presence in the food processing and manufacturing, transportation logistics, manufacturing, and warehousing industries.

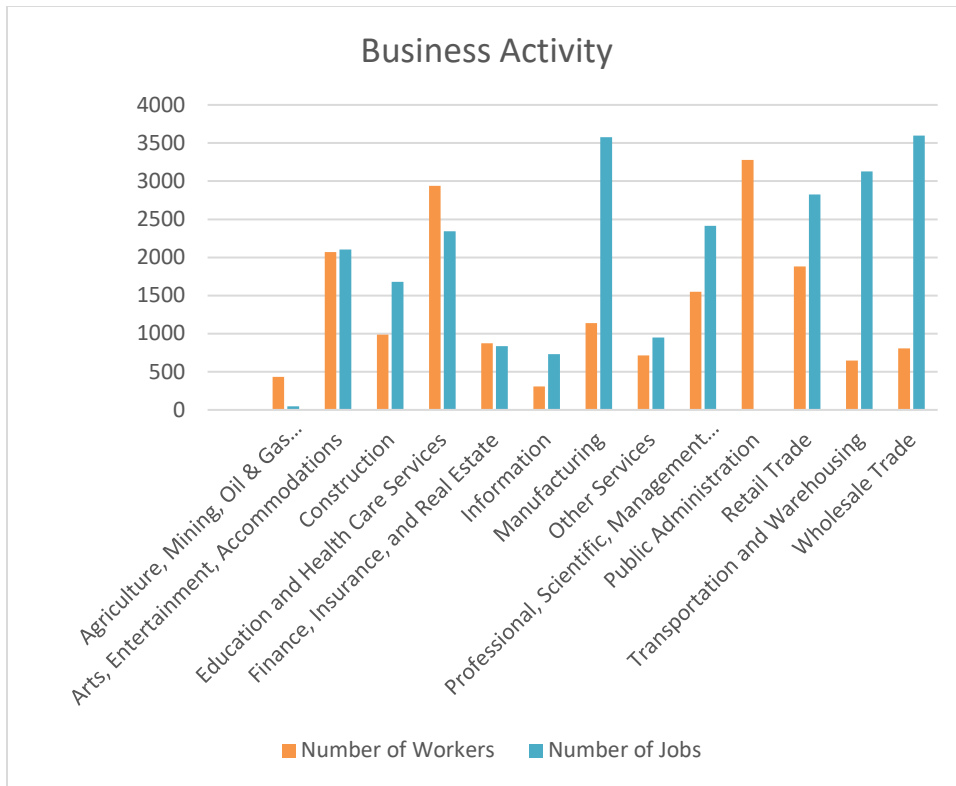
### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	433	47	3%	0%	-3%
Arts, Entertainment, Accommodations	2,069	2,103	13%	8%	-5%
Construction	989	1,681	6%	7%	0%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
Education and Health Care Services	2,939	2,341	19%	9%	-10%
Finance, Insurance, and Real Estate	874	837	6%	3%	-2%
Information	308	731	2%	3%	1%
Manufacturing	1,137	3,578	7%	14%	7%
Other Services	716	949	5%	4%	-1%
Professional, Scientific, Management Services	1,551	2,413	10%	9%	-1%
Public Administration	2,677	2,677	0%	0%	0%
Retail Trade	1,882	2,826	12%	11%	-1%
Transportation and Warehousing	648	3,126	4%	12%	8%
Wholesale Trade	805	3,599	5%	14%	9%
Total	14,352	24,231	--	--	--

**Table 40 - Business Activity**



**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs); 2019 Business Profile Analysis (Public Administration Jobs)

## Labor Force

Total Population in the Civilian Labor Force	25,020
Civilian Employed Population 16 years and over	22,455
Unemployment Rate	10.30%
Unemployment Rate for Ages 16-24	24.02%
Unemployment Rate for Ages 25-65	6.63%

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	5,400
Farming, fisheries and forestry occupations	1,040
Service	2,995
Sales and office	4,850
Construction, extraction, maintenance and repair	2,025
Production, transportation and material moving	970

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
Less than 30 Minutes	15,330	73%
30-59 Minutes	4,525	22%
60 or More Minutes	1,170	6%
Total	21,025	

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,190	390	1,260
High school graduate (includes equivalency)	3,545	675	2,000
Some college or Associate's degree	6,700	380	1,910
Bachelor's degree or higher	6,115	300	745

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	85	375	330	1,080	1,135
9th to 12th grade, no diploma	445	925	485	640	545
High school graduate, GED, or alternative	1,850	1,570	1,575	3,075	1,625
Some college, no degree	2,560	1,980	1,585	3,175	1,315
Associate's degree	295	815	620	875	245
Bachelor's degree	320	1,560	1,575	1,715	345
Graduate or professional degree	45	745	750	835	445

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,195

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	25,035
Some college or Associate's degree	36,625
Bachelor's degree	55,115
Graduate or professional degree	69,886

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

The City has a strong presence of government jobs, mainly due to its proximity to downtown Sacramento, the capital of California. Dominant industries include food processing and manufacturing, transportation logistics, and manufacturing and warehousing. Small businesses are mostly concentrated in support services for the community and large industries such as government and food service.

**Describe the workforce and infrastructure needs of the business community:**

According to the 2015 ACS, only 11.5% of the workers in West Sacramento live and work in the City. The main workforce is imported from across the Sacramento region. The top cities providing workers are Sacramento and Elk Grove. In 2019, the average earnings per job was \$65,700. West Sacramento boasts a young and diverse workforce with 23% of its population being millennials and 52% considered racially diverse. Despite the small number of residents working within West Sacramento, 73% have an average commute time of less than 30 minutes. This is mainly due to residents commuting to the University of California, Davis and to governmental, office and other jobs in the downtown Sacramento area.

Older neighborhoods in West Sacramento have significant infrastructure deficiencies that limit the potential for economic growth. The *Washington Realized: A Sustainable Community Strategy* developed in 2015 notes that Washington lacks economic vitality due in part to infrastructure deficiencies, underutilized properties and brownfields. The strategy provides a cohesive plan for development that links land use, transportation, quality affordable housing and other amenities to meet the needs of current and future residents.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**



The City is positioned to be a hub for food and agricultural businesses including food production and distribution; equipment manufacturing; education; research and development. Water and sewer improvements are needed in some areas to support the burgeoning opportunities in these industries. Most industrial zones in the City have limited broadband capabilities, which is an obstacle for many businesses. High-speed broadband and fiber-optic networks are critical to future business attraction and growth in the food industry, as well as most other industries.

The City is working with the West Sacramento campus of Sacramento City College to address workforce development needs and provide programs to prepare workers for future business growth.

The COVID-19 pandemic has had a devastating effect on restaurants, retail and entertainment venues in West Sacramento, as well as across the nation. Some of these businesses will not survive and displaced workers in these industries would benefit from training that will provide job security in an increasingly digital-based workplace.

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

West Sacramento traditionally has a higher unemployment rate than Yolo County or the State of California. Job training and adult education opportunities could be of benefit to rectify this discrepancy. The *Sacramento Valley Analysis of Impediments to Fair Housing* report notes that Hispanic and Native American residents of West Sacramento are least likely among all Sacramento regional residents to have access to economically strong neighborhoods. The report also notes that West Sacramento has a higher rate of disparity by race or ethnicity, and for persons with disabilities, in labor market engagement index scores. This indicates that these populations likely face barriers to securing employment.

Information collected during the citizen participation process and discussions with the West Sacramento Chamber of Commerce indicate that many businesses are unable to find West Sacramento residents with the requisite computer or technical skills. These workers are relegated to poorly paid jobs such as food service or retail. With training, many of these residents would be able to take advantage of the opportunities offered by higher wage jobs with promotional potential. A program such as the pilot underway in Sacramento could help to bridge this gap in West Sacramento. The Greater Sacramento Urban League and the Greater Sacramento Economic Council partnered to provide digital skills training to 100 disadvantaged and displaced workers who live in communities that have been most impacted by COVID-19.

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

In 2016, the City of West Sacramento created the Summer STEPS program that hires West Sacramento high school and college students for summer internship positions. Participants gain real-world job experience with an emphasis on civic engagement. Each intern is assigned a specific list of tasks and goals to accomplish by the end of the summer which can then be referenced in future interviews for college or employment. Currently, the Summer STEPS program is on hold due to the COVID-19 virus, but the City anticipates reactivating this highly successful program when public health concerns are alleviated.

The City works with Sacramento City College to match educational offerings at the West Sacramento campus to West Sacramento business needs.

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

West Sacramento is a partner to the *Next Economy Capitol Region Prosperity Plan* which is a regional CEDS designed to pursue a competitive and strategic economic development agenda for resiliency, vitality and a range of new job opportunities in El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba counties.

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

The City of West Sacramento is committed to creating inclusive economic development opportunities for residents of older, less affluent sectors of the City. In 2014, the City formed an Enhanced Infrastructure Financing District as a financing tool for infrastructure and amenities to address inequities in older neighborhoods. This was followed in 2019 by the adoption of Measure N, a one-quarter percent sales tax to fund public safety, economic development, and quality of life improvements targeted to disadvantaged neighborhoods. The City Council's 2020 Strategic Plan includes the development of an inclusive economic development strategy to identify desired outcomes and develop an investment strategy to meet the goals of the program.

The City is working to match training programs located at the West Sacramento campus of Sacramento City College to the CEDS objective to align training and education pathways to increase economic prosperity for businesses and workers.

The City offers a number of incentives for employers. In 2017, economically distressed portions of the City were declared federal Opportunity Zones, which incentivizes development by providing preferential tax treatment for capital gains investments. The Opportunity Zones include census tracts 101.01, 102.01, 102.03 and 102.04. This includes the riverfront Washington neighborhood, the Bridge District, Pioneer Bluff and Stone Lock; as well as the industrial and commercial areas bounded by West Capitol

Avenue on the north, the Sacramento River on the east and the Deep-Water Ship Channel on the south. The City is part of a Foreign Trade Zone (FTZ) associated with the Port of West Sacramento and the Sacramento Regional Recycling Market Development Zone (RMDZ).

## **Discussion**

The City of West Sacramento is a jobs rich community that relies on residents of nearby cities for the majority of its workforce. Older areas of the City lack economic activity due to infrastructure deficiencies, brownfields and other issues. The City is developing financing mechanisms to address these needs, but much work needs to be done. Once business development ensues in these disadvantaged neighborhoods, many residents will not be able to take advantage of employment opportunities due limited computer and digital skills. Efforts to address this skills gap would provide increased earning potential for lower-income residents while delivering qualified employees to local businesses.

## **MA-50 Needs and Market Analysis Discussion**

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

The most common housing problem in West Sacramento is, by far, housing cost burden. The U.S. Census 2019 five-year ACS indicates that the Census Tract with the least percentage of households experiencing housing cost burden was 102.01 at 16.9%. The Census Tract with the highest rate of cost burden is 102.03 at 38.3% of residents, followed by 101.01 at 26.8%, 102.04 and 103.02 tied at 26.5%, and 103.2 at 26.1% (see Census Tract map on next page).

The 2019 ACS In West Sacramento, 1.3% of housing units lack complete plumbing facilities and 0.8% lack complete kitchen facilities. Residents of Census Tract 102.04 experience the highest rate with 6% of units lacking complete plumbing facilities and 1.8% lacking complete kitchens. These two numbers should not be added together to obtain a total percentage of substandard housing because in some cases they may be counting the same units. The ACS reveals that 1.4% of housing units are overcrowded with more than 1.5 persons per room citywide. The Census Tract with the highest rate of overcrowding is 102.03 with 4.6% overcrowding.

West Sacramento Census Tract Map



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

The *Sacramento Valley Analysis of Impediments to Fair Housing Choice* notes that just under half of West Sacramento residents are non-Hispanic White, while around one-third are Hispanic and one in ten are of Asian descent. The City is characterized by its sizable foreign-born population, with one in four residents being born outside the United States. The largest of these are persons were born in Mexico, yet hundreds of residents hail from other countries including Russia, Ukraine, Fiji, the Philippines, Laos, Vietnam, Pakistan, El Salvador, and Uzbekistan. Correspondingly, a large number of languages are spoken within the City and 18% of residents are limited in English proficiency.

HUD defines racially or ethnically concentrated areas of poverty (also known as R/ECAPs) as follows:

- A Census Tract that has a non-White population of 50% or more and a poverty rate of 40% or more; OR
- A Census tract that has a non-White population of 50% or more and the poverty rate is three times the average tract poverty rate for the county.

Minority populations are disbursed throughout the City and the *Analysis of Impediments* concludes that there are no Census Tracts that meet the HUD definition of a R/ECAP. However, there are Census Tracts with relatively higher concentrations of minority residents, based on the 2019 ACS:

**Race** – The City is composed of 35.5% residents of minority race. Census Tracts 103.02, 102.03 and 104.02 have a significantly higher ratio of minority race residents at 45.7%, 44.6% and 44.3%, respectively.

**Ethnicity** – Across the City, 30.1% of residents are Hispanic. Census Tracts 102.03, 101.02 and 101.01 have a significantly higher percentage of Hispanic residents at 51.4%, 41.9% and 38.7%, respectively.

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

**Lower Income Census Tracts** - Census Tract 101.01 is the Washington neighborhood and the eastern portion of the Broderick neighborhood. In Washington, housing primarily is comprised of affordable multifamily projects and small aging market rate multifamily rentals, bookended by new development of higher income housing to the north and the south. Census Tract 101.02, to the west consists of the rest of Broderick and Bryte. These neighborhoods are predominantly smaller single-family homes built in the 1960s with a few small multifamily rental projects scattered throughout. Census Tract 102.03 contains the Port of West Sacramento and is principally industrial in nature, with some multifamily and single-family areas in the northeastern corner. All three census tracts have aging infrastructure, older school facilities and limited recreational facilities. The neighborhoods have suffered from disinvestment for decades.

**Higher Income Census Tracts** – Census Tract 103.02 lies to the east of Park Blvd across to the Sacramento riverbank and is predominantly newer single-family homes. Census Tract 104.02 is a combination of large, new, single-family homes; and older, rural-type housing products, some with farm land attached. Both Census Tracts have well equipped parks, schools and infrastructure that is lacking in the older sections of the City.

**Are there any community assets in these areas/neighborhoods?**

The largest park in West Sacramento, Bryte Park, is located in Census Tract 101.02, just on the border of Census Tract 101.01. However, the park is not as well used as it could be. It lacks many of the attractions available in newer parks. In response to public comments received during this effort, a complete rehabilitation of Bryte Park is underway.

The older neighborhoods of West Sacramento are better served by transit than the newer neighborhoods to the south. The main transit center at the corner of West Capitol Avenue and Merkley provides access to schools and jobs for lower-income residents. The transit center is located near the in the northwest corner of Census Tract 102.01, just a few blocks from the southern borders of Census Tracts 101.01 and 101.02, and the eastern border of 102.04. Transit links directly to downtown Sacramento, which is the major job center in the Region.

**Are there other strategic opportunities in any of these areas?**

Situating affordable housing near job centers, transit and pedestrian access to jobs and schools can help lower-income households improve housing earning potential and long-term asset generation. Lower property values in older areas of the City make homeownership more affordable to entry level homebuyers. Lower property values also make it less costly to develop affordable multifamily rental properties. However, large parcels available for development are limited and aggregation of smaller parcels may take a long time to accomplish.

The Washington Realized Strategy is starting to generate economic vitality and private investment including a new luxury multifamily housing complex, development of a second CalSTRS office building, and a number of small restaurants. This development is creating jobs for residents of the area.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including Low- and Moderate-income households and neighborhoods.**

The 2015-2019 ACS estimates that 94% of West Sacramento residents own a computer and 88% have a subscription to broadband services.

Valley Vision reviewed a report released by the California Public Utilities Commission (CPUC) in November 2020 regarding broadband availability data. The report examined broadband on the following speed standards:

- 6/1 Mbps (megabits per second): Current California standard (AB1665).
- 25/3 Mbps: FCC standard. Minimum recommended in a previous blog for households using video conference applications for education or work, and/or having multiple simultaneous users at home.
- 100/20 Mbps: Goal set in the Governor’s Executive Order and the California Broadband 4 All Action Plan.
- 1Gbps/500Mbps: FCC Gigabit service standard.

Yolo County		Served Households		Unserved Households	
Speed Standards	Total Households	Number	Percent	Number	Percent
6/1 Mbps	73,648	71,010	96.4%	2,638	3.6%
25/3 Mbps	73,648	69,950	95.0%	3,698	5.0%
100/20 Mbps	73,648	59,380	90.6%	14,268	19.4%
1000/500 Mbps	73,648	27,783	37.7%	45,865	62.3%

Valley Vision notes that the broadband availability in this report is self-reported from ISPs and telecom companies. There is some concern that the data does not reflect what is actually available.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There are seven primary broadband internet service providers serving residents of the City of West Sacramento: AT&T, HughesNet, Sonic, Succeed.Net, DigitalPath, Xfinity and Wave Broadband.



## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

According to *California's Fourth Climate Change Assessment: Sacramento Valley Regional Report* published in 2018, climate change is resulting in extreme weather and natural hazards in our region included the following: more frequent heat-related stress, illness, and human mortality due to increases in number of extremely hot days (prolonged heat waves); more disease-causing pathogens; more frequent severe storms and floods and increased stress on levee systems; potential disruptions to the housing market in response to unmitigated flooding and concomitant economic impacts that disproportionately affect particular sociodemographic groups; increased wildfire risks and impacts; reduced operating efficiency and generation capacity of thermo-electric power plants due to increasing air and water temperatures; reduced or disrupted hydropower generation from greater evaporative losses, altered runoff timing, decreased snowpack and increased storm intensity; decreased efficiency of electric transmission and distribution systems from higher temperatures; accelerated roadway deformation and track buckling resulting from extreme heat, and increased expansion and contraction at critical bridge joints; reductions in groundwater in response to drought and increased water demands; ecosystem disruptions, alterations to habitats, and species composition changes including increased extinction risk for most native fish species; changes in productivity of current crop varieties and conversion of agricultural land to other land uses and loss of agricultural/semi-natural habitats.

### **Describe the vulnerability to these risks of housing occupied by Low- and Moderate-income households based on an analysis of data, findings, and methods.**

The *California's Fourth Climate Change Assessment: Sacramento Valley Regional Report* notes, "populations and communities already impacted by social inequity and/or health disparities are more vulnerable to deleterious environmental conditions, ecosystem services disruption, and social disorder (e.g., due to population displacement)."

The Mayors' Commission on Climate Change published *Achieving Carbon Zero in Sacramento and West Sacramento by 2045* in June 2020. Accessibility, inclusivity and shared decision-making lie at the heart of the strategy. The Commission recommends the cities to pursue the following equity strategies to ensure fair and equitable outcomes while avoiding unintended harm to marginalized communities: operationalize equity by providing education, ensuring shared decision-making, and allocating resources that address historical and current disparities; authentically and inclusively involve marginalized communities and populations that have been historically left out of the policymaking and governance process as co-creators in all planning and implementation phases to ensure fair, equitable outcomes; expand the capacities of cultural brokers and community-based organizations that have established

relationships with marginalized communities, leveraging existing community engagement efforts when possible.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan for fiscal years 2021-2025 responds to significant community needs in West Sacramento anticipated in the next five years based on analysis of available data; community input; consultation with service providers; recommendations from the Economic Development and Housing Commission and the Parks, Recreation and Intergenerational Services Commission; and comments received during public hearings. The five-year Strategic Plan encompasses programs and projects that may be supported using both CDBG funds received annually from HUD, and other federal, State, local and private resources to address critical needs throughout the City.

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

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Washington, Broderick and Bryte Neighborhood Infrastructure
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	Not applicable
	<b>HUD Approval Date:</b>	Not applicable
	<b>% of Low/ Mod:</b>	72%
	<b>Revitalization Type:</b>	Not applicable
	<b>Other Revitalization Description:</b>	Infrastructure
	<b>Identify the neighborhood boundaries for this target area</b>	Washington composes the northeastern corner of the City, in Census Tract 101.01. Bryte is the northwestern corner of the City in Census Tract 101.02. Broderick is located between the two and is comprised of portions of Census Tracts 101.01 and 101.02. The neighborhoods are bounded by the Sacramento River to the north and east, the Union Pacific/Sierra Northern railroad tracks to the south and Interstate-80 to the west.
<b>Include specific housing and commercial characteristics of this target area</b>	The neighborhoods of Washington, Broderick and Bryte have aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. Available housing is primarily small, single family homes and small multifamily projects built in the 1950s and early 1960s, placing them at risk of lead-based paint hazards or need for rehabilitation. Some multifamily projects are old motels that have been converted to small apartments that suffer from decades of minimal maintenance and upkeep. The neighborhoods are home to the majority of affordable housing units in West Sacramento.	

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The City was awarded a HUD Community Challenge Planning Grant for Sustainable Community Development to develop strategies to enhance the quality of life for Washington residents. The planning process included many hours of public engagement with Washington residents and business owners. Over a two-year period, engagement strategies employed a multilingual outreach strategy, community assessments, and multiple community planning and visioning workshops. An online survey was posted to provide an opportunity for feedback from residents who did not attend meetings. A door-to-door survey of housing and services concerns was conducted by a local non-profit agency. Comments received through outreach and engagement activities were integrated into the resulting plan entitled <i>Washington Realized: A Sustainable Community Strategy</i>.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>The residents of Census Tract 101.01 are 71% Low and Moderate-Income and the residents of Census Tract 101.02 are 72% Low and Moderate-Income. When added together, the total area is 72% Low- and Moderate-Income. The Washington neighborhood was founded in 1850 and is the oldest portion of the City. Due to its age and the demands of urban development, infrastructure in Washington is in need of improvement including water, sewer, storm drain and transportation backbones. The neighborhoods of Bryte and Broderick also are challenged with undersized and aging infrastructure as well. The streets in these areas have unsignaled railroad crossings, interrupted sidewalks and many are not safe for pedestrian or bicycle traffic. Substantial utility and street improvements are needed in these neighborhoods to accommodate existing and alternative modes of travel for residents. The streets in these areas have unsignaled railroad crossings, interrupted sidewalks and many are not safe for pedestrian or bicycle traffic.</p>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Infrastructure improvements addressing street, frontage and accessibility issued would enhance safety and walkability for residents. Rehabilitation of smaller, aging single family homes would preserve the stock of entry-level ownership housing for first time homebuyers and ensure that lower-income homeowners are able to age in place in a home that serves their needs</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Washington (Census Tract 101.01) is particularly challenged with aging and undersized infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields), and a lack of economic vitality. Byte and Broderick (Census Tracts 101.01 and 101.02) also struggle with aging infrastructure. They are bisected by the Union Pacific railroad tracks, which link with the Sierra Pacific tracks through Washington. Streets and pedestrian pathways are interrupted with unsafe railroad crossings. Some streets have no sidewalks or bike lanes.</p>

**General Allocation Priorities**

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

The Washington neighborhood (Census Tract 101.01) was founded in 1850 and is the oldest portion of the City. Washington is one of the lowest-income areas and has been challenged for decades with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. Due to its age and the demands of urban development, infrastructure in Washington needs improvement including water, sewer, storm drain and transportation backbones. The neighborhoods of Bryte and Broderick also are challenged with undersized and aging infrastructure (Census Tracts 101.01 and 101.02). Substantial utility and street improvements are needed in these neighborhoods to accommodate existing and alternative modes of travel for residents. The residents of Census Tract 101.01 are 71.1% Low and Moderate-Income and the residents of Census Tract 101.02 are 72.3% Low and Moderate-Income. According to the HUD Low- and Moderate-Income Mapping Tool, Census Tract 101.01 has a poverty rate of 32% and Census Tract 101.02 has a poverty rate of 19%.

West Sacramento is not a recipient of HUD Housing Opportunities for Persons With AIDS (HOPWA) funding. HOPWA funding for the Sacramento region is administered by the Sacramento Housing and Redevelopment Agency (SHRA).



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

### Priority Needs

The following Table outlines needs of West Sacramento residents and neighborhoods identified through the citizen participation process, and the research and analysis of available community data, that will be prioritized for use of CDBG funds during the 2021-2025 planning period.

The Priority Needs Summary Table use the following household income level definitions as required by the HUD Consolidated Planning format, which differ from definitions used in all other sections of the plan: Extremely Low Income (0-30% of Area Median Income); Low Income (30-50% of AMI); Moderate Income (50-80% of AMI). The HUD CDBG term Low- and Moderate-Income refers to all persons at or below 80% of AMI.

**Table 48 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Address Factors Contributing to Housing Instability and Homelessness of West Sacramento Residents	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low-Income Chronic Homelessness Individuals	Chronic Substance Abuse Veterans
	<b>Geographic Areas Affected</b>	Citywide	
	<b>Associated Goals</b>	Create Low Barrier Housing Opportunities for Persons Experiencing Homelessness and Extremely Low-Income West Sacramento Residents  Address Supportive Services Needs of West Sacramento Residents Experiencing Homelessness	



	<b>Description</b>	<p>The most significant factors contributing to housing instability and homelessness in West Sacramento are the need for low barrier, Extremely Low-Income Housing and supportive services. There is a significant need for small units that will accept persons with limited income such as social security or disability payments who have credit, rental or criminal histories that can be barriers to entry in both affordable and market rate housing. The highest need is for 1-bedroom units affordable to Extremely Low-Income households.</p> <p>Persons experiencing homelessness often have difficulty accessing needed supportive services. Having a Homeless Coordinator to conduct intake assessments, make referrals to needed services, provide case management, and to assist with the search for housing is key to moving people out of homelessness and into permanent housing solutions.</p>	
	<b>Basis for Relative Priority</b>	<p>Consultations with local service providers serving the lowest income residents and persons experiencing homelessness note that it can be very difficult to move persons experiencing homelessness into permanent housing due to barriers of income, credit, rental history and/or criminal backgrounds. Without access to low barrier housing affordable at the Extremely Low-Income level, many homeless individual and families will not attain housing stability. Assessment, referrals and case management also are critical to reduce the incidence of homelessness.</p>	
2	<b>Priority Need Name</b>	Ageing and Undersized Infrastructure Serving Low- and Moderate-Income Neighborhoods	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low-Income Low-Income Moderate-Income	Families with Children Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Washington, Broderick and Bryte Neighborhoods	
	<b>Associated Goals</b>	Improve Infrastructure in Low- and Moderate-Income Neighborhoods	
	<b>Description</b>	Improvements to streets and sidewalks, including providing ADA access and pedestrian/bike safety upgrades in the residential neighborhoods of Washington, Broderick and Bryte (Census Tracts 101.01 and 101.02). CDBG funds will focus on the completion of infrastructure improvements in the Washington Realized plan and along Sacramento Avenue.	

	<b>Basis for Relative Priority</b>	<p>The Washington neighborhood (Census Tract 101.01) is the oldest portion of the City and one of the lowest-income areas. For decades, the neighborhood has dealt with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. Infrastructure in Washington needs improvement including street and sidewalks, water, sewer and storm drain. The adjacent neighborhoods of Bryte and Broderick (Census Tracts 101.01 and 101.02) also are challenged with undersized and aging infrastructure. Substantial utility and street improvements are needed in these neighborhoods to accommodate existing and alternative modes of travel for residents. The residents of Census Tract 101.01 are 71% Low and Moderate-Income and the residents of Census Tract 101.02 are 72% Low and Moderate-Income.</p>	
<b>3</b>	<b>Priority Need Name</b>	Affirmatively Further Fair Housing Choice	
	<b>Priority Level</b>	Low	
	<b>Population</b>	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Chronic Homelessness Individuals	Families with Children Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide	
	<b>Associated Goals</b>	Provide Fair Housing Services for Low- and Moderate-Income Residents	
	<b>Description</b>	Increase compliance with Fair Housing law and reduce evictions through outreach, education and enforcement.	
	<b>Basis for Relative Priority</b>	<p>The need for fair housing services is based on the Sacramento Regional Analysis of Impediments to Fair Housing Choice adopted in 2020. Both fair housing services and eviction prevention services were noted as needs during public meetings and in consultations with local service providers. This concern will only increase as eviction moratoriums in place during the COVID-19 pandemic reach their termination dates.</p>	

4	<b>Priority Need Name</b>	Strengthen Economic Opportunities for Low- and Moderate-Income Residents and Small Business Owners	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low-Income Low-Income	Moderate-Income Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide	
	<b>Associated Goals</b>	Support Small Business Success	
	<b>Description</b>	The City is committed to a policy of Inclusive Economic Development that provides opportunities for all sectors of the community. Programs or projects designed specifically to improve the earning potential of disadvantaged West Sacramento residents and entrepreneurs can support increased earning potential and position small businesses for success.	
	<b>Basis for Relative Priority</b>	Community input received during the citizen participation process and consultations with the West Sacramento Chamber of Commerce; in addition to comments received from the Economic Development and Housing Commission and the City Council underscore the need for small business support. Many businesses have struggled to remain viable and retain employees during the COVID-19 pandemic. The smallest businesses have the fewest resources available to survive long term. The City of West Sacramento has committed to a policy of inclusive economic development to ensure that future economic growth benefits residents from all sectors of the community.	
5	<b>Priority Need Name</b>	Preservation of Affordable Housing Stock	
	<b>Priority Level</b>	Low	
	<b>Population</b>	Extremely Low-Income Low-Income Moderate-Income	Large Families Families with Children Elderly

<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	Preserve the Affordable Housing Stock
<b>Description</b>	Rehabilitation of existing single-family and multifamily housing in older, less affluent neighborhoods is needed to preserve the stock of housing affordable to Low- and Moderate-Income households and to meet the needs of persons requiring accessibility modifications.
<b>Basis for Relative Priority</b>	A survey of West Sacramento housing conditions in neighborhoods with the oldest housing stock was conducted in 2020. Based on survey results, it is estimated that approximately 380 units need minor repair, 242 in need of moderate rehabilitation and 35 homes are best suited to demolition or reconstruction. Since these are less affluent neighborhoods, assistance to low-income owners and owners of affordable renter-occupied units is needed.

**Narrative (Optional)**

Priority needs were determined based on community input from focus group discussions, consultations with social service providers; in addition to comments from the City Council, the Economic Development and Housing Commission and the Parks, Recreation and Intergenerational Services Commission, and neighborhood outreach conducted during the *Washington Realized* planning process. Community input was reviewed in combination with the HUD Comprehensive Housing Affordability Survey (CHAS) data, ACS data from the U.S. Census, the Yolo County Homeless Point-in-Time Count, the City of West Sacramento Housing Element of the General Plan and other local data sources as required by HUD.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Affordable Housing Types
Tenant Based Rental Assistance (TBRA)	The most common funding sources for TBRA are the HUD HOME and ESG program. City normally does not receive ESG or HOME funds directly from HUD. The City is eligible to apply for funding under the competitive State of California HOME program. Due to changes in the State HOME program, TBRA cannot be used to cover the intensive staffing costs for the program. Recent federal and State COVID-19 relief bills have allocated a significant amount of funds for tenant-based rental assistance. The City received ESG-CV funds for rental assistance. Additional COVID-19 rental assistance funds will be administered by the State and Yolo County and likely will be expended during the first two years of this plan.
TBRA for Non-Homeless Special Needs	The City does not receive HOME or ESG funds directly from HUD that can be used for TBRA, except as noted above. Federal and State COVID-19 relief funds for tenant-based rental assistance are targeted to individuals and families impacted by the COVID-19 pandemic, especially seniors and persons with medical conditions that would place them in high-risk category. These funds will be administered by the State and Yolo County.
New Unit Production	New unit production is needed to address housing cost burdens. Low barrier to entry permanent housing affordable to Extremely Low-Income persons is a critical need. CDBG funding cannot be used for new housing construction, but it can be used to defray the cost of land acquisition, clearance or off-site infrastructure in support of new housing development.
Rehabilitation	There are an estimated 622 homes in older neighborhoods that need rehabilitation to retain the housing stock. Most of these units are owner-occupied. Currently, the City’s Owner-Occupied Housing Rehabilitation program does not have funding available, but the City anticipates securing a funding source and reinstating the program. The City will continue to support rehabilitation of affordable multifamily projects to maintain the rental housing stock and address housing cost burdens for renters. Funding sources will depend on the type of project, income levels of tenants and other factors.
Acquisition, including preservation	The City will continue to support the acquisition and preservation of affordable housing to maintain the affordable rental housing stock and address housing cost burdens. Funding sources will depend on the type of project, income levels of tenants and other factors.

**Table 49 – Influence of Market Conditions**



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

### Introduction

HUD has awarded \$495,243 in federal Entitlement CDBG funds to the City of West Sacramento for fiscal year 2021/2022. The City estimates receiving \$30,000 in program income from CDBG funded activities completed in previous years and has \$8,022 in unobligated 2018 General Administration funding available for reallocation. In addition, the City has allocated \$60,000 2019 CDBG funds to provide business education and counseling to owners of Microenterprise business enterprises. Program development is underway, and the program is expected to be active by July 2021. The City anticipates using General Administration funds for the provision of fair housing services.

The following funding also is available for housing activities: \$1,400,000 of State of California HOME program income; \$270,000 of State of California CalHome program income; and \$1,100,000 in the City of West Sacramento Housing Trust Fund. It is anticipated that much of this money will be used towards the development of affordable housing at West Gateway Place Phase 2.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$495,243	\$30,000	\$8,022	\$533,265	\$2,080,000	HUD has awarded \$495,243 in CDBG funds for FY 2021/2022. Program Income is estimated at \$30,000. Prior Year Resources of \$8,022 from unspent 2018 General Admin.

Table 50 - Anticipated Resources

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

The CDBG program does not require matching funds. However, the City of West Sacramento strives to leverage federal funding with State, local and private sources. As noted above, the City also has State CalHome program income of \$270,000 and \$1,100,000 of local funds in the City's Housing Trust Fund. It is anticipated that much of this money will be used towards the development of affordable housing at West Gateway Place Phase 2. The City uses local funds including General Fund and Measure N to pay for the City's Homeless Coordinator and towards a portion of the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.

In recent years, the City has used Project Homekey funds (a combination of federal and State funds for COVID-19 relief) to purchase a 40-unit motel and converted it to interim housing for homeless persons over age 65 or with health issues placing them at high risk of the COVID-19 virus. The City provided land for the Mercy Housing 85-unit permanent supportive housing project, in addition to local Housing Trust Funds and CDBG funds in support of the development. The City assisted with applications for a State of California No Place Like Home grant, and private foundation donations from Sutter Health and Partnership Health Plan of California. Yolo County Housing will provide 40 project-based vouchers to the project. State of California Affordable Housing and Sustainable Communities (AHSC) Program funds and State Housing Trust Fund and local City Housing Trust Fund money was used towards the development of affordable housing at West Gateway Place Phase 1. Local funds and AHSC were used towards infrastructure improvements in the Washington District.

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

The City owned a parcel at 825 Delta Lane which it sold to the developer of West Gateway Place Phase 1 for the development of 77 units of affordable housing. The City still owns the adjacent parcel which is set aside for development of Phase II which is anticipated to construct an additional 60 affordable units. The City provided both land and CDBG funds in support of the development of an 85-unit permanent supportive housing project for homeless persons with disabilities. Located at 1801 West Capitol Avenue, the project is a collaboration between Mercy Housing and Yolo County Housing and will operate on a low-barrier entry housing first model. It is currently under construction and scheduled to open in Fall 2021.

In December 2020, the City acquired a 40-unit motel to provide interim housing for homeless individuals in response to the COVID-19 pandemic. The site will operate as interim housing for homeless persons for a minimum of five years.



Most of the remaining City owned parcels are not appropriate for residential or facility development due to location, size constraints or contamination issues. However, the City will continue to seek usable sites, when available.

### **Discussion**

The City's annual allocation of CDBG funding and program income are only a portion of federal, State, local and private funding allocated to serving the needs of low-income residents and neighborhoods in West Sacramento. CDBG funds are allocated to projects where the funding can be used most efficiently, while more flexible funding sources are used for other critical service and infrastructure needs.

## **SP-40 Institutional Delivery Structure – 91.215(k)**

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

In 2019, The City of West Sacramento worked with Yolo County, the cities of Davis, Woodland and Winters, along with community partners to develop the *Yolo County Plan to Address Homelessness* to provide an overview of the state of homelessness and provide a set of solutions to improve and expand the system of care across the county. The report reveals that Yolo County has a strong homeless system of care with an extensive network of providers to deliver services and connect individuals and families with housing. While the system has a number of strengths there also are areas in need of improvement.

By shoring up and expanding crisis response and prevention services, working toward developing new affordable housing for those at the lowest end of the income spectrum, investing in services to stabilize physical and behavioral health, and improving coordination among all partners, Yolo County will see tangible improvements in its larger homeless system of care. Making progress in each of these areas will help further strengthen the system, working toward comprehensively meeting the needs of those most vulnerable. The plan focuses on:

- Strengthening the homeless crisis response system with an emphasis on developing prevention services.
- Increasing affordable housing options for the most vulnerable.
- Stabilizing and maintaining physical and behavioral health for those with the highest needs.
- Examining systems-level coordination and identifying opportunities for improved partnership

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Yolo County Homeless & Poverty Action Coalition	Continuum of Care	Homelessness Public Facilities Public Services	Region
Yolo County Housing	PHA	Public Housing Rental Public services	Region
Shores of Hope	Non-profit organizations	Homelessness Public Facilities Public Services	Jurisdiction
Yolo County Dept of Health & Human Services	Government	Homelessness Public Facilities Public Services	Region
Project Sentinel	Non-profit organizations	Public Services	Region
Legal Services of Northern California	Non-profit organizations	Public Services	Region
City of West Sacramento	Government	Economic Development Homelessness Ownership Planning Rental Neighborhood Improvements Public Facilities	Jurisdiction
Yolo County Children's Alliance	Non-profit organizations	Homelessness Public Services	Region
West Sacramento Housing Development Corporation	Non-profit organizations Developer	Rental	Jurisdiction

Jamboree Housing Corporation	Non-profit organizations Developer	Rental	State
Food Bank of Yolo County	Non-profit organizations	Public Services	Region
Yolo Community Care Continuum	Non-profit organizations	Homelessness Public Services	Region
Alta California Sacramento Regional Center	Non-profit organizations	Public Services	Region
Empower Yolo, Inc	Non-profit organizations	Public Services	Region
Friends of the Mission	Non-profit organizations Developer	Homelessness Rental	Region
Mercy Housing	Non-profit organizations Developer	Rental Public services	Region

**Table 51 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system for public services in West Sacramento is based on coordination and collaboration with non-profit service providers and Yolo County Department of Health & Human Services. Information gathered during the citizen participation process indicate that the most critical gap at this time is the need for permanent, low barrier to entry housing that is affordable to Extremely Low-Income persons. There is also a need for programs that assist lower-income residents to increase their earning potential.

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

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

<b>Other</b>			
Other			

**Table 52 - Homeless Prevention Services Summary**

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

The City's Homeless Coordinator is often the first point of contact for the chronically homeless. He primarily works in the field where homeless persons live including camps and transient motels. The Homeless Coordinator works closely with the Police Department and the Yolo County Department of Health and Human Services to identify individuals and families in need and to help them receive services as quickly as possible. Yolo County has created a Homeless Assessment and Referral system to coordinate and simplify access to appropriate service agencies. Designated Points of Entry in West Sacramento are the Yolo County Health & Human Services agency offices (HHS) and the Yolo County Children’s Alliance (YCCA) Family Resource Center.

Service providers include the member agencies of the Homeless and Poverty Action Coalition (HPAC) which acts as the regional Continuum of Care. Member agencies provide emergency shelter; transitional and permanent supportive housing; mental health treatment; healthcare; substance abuse treatment; food; Veteran’s Administration services; domestic violence shelter and counseling; sexual assault counseling; transitional housing for youth exiting foster care or who were victims of trafficking, and other social services.

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

Services targeted to special needs populations that are available in West Sacramento include healthcare and mental health treatment, housing search assistance, assistance with applying for income payments or healthcare coverage, food and nutrition, transportation, legal services and fair housing counseling and education. Based on information gathered during the citizen participation process and data research, gaps exist in the need for education and job skills training for disadvantaged youth, homeless and other underprivileged populations. Support for eviction prevention needed as well, and this need will increase as COVID-19 eviction moratoriums expire. Although food and nutrition assistance are available, services cannot meet the need, especially since the advent of the COVID-19 pandemic.

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

The City of West Sacramento is a participating agency in the *Yolo County Plan to Address Homelessness*. The City will address the goals of the plan using the following strategies:

- Strengthening the homeless crisis response system with an emphasis on developing prevention services – The City’s Homeless Coordinator will continue to conduct outreach to individuals and families at risk of homelessness and provides referrals to services and housing to prevent homelessness.
- Increasing affordable housing options for the most vulnerable – The City has created a 40-bed interim housing program and an 87-unit permanent housing project is currently under construction. This plan establishes a goal to create low-barrier entry housing for persons at Extremely Low-Income Levels over the next five years.
- Stabilizing and maintaining physical and behavioral health for those with the highest needs – The City’s Homeless Coordinator conducts initial screening assessments and provides referrals to health services as needed.
- Examining systems-level coordination and identifying opportunities for improved partnership – The City continues to be a leader in homeless advocacy and an active member of the Homeless and Poverty Action Coalition, the local Continuum of Care.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

	Goal Name	Start Year	End Year	Category(ies)	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator(s)
1	<b>Address the Supportive Services Needs of West Sacramento Residents Experiencing Homelessness</b>	2021	2025	Very Low-Income Extremely Low-Income Homeless	Citywide	Address factors contributing to housing instability and homelessness of West Sacramento residents.	CDBG \$0	Persons assisted: 100
2	<b>Create Low Barrier Housing Opportunities for Persons Experiencing Homelessness and Extremely Low-Income West Sacramento Residents</b>	2021	2025	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Address factors contributing to housing instability and homelessness of West Sacramento residents	CDBG \$1,000,000	Housing for Homeless added: 30 Permanent Housing Units
3	<b>Improve Infrastructure in Low- and Moderate-Income Neighborhoods</b>	2021	2025	Non-Housing Community Development	Washington, Broderick and Bryte Neighborhoods	Ageing and Undersized Infrastructure Serving Low- and Moderate-Income Neighborhoods	CDBG \$1,000,000	Infrastructure serving: 9,145 Persons
4	<b>Provide Fair Housing Services for Low- and Moderate-Income Residents</b>	2021	2025	Affordable Housing Non-Homeless Special Needs	Citywide	Affirmatively Further Fair Housing Choice	CDBG \$20,000	Persons assisted: 50



	Goal Name	Start Year	End Year	Category(ies)	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator(s)
5	<b>Support Small Business Success</b>	2021	2025	Non-Housing Community Development	Citywide	Strengthen Economic Opportunities for Low- and Moderate-Income Residents and Small Business Owners	CDBG \$60,000	Businesses assisted: 20
6	<b>Preserve the Affordable Housing Stock</b>	2021	2025	Affordable Housing	Citywide	Preservation of Affordable Housing Stock	CDBG \$0 Use of other local funds is anticipated	Homeowner Housing Rehabilitated: 10 Housing Units Preservation of Affordable Housing: 72 Housing Units

**Table 53 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	<b>Address the Supportive Services needs of West Sacramento Residents Experiencing Homelessness</b>
	<b>Goal Description</b>	Continue support of the Downtown Streets Team, a work-first model providing persons experiencing homelessness in West Sacramento an opportunity to gain work experience completing community beautification projects on the West Capitol Avenue corridor and along the riverbank. Continue to support the City’s Homeless Coordinator position. Continue to support the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.
2	<b>Goal Name</b>	<b>Create Low Barrier Housing Opportunities for Persons Experiencing Homelessness and Extremely Low-Income West Sacramento Residents</b>
	<b>Goal Description</b>	Develop 30 units of permanent housing affordable to Extremely Low-Income households experiencing barriers to securing or sustaining stable housing. The focus will be on development of 1-bedroom units for West Sacramento residents experiencing or at risk of homelessness. Units will have low barriers to entry that will allow persons at risk of homelessness and persons currently experiencing homelessness to achieve housing success.
3	<b>Goal Name</b>	<b>Improve Infrastructure in Low- and Moderate-Income Neighborhoods</b>
	<b>Goal Description</b>	Provide infrastructure improvements to ageing and undersized infrastructure in older neighborhoods suffering from disinvestment. Complete improvements in the Washington neighborhood based on the <i>Washington Realized Strategic Plan</i> and along Sacramento Avenue in the Bryte and Broderick neighborhoods (Census Tracts 101.01 and 101.02).
4	<b>Goal Name</b>	<b>Provide Fair Housing Services for Low- and Moderate-Income Residents</b>
	<b>Goal Description</b>	Provide support for fair housing counseling, education and enforcement services to affirmatively further fair housing choice, strengthen compliance with fair housing laws and reduce the incidence of eviction in West Sacramento.
5	<b>Goal Name</b>	<b>Support Small Business Success</b>
	<b>Goal Description</b>	Strengthen economic opportunities for small business owners and employment of Low- and Moderate-Income persons by continuing the Microenterprise Program to help entrepreneurs take advantage of economic opportunities as the COVID-19 pandemic recedes. The program provides business counseling and education to Low- and Moderate-Income owners of businesses with up to 5 employees. Program will include technical assistance to businesses interested in improving internet or App based sales or service delivery.

<b>6</b>	<b>Goal Name</b>	<b>Preserve the Affordable Housing Stock</b>
	<b>Goal Description</b>	Provide housing rehabilitation funding for single family units occupied by Low- and Moderate-Income residents. Support preservation of affordability for rental units at risk of conversion to market rate units. CDBG funds are not anticipated to be used towards this goal as other funding sources are available.

**Estimate the number of Extremely Low-Income, Low-Income, and Moderate-Income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The Mercy Housing/Yolo County Housing permanent supportive housing project will provide 86 units of housing affordable to Extremely Low-Income (0-30% AMI) and Very Low-Income (30-50% AMI) persons with disabilities who are experiencing or at risk of homelessness. The West Gateway Place Phase 2 affordable housing project under development will provide 60 units of affordable housing. At least 6 units will be permanent supportive housing for Extremely Low-Income households and the remaining units will be affordable to households at 50% of AMI (Very Low-Income) and 60% of AMI (Low-Income). It is anticipated that the Owner-Occupied Housing Rehabilitation program will improve the homes of 10 Low- and Moderate-Income families, approximately half of whom are expected to be Very Low-Income households. Preservation of affordable housing at Margaret McDowell Manor would continue the provision of 72 units of housing for Very Low-Income seniors. The interim housing at Rodeway Inn provides 40 units of housing to Extremely Low-Income persons experiencing homelessness.

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

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

The Housing Authority of the County of Yolo is not under a Section 504 Voluntary Compliance Agreement.

### **Activities to Increase Resident Involvements**

The Yolo County Housing 2020-2024 Five Year Agency Plan includes the following goals:

- Improve linkage by having housing authority Commissioners serve as ambassadors with our existing and emergent partnerships to help expand capacity and to help link our services to local needs more seamlessly.
- Work with our partners to expand opportunity and self-sufficiency for residents and participants as well as to continue to participate in the Joint Emergency Management Services to ensure that our people and our properties are prepared for emergencies.
- Expand opportunities within the Yolo County Housing umbrella for resident and participant job training.

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

The Housing Authority of the County of Yolo is not designated as a troubled agency.

### **Plan to remove the ‘troubled’ designation.**

Not applicable.

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

### **Barriers to Affordable Housing**

In California, the most significant barrier to affordable housing development is the cost of housing relative to household income. Bridging the gap between the two requires a considerable amount of subsidy. The City of West Sacramento has developed housing policies to encourage the development of affordable housing. Despite the City's policies, development of affordable housing is a lengthy and costly process. Multiple funding sources are usually must be "layered" for each project. Conflicting requirements between the various funding sources can result in costly delays and escalating construction costs. Land use restrictions, development impact fees, environmental analysis and mitigation, federal and State prevailing wage also have an impact on the cost of development.

Land costs typically account for a large share of the cost of housing. High land costs may make housing development infeasible or result in high rents or sales prices. A search of Zillow and Trulia in September 2020 found that single family lots in West Sacramento had prices ranging from \$85,000 to \$320,000. Per unit costs for multifamily zoned properties ranged from \$46,000 per unit to \$145,000 per unit. Construction and labor costs also factor into housing development, as well as connections to utilities, water, sewer and offsite infrastructure improvements. Current estimates report the average construction cost for a typical wood-framed 2,000 square foot home to be \$122 per square foot (total of \$244,000). Multifamily construction costs range from \$109,800 to \$183,000 for a 900 to 1,500 square foot unit.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The cost of land, development and construction is the most difficult barrier to the creation of affordable housing in West Sacramento. To address this barrier, the City created a Housing Trust fund that has provided financial assistance to 161 units of affordable housing since inception in 2014. Additional Housing Trust Fund money has been committed to the development of 60 units of affordable housing at the West Gateway Place Phase 2 project. City staff provide support to developers of affordable housing and assist with federal and State funding applications if needed.

In 2014, the City adopted an inclusionary housing ordinance that requires developers of multifamily projects to make 5% of units affordable to Very Low-Income households and 5% to Low-Income Households. For sale projects must make 10% of units available to Low-Income Households. Inclusionary units are generally required to be built onsite and disbursed to avoid over-concentration. The ordinance allows developers to propose an alternative such as payment of in-lieu fees to be placed in the City's Housing Trust Fund.

The City's zoning ordinance provides for a wide range of housing to meet the needs of households across a broad spectrum of income levels. The ordinance allows residential development in both

residential and commercially zoned areas. Four residential zoning designations allow single family development by right, one allows it with a minor use permit, and one allows with a conditional use permit. Three residential zoning designations allow multifamily development by right. The Central Business District, Commercial, Mixed-Use and Waterfront zoning designations allow residential development. The City provides a “density bonus” which encourages the production of lower-income and senior housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of West Sacramento is an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care organization. The City works with HPAC member agencies to develop permanent supportive housing for at-risk and chronically homeless individuals and families.

The City's Homeless Coordinator is embedded in the Police Department and works closely with Yolo County and other service providers to address the needs of persons experiencing homelessness in West Sacramento. The Homeless Coordinator primarily works "in the field" and often makes first contact with unsheltered individuals and families. The Coordinator is tasked with intake assessments, referrals to needed services, case management, and assistance with gaining permanent housing situations. Homeless families with children are referred to Yolo County CalWORKs program to access the services and assistance they provide. Individuals without children do not qualify for CalWORKs and are the focus of the Homeless Coordinator's case management services.

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

The City of West Sacramento has taken a multi-modal approach to addressing the impact of homelessness. As noted above, the City's Homeless Coordinator is the first point of contact for most persons experiencing homelessness. In addition, the City funds a portion of the Yolo County Homeless Coordinator position and pays towards overhead at the Fourth and Hope Homeless Shelter in Woodland (formerly known as the Yolo Wayfarer Center). Many of the shelter's residents originate from West Sacramento. Shores of Hope (formerly known as Broderick Christian Center) operates 11 units of interim housing in West Sacramento for youth transitioning out of foster care or who have been victims of trafficking. The City purchased, rehabilitated and gave the units to Shores of Hope in the 1990s.

In partnership with Yolo County, the City purchased the 40-unit Rodeway Inn to serve homeless individuals susceptible to the COVID-19 virus in 2020. The City used CDBG program income, CDBG-CV and State of California Homekey funds to provide non-congregate interim housing for persons experiencing homelessness who are in high-risk categories.

**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 implemented the Downtown Streets Team in 2019. Unsheltered homeless participants, most of whom are chronically homeless, carry out community beautification and maintenance activities around the City. In exchange, they receive case management, counseling, housing navigation services, employment assistance services and financial rewards for basic needs in the form of rent stipends or gift cards. Program activities include tasks such as garbage pickup, graffiti removal, and even assisting with the cleanup of homeless encampments. The Downtown Streets Team concept is designed to operate within downtown districts to decrease the incidence of panhandling and other visible effects of homelessness while simultaneously improving those areas and providing unsheltered individuals a path to housing and employment stability.

The City has provided both land and CDBG funds in support of the development of an 85-unit permanent supportive housing project for homeless persons with disabilities. The project will operate on a low-barrier entry housing first model. Supportive services needed to ensure housing stability will be offered onsite. The project is currently under construction and scheduled to open in Fall 2021.

The City provided HUD Neighborhood Stabilization Program (NSP) funds to Friends of the Mission to purchase and rehabilitate vacant single family and duplex homes to create 8 beds of permanent supportive housing for formerly homeless persons. The Yolo County Housing Authority administers 2 units of permanent supportive housing for persons with mental disabilities in West Sacramento.

The following Strategic Plan goals will facilitate access to housing and reduce the likelihood of a return to homelessness:

**Goal 1 - Address the supportive services needs of West Sacramento residents experiencing homelessness.** Continue support of the Downtown Streets Team, a work-first model providing persons experiencing homelessness in West Sacramento an opportunity to gain work experience completing community beautification projects on the West Capitol Avenue corridor and along the riverbank. Continue to support the City's Homeless Coordinator position. Continue to support the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.

**Goal 2 - Create Low Barrier Housing Opportunities for Persons Experiencing Homelessness and Extremely Low-Income West Sacramento residents.** Develop 30 units of permanent housing affordable to Extremely Low-Income households experiencing barriers to securing or sustaining stable housing. The focus will be on development of 1-bedroom units for West Sacramento residents experiencing or at risk of homelessness. Units will have low barriers to entry that will allow persons at risk of homelessness and persons currently experiencing homelessness to achieve housing success.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being**



**discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

HPAC members have created a continuum of care with services appropriate for individuals and families who may be at risk of homelessness. The Yolo County Department of Health and Human Services (HHS) and the Yolo Family Resource Center have offices in West Sacramento to provide to access support services and resources needed to encourage health, housing stability and self-sufficiency. The Center for Families operates a HUD funded Rapid-Rehousing program to help at risk individuals and families avoid becoming homeless. Shores of Hope provides employment counseling, job training to Extremely Low-Income persons and interim housing for youth transitioning out of foster care or who have been victims of trafficking. Member agencies of HPAC work closely with institutions to minimize the incidence of discharge into a homeless situation.

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

### **Actions to address LBP hazards and increase access to housing without LBP hazards.**

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 227 lower-income homeowners through the Owner-Occupied Housing Rehabilitation Program. Homes of an age that places them at-risk of lead-based pain contamination are provided testing and abatement assistance, when appropriate. Currently, the City does not have funding for the program, but anticipates securing a funding source and reinstating the program during the five-term term of this plan.

The City provides support and technical assistance to owners of affordable multifamily units seeking financing for rehabilitation of their properties. The City applies for funding on behalf of an affordable project or will provide local funds when available. Lead-based paint testing and abatement are funded, when appropriate.

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

State of California Department of Public Health estimates that in Yolo County, 2.7% of children have a blood lead level of 4.5 mcg/dL or greater. There are 14,183 children age 6 or younger in the county or an estimated 383 children age 6 or younger with elevated blood lead levels. The ACS reports that there are 8,760 housing units in West Sacramento built before 1980. Units of this age may contain lead-based paint. Of these units, 3,635 are occupied by households with children who are most at-risk of lead-based paint poisoning. The majority of child-occupied units are owner-occupied (60%). As noted above, the City's Owner-Occupied Housing Rehabilitation Program has assisted 227 units, which ensures that these units are free of lead-based paint hazards.

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

Implementation of HUD lead-based paint reduction requirements is included in the City's Owner-Occupied Housing Rehabilitation Program guidelines and the Multifamily Rental Rehabilitation Program guidelines. The Strategic Plan includes a goal implementing the housing rehabilitation program:

**Goal 6 - Preserve the Affordable Housing Stock.** Provide housing rehabilitation funding for single family units occupied by Low- and Moderate-Income residents.

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

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

The City of West Sacramento takes a strong leadership role in the development of affordable housing choices for residents of all income levels and family types. As an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest members of the community. Each year, the City provides funding towards the salary of county staff assigned to administer HPAC and to homeless shelter at Fourth & Hope located in Woodland.

In 2019, the City participated with HPAC, Yolo County, and the cities of Davis, Woodland and Winters to develop the Yolo County Plan to Address Homelessness. The plan establishes a set of solutions to improve and expand the system of care across the county which focus on strengthening the homeless crisis response system with an emphasis on developing prevention services; increasing affordable housing options for the most vulnerable; stabilizing and maintaining physical and behavioral health for those with the highest needs; and examining systems-level coordination and identifying opportunities for improved partnership.

The West Sacramento Homerun program provides access to high-quality learning for children of all income levels and financial assistance for post-secondary education and training. The Summer STEPS program has been integrated into the Homerun and provides opportunities for youth to develop valuable workplace skills. The goal of the Homerun program is to prepare youth to enter adulthood with the skills needed to obtain meaningful employment, start new businesses and raise thriving families in West Sacramento.

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

The following goals of the five-year Strategic Plan are proposed to improve the lives of residents living in poverty in West Sacramento:

**Goal 1 - Address the supportive services needs of West Sacramento residents experiencing homelessness.** Continue support of the Downtown Streets Team, a work-first model providing persons experiencing homelessness in West Sacramento an opportunity to gain work experience completing community beautification projects on the West Capitol Avenue corridor and along the riverbank. Continue to support the City's Homeless Coordinator position. Continue to support the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.

**Goal 2 - Create Low Barrier Housing Opportunities for Persons Experiencing Homelessness and Extremely Low-Income West Sacramento residents.** Develop 30 units of permanent housing affordable to Extremely Low-Income households experiencing barriers to securing or sustaining stable housing. The

focus will be on development of 1-bedroom units for West Sacramento residents experiencing or at risk of homelessness. Units will have low barriers to entry that will allow persons at risk of homelessness and persons currently experiencing homelessness to achieve housing success. In West Sacramento, there are 1,685 Extremely Low-Income renter households paying more than 50% of income towards housing costs. Such a high housing cost burden is especially difficult for households at this income level because they have very little, if any, disposable income to cover other necessities. Often, they do not have savings to cover emergencies or a temporary loss of income stream. This places these households at a high risk of becoming homeless in the event of illness, job loss, car repairs or other unexpected economic stressors.

**Goal 3 - Construct Infrastructure Improvements in Low-Income Neighborhoods.** Provide infrastructure  
**Goal 3 - Improve Infrastructure in Low- and Moderate-Income Neighborhoods.** Provide infrastructure improvements to ageing and undersized infrastructure in older neighborhoods suffering from disinvestment. Complete improvements in the Washington neighborhood based on the *Washington Realized* Strategic Plan and along Sacramento Avenue in the Bryte and Broderick neighborhoods (Census Tracts 101.01 and 101.02). According to the HUD Low- and Moderate-Income Mapping Tool, Census Tract 101.01 has a poverty rate of 32% and Census Tract 101.02 has a poverty rate of 19%.

**Goal 4 - Provide Fair Housing Services for Low- and Moderate-Income Residents.** Provide support for fair housing counseling, education and enforcement services to affirmatively further fair compliance and reduce the incidence of eviction in West Sacramento.

## **SP-80 Monitoring – 91.230**

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

The City uses a web-based housing monitoring compliance software to ensure that affordable housing project managers follow all regulations regarding tenant income and rent calculation. Prior to the arrival of the COVID-19 virus, the City conducted on-site monitoring at least once every three years to verify data, inspect units for habitability and to educate property managers on affordable housing requirements. Monitoring is conducted remotely at this time due to public health concerns, but onsite inspections will be reinstated when it is deemed safe.

All subrecipients receiving CDBG funding are required to follow HUD procurement procedures including outreach to minority businesses. The City conducts on-site monitoring of Subrecipients at least once per year to verify compliance with all contract requirements and federal policies. The City follows a HUD-compliant procurement process for contractors paid with CDBG funds including outreach to minority businesses.

All programs or projects funded with CDBG funds will collect beneficiary data meeting HUD requirements, which will be entered into the HUD Integrated Disbursement and Information System (IDIS reporting system in compliance with the Consolidated Plan.

## Expected Resources

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

#### Introduction

HUD has awarded \$495,243 in federal Entitlement CDBG funds to the City of West Sacramento for fiscal year 2021/2022. The City estimates receiving \$30,000 in program income from CDBG funded activities completed in previous years and has \$8,022 in unobligated 2018 General Administration funding available for reallocation. In addition, the City has allocated \$60,000 2019 CDBG funds to provide business education and counseling to owners of Microenterprise business enterprises. Program development is underway, and the program is expected to be active by July 2021. The City has obligated \$20,000 in CDBG General Admin to the provision of fair housing services. These amounts are not included in the Anticipated Resources table below.

The following funding also is available for housing activities: \$1,400,000 of State of California HOME program income; \$270,000 of State of California CalHome program income; and \$1,100,000 in the City of West Sacramento Housing Trust Fund. It is anticipated that much of this money will be used towards the development of affordable housing at West Gateway Place Phase 2.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of the Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public – federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$495,243	\$30,000	\$8,022	\$533,265	\$2,080,000	FY 2021/2022 CDBG allocation of \$495,243 plus \$8,022 in reallocated 2018 funds. The City anticipates \$30,000 in Program Income.

**Table 54 - 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 program does not require matching funds. However, the City of West Sacramento strives to leverage federal funding with State, local and private sources. As noted above, the City also has State CalHome program income of \$270,000 and \$1,100,000 of local funds in the City’s Housing Trust Fund. It is anticipated that much of this money will be used towards the development of affordable housing at West Gateway Place Phase 2. The City uses local funds including General Fund and Measure N to pay for the City’s Homeless Coordinator and towards a portion of the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.

The CDBG program does not require matching funds. However, the City of West Sacramento strives to leverage federal funding with State, local and private sources. As noted above, the City also has State CalHome program income of \$270,000 and \$1,300,000 of local funds in the City’s Housing Trust Fund. It is anticipated that much of this money will be used towards the development of affordable housing at West Gateway

Place Phase 2. The City uses local funds including General Fund and Measure N to pay for the City's Homeless Coordinator and towards a portion of the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.

In recent years, the City has used Project Homekey funds (a combination of federal and State funds for COVID-19 relief) to purchase a 40-unit motel and converted it to interim housing for homeless persons over age 65 or with health issues placing them at high risk of the COVID-19 virus.

The City provided land for the Mercy Housing 8- unit permanent supportive housing project, in addition to local Housing Trust Funds and CDBG funds in support of the development. The City assisted with applications for a State of California No Place Like Home grant, and private foundation donations from Sutter Health and Partnership Health Plan of California. Yolo County Housing will provide 40 project-based vouchers to the project.



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

The City owned a parcel at 825 Delta Lane which it sold to the developer of West Gateway Place affordable housing phase 1 for the development of 77 units of affordable housing. The City still owns the adjacent parcel which is set aside for development of phase 2 of the project.

The City provided both land and CDBG funds in support of the development of an 85-unit permanent supportive housing project at 1801 West Capitol Avenue for homeless persons with disabilities. The project, a collaboration between Mercy Housing and Yolo County Housing, will operate on a low-barrier entry housing first model. It is currently under construction and scheduled to open in Fall 2021.

Most of the remaining City owned parcels are not appropriate for residential or facility development due to location, size constraints or contamination issues. However, the City will continue to seek usable sites, when available.

**Discussion**

The City's federal Entitlement CDBG funds are only a portion of total funding allocated to serving the needs of low-income residents and neighborhoods. CDBG funds are allocated to projects where the funding can be used most efficiently, while more flexible funding sources are used for other critical service and infrastructure needs.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Washington Infrastructure	2021	2022	Non-Housing Community Development	Washington, Broderick and Bryte	Ageing and Undersized Infrastructure Serving Low- and Moderate-Income Neighborhoods	CDBG \$434,217	Infrastructure serving: 2,040 Persons
2	Support Small Business Success	2021	2023	Non-Housing Community Development	Citywide	Strengthen Economic Opportunities for Low- and Moderate-Income Residents and Small Business Owners	CDBG \$60,000	Businesses assisted: 20 Businesses
3	Provide Fair Housing Services	2021	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Affirmatively Further Fair Housing Choice	CDBG \$20,000	Persons assisted: 50 Persons

Table 55 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	E and F Street Improvements
	<b>Goal Description</b>	The City will complete infrastructure projects outlined in the <i>Washington Realized Strategy</i> . The Washington Infrastructure Project will improve pedestrian safety and accessibility along E Street and F Street between 5th and 6th Streets within the Washington District. The proposed project includes new street lighting, attached and separated sidewalks, driveways, and new curb ramps all of which will be Americans with Disabilities Act (ADA) compliant. Landscaping and irrigation will be added similar to landscaping recently constructed within the Washington District. The project is located in Census Tract 101.01 Block Group 4. Residents of the area are 100% Low- and Moderate-Income, and 91% are under the Very Low-Income level. Block Group 4 is home to more persons living under the federal poverty level than any other Block Group in the City.
2	<b>Goal Name</b>	Support Small Business Success
	<b>Goal Description</b>	Strengthen economic opportunities for small businesses by continuing the Microenterprise Program to help entrepreneurs take advantage of economic opportunities as the COVID-19 pandemic recedes. The program provides business counseling and education to Low- and Moderate-Income owners of businesses with up to 5 employees. Program will include technical assistance to businesses interested in improving internet or App based sales or service delivery. The City has obligated \$60,000 in 2019 CDBG funds to this activity.
3	<b>Goal Name</b>	Provide Fair Housing Services
	<b>Goal Description</b>	The City will continue to contract with a qualified provider of fair housing education and counseling services targeted to Low- and Moderate-Income residents. CDBG General Administration funds will be used for this activity.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of West Sacramento will focus 2021/2022 CDBG funds on the completion of the Washington Infrastructure Project. In addition to the current year funding, the City has allocated \$60,000 from 2019 CDBG funds to provide business education and counseling to owners of Microenterprise business enterprises and \$20,000 in CDBG General Administration funding to the provision of fair housing services.

#### Projects

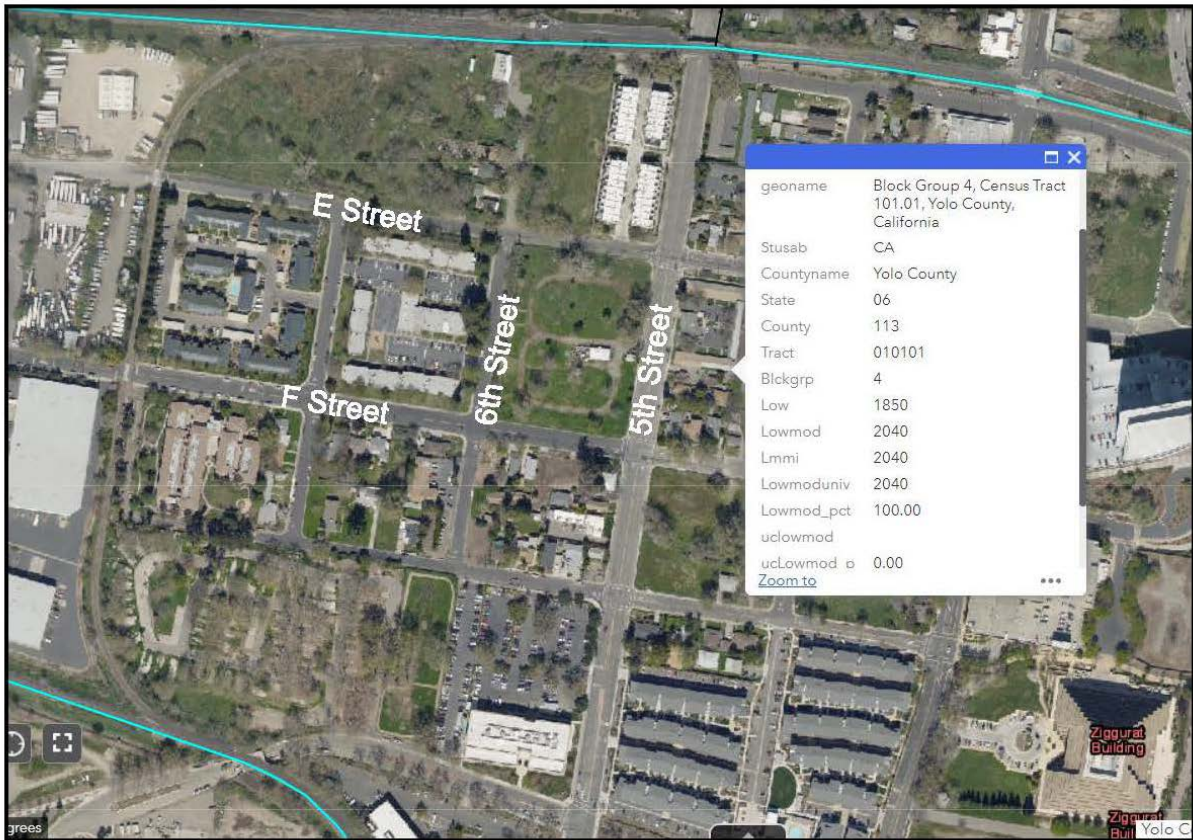
Number	Project Name
1	2021 Washington Infrastructure Improvements
2	2021 General Administration and Planning

**Table 56 – Project Information**

The 2021 Washington Infrastructure Improvements project will add \$434,217 of CDBG funds to the \$766,490 in 2019 and 2020 CDBG funds to complete pedestrian safety and accessibility improvements along E Street and F Street between 5<sup>th</sup> and 6<sup>th</sup> Streets. Located in the Washington District, the project includes new street lighting, attached and separated sidewalks, driveways, and new curb ramps all of which will be Americans with Disabilities Act (ADA) compliant. Landscaping and irrigation will be added similar to landscaping recently constructed in other areas of the Washington District.

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

The E and F Street Improvement Project is located in the Washington District, a neighborhood that has suffered from disinvestment for decades. This section of E and F Streets are located in Census Tract 101.01 Block Group 4. The HUD Low- and Moderate-Income Mapping Tool was used to produce the map below and indicates that 100% of persons residing in Block Group 4 are Low- and Moderate-Income, and 91% are under the Very Low-Income level. Block Group 4 is home to more persons living under the federal poverty level than any other Block Group in West Sacramento.



### Washington Infrastructure Project Map

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	2021 Washington Infrastructure Improvements
	<b>Target Area</b>	Washington, Broderick and Bryte Neighborhoods
	<b>Goals Supported</b>	Improve Washington Infrastructure
	<b>Needs Addressed</b>	Ageing and Undersized Infrastructure Serving Low- and Moderate-Income Neighborhoods
	<b>Funding</b>	CDBG: \$434,217
	<b>Description</b>	The 2021 Washington Infrastructure Improvements project will add \$434,217 of CDBG funds to the \$766,490 in 2019 and 2020 CDBG funds to complete pedestrian safety and accessibility improvements along E Street and F Street between 5th and 6th Streets. Located in the Washington District, the project includes new street lighting, attached and separated sidewalks, driveways, and new curb ramps all of which will be Americans with Disabilities Act (ADA) compliant. Landscaping and irrigation will be added similar to landscaping recently constructed in other areas of the Washington District.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project site is located in the Washington neighborhood, Census Tract 101.01 Block Group 4. The 2,040 residents in this Block Group are 100% Low- and Moderate-Income (at or below 80% of AMI), and 91% are below the Very Low-Income limit (at or below 50% AMI).
	<b>Location Description</b>	E and F Streets between 5th and 6th Streets. Located in the Washington neighborhood in Census Tract 101.01 Block Group 4.

	<b>Planned Activities</b>	Street and frontage improvements along E and F Streets between 5th and 6th Streets will improve pedestrian safety and accessibility within the Washington District. The project includes new street lighting, attached and separated sidewalks, driveways, and new curb ramps all of which will be Americans with Disabilities Act (ADA) compliant. Landscaping and irrigation will be added similar to landscaping recently constructed in other areas of the Washington District.
2	<b>Project Name</b>	2021 General Administration and Planning
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$99,048
	<b>Description</b>	General administration and planning for the CDBG program, including environmental reviews and fair housing activities.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Washington Infrastructure Improvements project will serve 2,040 residents and an estimated 50 Low- and Moderate-Income families will receive fair housing services.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	General administration and planning for CDBG eligible activities including the E and F Street Improvements project which will provide accessibility and walkability improvements in a very low-income neighborhood, fair housing services, microenterprise services and other administration and planning activities.



## 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.

Infrastructure improvements will be completed on E and F Streets between 5<sup>th</sup> and 6<sup>th</sup> Streets in the Washington Neighborhood. The project is located in Census Tract 101.01 Block Group 4. Residents in this Block Group are 100% Low- and Moderate-Income and 91% are under the Very Low-Income limit. Block Group 4 is home to more persons living under the federal poverty level than any other Block Group in the City.

Minority populations are disbursed throughout the City and the *Analysis of Impediments* concludes that there are no Census Tracts that meet the HUD definition of a racially or ethnically concentrated areas of poverty (R/ECAP). However, there are Census Tracts with relatively higher concentrations of minority residents, based on the 2019 ACS. Racial disbursement in Census Tract 101.01 is close to the average found throughout the City. However, the area has a significantly higher percentage of Hispanic residents at 51.4%, compared to the entire City at 30.1%.

### Geographic Distribution

Target Area	Percentage of Funds
Washington, Broderick and Bryte Neighborhoods	81%

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The 2021 Washington Infrastructure Improvement project will focus on E and F Streets between 5<sup>th</sup> and 6<sup>th</sup> Streets in Census Tract 101.01 Block Group 4, located in the Washington neighborhood. Washington was founded in 1850 and is the oldest portion of the City. Due to its age and the demands of urban development, infrastructure in Washington needs improvement including water, sewer, storm drain and transportation backbones. Streets in the area have un signaled railroad crossings, interrupted sidewalks and many are not safe for pedestrian or bicycle traffic. Substantial utility and street improvements are needed to accommodate existing and alternative modes of travel for residents. The residents of Census Tract 101.01 (Washington and eastern Broderick) are 71.1% Low- and Moderate-Income and the residents of Block Group 4 are 100% Low- and Moderate-Income and 91% are under the Very Low-Income limit.

## Discussion

Completion of street and frontage improvements along E and F Street supports the goals in the HUD funded *Washington Realized Complete Community Strategy*.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

In California, the most significant barrier to affordable housing development is the cost of housing relative to household income. Bridging the gap between the two requires a considerable amount of subsidy. The City of West Sacramento has developed housing policies to encourage the development of affordable housing for lower-income residents. Despite the City’s policies, development of affordable housing is a lengthy and costly process. Multiple funding sources are usually must be “layered” for each project. Conflicting requirements between the various funding sources can result in costly delays and escalating construction costs. The cost of land, land use restrictions, development impact fees, environmental analysis and mitigation, federal and State prevailing wage also have an impact on the cost of development.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	60
Non-Homeless	
Special-Needs	85
Total	145

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	40
The Production of New Units	85
Rehab of Existing Units	0
Acquisition of Existing Units	0
<b>Total</b>	<b>125</b>

**Table 59 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

In December 2020, the City purchased the 40-unit Rodeway Inn to serve homeless individuals susceptible to the COVID-19 virus. The City used CDBG program income, CDBG CARES Act (CDBG-CV), local Measure E funds, federal Coronavirus Relief Funds and State of California Homekey Program funds to provide non-congregate interim housing for persons experiencing homelessness. The goal of the program is to get people stabilized and moved into permanent housing. It is anticipated that the project will serve 60 homeless households in 2021/2022.

The City assisted with the development of an 85-unit permanent supportive housing project for homeless persons with disabilities. The project, a collaboration between Mercy Housing and Yolo County Housing will operate on a low-barrier entry housing first model. It is currently under construction and scheduled to open in Fall 2021 (see photo on cover page). The City provided land for the project, in addition to local Housing Trust Funds and CDBG funds in support of the development. The City assisted with applications for a State of California No Place Like Home grant, and private foundation donations from Sutter Health and Partnership Health Plan of California. Yolo County Housing will provide project-based Housing Choice Vouchers for 40 units in the project.

The City has committed State of California HOME program income and local Housing Trust Fund money the development of 60 units of affordable housing at West Gateway Place Phase 2. The project is in the development phase but is not expected to be under construction in program year 2021/2022.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing.**

New Hope Community Development Corporation, a subsidiary agency of Yolo County Housing, has partnered with Mercy Housing to build an 85-unit permanent supportive housing project for homeless persons with disabilities. Yolo County Housing will provide 60 project-based vouchers in support of the development. The housing complex will operate on a low-barrier entry housing first model. It is currently under construction and scheduled to open in Fall 2021.

Yolo County Housing has applied for the HUD Rental Assistance Demonstration program (RAD) to preserve affordable housing in the jurisdiction. As part of the application process, Yolo County Housing has received a Commitment to Enter into a Housing Assistance Payment contract from HUD. RAD, or a similar repositioning strategy as approved by HUD, will allow the housing authority to convert public housing into a more sustainable financial framework and enable the agency to address deferred maintenance needs of the properties. In addition, repositioning allows for the public housing projects to transition into mixed income developments where feasible.

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

Yolo County Housing administers a Family Self Sufficiency Program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

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

Not applicable.

### **Discussion**

Yolo County Housing serves a critical role in the provision of affordable housing to the lowest income, most vulnerable populations throughout the county including seniors, persons with disabilities, families in danger of having their children removed from the home and veterans. YCH is currently providing affordable housing to 3,323 households, most of whom are below the Extremely Low-Income limit (\$19,450 for a 1-person household or \$27,750 for a 4-person household).

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

### **Introduction**

The City of West Sacramento is an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care organization. The City works with HPAC member agencies to provide outreach, assessment, case management, supportive services, interim housing and permanent supportive housing for at-risk and chronically homeless individuals and families.

### **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.**

The City's Homeless Coordinator is embedded in the Police Department and works closely with Yolo County and other service providers to address the needs of persons experiencing homelessness in West Sacramento. The Homeless Coordinator primarily works "in the field" and often makes first contact with unsheltered individuals and families. The Coordinator is tasked with intake assessments, referrals to needed services, case management, and assistance with gaining permanent housing situations. Homeless families with children are referred to Yolo County CalWORKs program to access the services and assistance they provide. Individuals without children do not qualify for CalWORKs and are the focus of the Homeless Coordinator's case management services.

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

The City of West Sacramento has taken a multi-modal approach to addressing the impact of homelessness. As noted above, the City's Homeless Coordinator is the first point of contact for most persons experiencing homelessness. In addition, the City funds a portion of the Yolo County Homeless Coordinator position and pays towards overhead at the Fourth and Hope Homeless Shelter in Woodland (formerly known as the Yolo Wayfarer Center). Many of the shelter's residents originate from West Sacramento. Shores of Hope (formerly known as Broderick Christian Center) operates 11 units of interim housing in West Sacramento for youth transitioning out of foster care or who have been victims of trafficking. The City purchased, rehabilitated and gave the units to Shores of Hope in the 1990s.

In partnership with Yolo County, the City purchased the 40-unit Rodeway Inn to serve homeless individuals susceptible to the COVID-19 virus in 2020. The City used CDBG program income, CDBG-CV and State of California Homekey funds to provide non-congregate interim housing for persons experiencing homelessness who are in high-risk categories.

#### **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 implemented the Downtown Streets Team in 2019. Unsheltered homeless participants, most of whom are chronically homeless, carry out community beautification and maintenance activities around the City. In exchange, they receive case management, counseling, housing navigation services, employment assistance services and financial rewards for basic needs in the form of rent stipends or gift cards. Program activities include tasks such as garbage pickup, graffiti removal, and even assisting with the cleanup of homeless encampments. The Downtown Streets Team concept is designed to operate within downtown districts to decrease the incidence of panhandling and other visible effects of homelessness while simultaneously improving those areas and providing unsheltered individuals a path to housing and employment stability.

The City has provided both land and CDBG funds in support of the development of an 85-unit permanent supportive housing project for homeless persons with disabilities. The project will operate on a low-barrier entry housing first model. Supportive services needed to ensure housing stability will be offered onsite. The project is currently under construction and scheduled to open in Fall 2021.

The City provided HUD Neighborhood Stabilization Program (NSP) funds to Friends of the Mission to purchase and rehabilitate vacant single family and duplex homes to create 8 beds of permanent supportive housing for formerly homeless persons. The Yolo County Housing Authority administers 2 units of permanent supportive housing for persons with mental disabilities in West Sacramento.

**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.**

HPAC members have created a continuum of care with services appropriate for individuals and families who may be at risk of homelessness. The Yolo County Department of Health and Human Services (HHS) and the Yolo Family Resource Center have offices in West Sacramento to provide to access support services and resources needed to encourage health, housing stability and self-sufficiency. The Center for Families operates a HUD funded Rapid-Rehousing program to help at risk individuals and families avoid becoming homeless. Shores of Hope provides employment counseling, job training to Extremely Low-Income persons and interim housing for youth transitioning out of foster care or who have been victims

of trafficking. Member agencies of HPAC work closely with institutions to minimize the incidence of discharge into a homeless situation.

## **Discussion**

The cost of housing is the most significant factor contributing to homelessness in West Sacramento. The City takes a strong leadership role in the development of affordable housing choices for persons of all income levels and family types. As an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest residents of the community. Each year, the City provides funding towards the salary of county staff assigned to administer HPAC and to homeless shelter at Fourth & Hope located in Woodland.



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

### **Introduction:**

In California, the most significant barrier to affordable housing development is the cost of housing relative to household income. Bridging the gap between the two requires a considerable amount of subsidy. The City of West Sacramento has developed housing policies to encourage the development of affordable housing. Despite the City's policies, development of affordable housing is a lengthy and costly process. Multiple funding sources are usually must be "layered" for each project. Conflicting requirements between the various funding sources can result in costly delays and escalating construction costs. Land use restrictions, development impact fees, environmental analysis and mitigation, federal and State prevailing wage also have an impact on the cost of development.

Land costs typically account for a large share of the cost of housing. High land costs may make housing development infeasible or result in high rents or sales prices. A search of Zillow and Trulia in September 2020 found that single family lots in West Sacramento had prices ranging from \$85,000 to \$320,000. Per unit costs for multifamily zoned properties ranged from \$46,000 per unit to \$145,000 per unit. Construction and labor costs also factor into housing development, as well as connections to utilities, water, sewer and offsite infrastructure improvements. Current estimates report the average construction cost for a typical wood-framed 2,000 square foot home to be \$122 per square foot (total of \$244,000). Multifamily construction costs range from \$109,800 to \$183,000 for a 900 to 1,500 square foot unit.

### **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.**

The cost of land, development and construction is the most difficult barrier to the creation of affordable housing in West Sacramento. To address this barrier, the City created a Housing Trust fund that has provided financial assistance to 161 units of affordable housing since inception in 2014. Additional Housing Trust Fund money has been committed to the development of 60 units of affordable housing at the West Gateway Place Phase 2 project. City staff provide support to developers of affordable housing and assist with federal and State funding applications if needed.

In 2014, the City adopted an inclusionary housing ordinance that requires developers of multifamily projects to make 5% of units affordable to Very Low-Income households and 5% to Low-Income Households. For sale projects must make 10% of units available to Low-Income Households. Inclusionary units are generally required to be built onsite and disbursed to avoid over-concentration. The ordinance allows developers to propose an alternative such as payment of in-lieu fees to be placed in the City's Housing Trust Fund.

The City’s zoning ordinance provides for a wide range of housing to meet the needs of households across a broad spectrum of income levels. The ordinance allows residential development in both residential and commercially zoned areas. Four residential zoning designations allow single family development by right, one allows it with a minor use permit, and one allows with a conditional use permit. Three residential zoning designations allow multifamily development by right. The Central Business District, Commercial, Mixed-Use and Waterfront zoning designations allow residential development. The City provides a “density bonus” which encourages the production of lower-income and senior housing.

**Discussion:**

The City is currently in the process of updated the Housing Element to the General Plan. The Housing Element to the General Plan addresses housing needs, affordability, availability, condition of housing stock and constraints to housing development. The 2021 Housing Element Update focuses on the concept of fostering “complete communities” that link housing with access to public and private services, jobs and a variety of mobility choices. The Housing Element Update encourages community design supporting active lifestyles and social interaction.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

One of the primary obstacles to meeting underserved needs of residents is the availability of funding. The City actively seeks additional funding opportunities and will continue to do so when funds are available. The City collaborates with private, non-profit and governmental partners to maximize benefits to needy and vulnerable residents.

### **Actions planned to address obstacles to meeting underserved needs.**

The most significant need in West Sacramento is housing affordable to the lowest income residents. The City's inclusionary housing ordinance requires developers of multifamily projects to make 5% of units affordable to Very Low-Income households and 5% to Low-Income Households. For sale projects must make 10% of units available to Low-Income Households. Inclusionary units are generally required to be built onsite and disbursed to avoid over-concentration. The ordinance allows developers to propose an alternative such as payment of in-lieu fees to be placed in the City's Housing Trust Fund.

The City's zoning ordinance provides for a wide range of housing to meet the needs of households across a broad spectrum of income levels. The ordinance allows residential development in both residential and commercially zoned areas. Four residential zoning designations allow single family development by right, one allows it with a minor use permit, and one allows with a conditional use permit. Three residential zoning designations allow multifamily development by right. The Central Business District, Commercial, Mixed-Use and Waterfront zoning designations allow residential development. The City provides a "density bonus" which encourages the production of lower-income and senior housing.

### **Actions planned to foster and maintain affordable housing.**

The City works closely with developers of affordable housing interested in creating new housing opportunities in West Sacramento. The City has obligated \$1,400,000 of State of California HOME program income and \$1,100,000 in local funds from the Housing Trust Fund for future development of affordable housing.

The City's Owner-Occupied Housing Rehabilitation Program provides assistance to Low- and Moderate-Income homeowners to maintain their homes.

### **Actions planned to reduce lead-based paint hazards.**

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 227 lower-income homeowners through the Owner-Occupied Housing Rehabilitation Program. Homes of an

age that places them at-risk of lead-based paint contamination are provided testing and abatement assistance, when appropriate. At this time, the City does not have funding for the program, but anticipates securing a funding source and reinstating the program during the five-term term of this plan.

The City provides support and technical assistance to owners of affordable multifamily units seeking financing for rehabilitation of their properties. The City applies for funding on behalf of an affordable project or will provide local funds when available. Lead-based paint testing and abatement are funded, when appropriate.

### **Actions planned to reduce the number of poverty-level families.**

choices for persons of all income levels and family types. As an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest residents of the community. Each year, the City provides funding towards the salary of county staff assigned to administer HPAC and to homeless shelter at Fourth & Hope located in Woodland.

In 2019, the City participated with HPAC, Yolo County, and the cities of Davis, Woodland and Winters to develop the Yolo County Plan to Address Homelessness. The plan establishes a set of solutions to improve and expand the system of care across the county which focuses on strengthening the homeless crisis response system with an emphasis on developing prevention services; increasing affordable housing options for the most vulnerable; stabilizing and maintaining physical and behavioral health for those with the highest needs; and examining systems-level coordination and identifying opportunities for improved partnership.

The West Sacramento Homerun program provides access to high-quality learning for children of all income levels and financial assistance for post-secondary education and training. The Summer STEPS program has been integrated into the Homerun and provides opportunities for youth to develop valuable workplace skills. The goal of the Homerun program is to prepare youth to enter adulthood with the skills needed to obtain meaningful employment, start new businesses and raise thriving families in West Sacramento.

### **Actions planned to develop institutional structure.**

The City of West Sacramento is a participating member of the Yolo County Homeless and Poverty Action Coalition (HPAC). The HPAC provides leadership on homeless issues and acts as the Continuum of Care (CoC) for West Sacramento, Davis, Woodland, Winters and the unincorporated portions of Yolo County. HUD tasks the CoC to promote community-wide planning and strategic use of resources to address the many needs of homeless individuals and families. The HPAC is working towards a more structured governance model to ensure that homeless service agencies continue to receive HUD funding. On December 10, 2020, the HPAC Governance Subcommittee approved a recommendation to the HPAC to

adopt a fifteen-member governance board. The City will remain a voting member under the new CoC structure and will continue to be an active supporter of HPAC efforts.

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

The City will continue to be an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC) as it facilitates coordination between public and private housing 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 and other social service agencies. The Homeless Coordinator is co-located at the Police Department, just across the street from Yolo County offices, to expedite referrals to needed services and to coordinate service delivery.

**Discussion:**

The City of West Sacramento participated in the Sacramento Valley *Analysis of Impediments to Fair Housing Choice* (AI), a planning process for local governments and public housing agencies to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The City will provide CDBG funds to provide fair housing counseling and education as recommended in the study.

## Program Specific Requirements

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

**Introduction:**

As a recipient of CDBG funds from HUD, the City of West Sacramento is required to present the following information regarding funds to be available during program year 2021/2022. Program income anticipated to be received by the end of program year 2020/2021 was allocated to projects in the City’s 2020/2021 Annual Action Plan. West Sacramento does not have any Section 108 loan guarantees, urban renewal settlements, funds returned to the CDBG line of credit with the U.S Treasury or float funded activities.

### 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
<b>Total Program Income</b>	<b>\$0</b>

### 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	100.0%

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.

**Discussion:**

The City of West Sacramento anticipates using a one-year period to evaluate Low- and Moderate-Income benefit percentage as required for the use of CDBG funds included in the 2021/2022 Annual Action Plan.

# Appendix

## A - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>2019 Yolo County Homeless Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Yolo County Homeless and Poverty Action Coalition (acts as the regional Continuum of Care for Yolo County).</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Point-In-Time (PIT) count of persons identified as homeless in Yolo County for the night of January 22, 2019.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Point-In-Time (PIT) homeless count required in communities receiving homeless funding from HUD.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The PIT count was conducted for the night of January 22, 2019.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>HUD PIT count methodology was used to conduct the survey. The HUD definition of "Homeless" was used: A person living in places not meant for human habitation; living in an emergency shelter; living in transitional housing who originally came from the streets or from emergency shelter; or a person staying in a motel that is paid for by a public or private agency because the person is homeless.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>All identifiably homeless persons in Yolo County were surveyed.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Total count for Yolo County was 655 homeless individuals. Of these individuals, 192 were located in West Sacramento.</p>
<b>2</b>	<p><b>Data Source Name</b></p> <p>HUD CHAS data from the 2011-2015 U.S. Census American Community survey (ACS)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development (HUD) and the U.S. Census.</p>



	<p><b>Provide a brief summary of the data set.</b></p> <p>HUD Comprehensive Housing Affordability Survey compiled from the 2011-2015 U.S. Census American Community Survey (ACS).</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>HUD compiles the Comprehensive Housing Affordability Survey from the 2011-2015 U.S. Census American Community Survey (ACS) to inform the Consolidated planning process.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2011-2015.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>U.S. Census American Community Survey</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>U.S. Census American Community Survey</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>U.S. Census American Community Survey</p>
6	<p><b>Data Source Name</b></p> <p>Yolo County Housing</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The Housing Authority of the County of Yolo</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Waiting List and Resident demographics.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Demographic data collection is required by the HUD office of Public Housing.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data is for Housing Choice Voucher recipients, public housing residents and residents of residential properties owned by the Yolo County Housing.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2021</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

7	<b>Data Source Name</b>	2021 draft Update to the Housing Element of the West Sacramento General Plan
	<b>List the name of the organization or individual who originated the data set.</b>	City of West Sacramento
	<b>Provide a brief summary of the data set.</b>	The Housing Element of the General Plan analyzes housing needs in West Sacramento and provides strategies for addressing the needs.
	<b>What was the purpose for developing this data set?</b>	The Housing Element is required by the State of California.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>	Data was collected during 2020.
	<b>Briefly describe the methodology for the data collection.</b>	The report includes analysis of data from the U.S. Census, Community Development Department records, Economic Development and Housing Department records and community meetings.
	<b>Describe the total population from which the sample was taken.</b>	The report includes analysis of data from the U.S. Census, Community Development Department records, Economic Development and Housing Department records and community meetings.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>	The report includes analysis of data from the U.S. Census, Community Development Department records, Economic Development and Housing Department records and community meetings.
9	<b>Data Source Name</b>	HUD 2020 Fair Market Rent and HOME Rents
	<b>List the name of the organization or individual who originated the data set.</b>	HUD
	<b>Provide a brief summary of the data set.</b>	HUD 2020 Fair Market Rent and HOME Rents
	<b>What was the purpose for developing this data set?</b>	HUD determines the Fair Market Rent and HOME Rents for the use of HUD housing programs.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>	2020

	<p><b>Briefly describe the methodology for the data collection.</b> HUD determines the Fair Market Rent and HOME Rents for the use of HUD housing programs.</p> <p><b>Describe the total population from which the sample was taken.</b> HUD determines the Fair Market Rent and HOME Rents for the use of HUD housing programs.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> HUD determines the Fair Market Rent and HOME Rents for the use of HUD housing programs.</p>
12	<p><b>Data Source Name</b> Yolo County Homeless and Poverty Action Coalition (HPAC) Housing Inventory Count (HIC)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> Yolo County Homeless and Poverty Action Coalition (HPAC) which acts as the Continuum of Care.</p>
	<p><b>Provide a brief summary of the data set.</b> Count of beds available to homeless persons in Yolo County.</p>
	<p><b>What was the purpose for developing this data set?</b> Data is required by HUD homeless programs.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> January 2021</p>
	<p><b>Briefly describe the methodology for the data collection.</b> Reports from homeless housing providers</p>
	<p><b>Describe the total population from which the sample was taken.</b> 100% of providers reporting.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Reported number of beds available to homeless persons.</p>
13	<p><b>Data Source Name</b> Washington Realized Strategy</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> The City of West Sacramento conducted the study and strategy, with assistance from HUD and consultants.</p>

<p><b>Provide a brief summary of the data set.</b></p> <p>The <i>Washington Realized: A Sustainable Community Strategy</i> analyzes infrastructure, transportation, affordable housing and economic development needs in the Washington neighborhood (CT 101.01); and provides a strategy for addressing the needs.</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>For decades, the Washington neighborhood has been a low-income area challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. The area is poised for high density, infill development in the near future. The study was conducted to determine infrastructure needed to support development and to identify measures to improve access to affordable housing, education and employment opportunities to prepare lower-income residents for rising property values and rental rates that can be expected due to development.</p>
<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2014-2015</p>
<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Extensive outreach and meetings were held in the neighborhoods to generate a plan that incorporates the needs of residents and businesses. Consultants and City staff contributed to the infrastructure, transportation, housing and economic development analysis. HUD provided additional technical assistance during plan development. Community outreach and communication efforts included the West Sacramento Youth Resource Coalition, the Bryte and Broderick Community Action Network (BBCAN) and the Sacramento Area Council of Governments (SACOG). The process included multilingual outreach, community assessments and community planning and visioning workshops. An online survey was posted to provide an opportunity for feedback from residents that did not participate in meetings. The BBCAN and the West Sacramento Housing Development Corporation (a non-profit housing developer with several projects in the area) assisted in gathering data on barriers to transit use. Shores of Hope (formerly the Broderick Christian Center) conducted a door-to-door survey of resident needs.</p>
<p><b>Describe the total population from which the sample was taken.</b></p> <p>The study evaluates the Washington neighborhood (CT 101.01).</p>
<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The Washington neighborhood (CT 101.01) is an underserved area with aging infrastructure, a 34% poverty rate and low educational attainment. Over 32% of adults do not have a high school diploma. There are significant Russian and Latino populations and 46% of residents identify themselves as speaking English "less than well".</p>

14	<b>Data Source Name</b> Foreclosure.com
	<b>List the name of the organization or individual who originated the data set.</b> Foreclosure.com.
	<b>Provide a brief summary of the data set.</b> Number of foreclosure and pre-foreclosure homes in West Sacramento.
	<b>What was the purpose for developing this data set?</b> Estimates of foreclosure and REO properties.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> March 2021
	<b>Briefly describe the methodology for the data collection.</b> Downloaded from Foreclosure.com.
	<b>Describe the total population from which the sample was taken.</b> 100% of homes listed on Foreclosure.com in the City of West Sacramento.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> 16 units noted, 2 of which were commercial in nature and were not included in analysis.

**B- SF424 and Certifications**

**C - Citizen Participation**