

# Community Development Block Grant Annual Action Plan

## Executive Summary

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

#### 1. Introduction

The City of West Sacramento (City) became eligible to receive federal Community Development Block Grant (CDBG) Entitlement funding from the U.S. Department of Housing and Urban Development (HUD) in Fiscal Year 2016/17. In accordance with HUD regulations, the City developed a five-year Consolidated Plan examining the needs of low-income persons and neighborhoods and setting goals for the use of CDBG funding. The consolidated planning process honors community connections established during previous outreach efforts and builds upon the community concerns voiced during the citizen participation process. The consolidated plan process included: a review of previously collected data, recent census data and other available data; citizen input received from focus groups; presentations to City Commissions, the City Council and interested groups; and three public hearings. The City of West Sacramento's 2021-2025 Consolidated Plan was adopted by the West Sacramento City Council on April 21, 2021 and approved by HUD. The 2021-2025 Consolidated Plan identified six goals to be addressed within the five-year period:

- Consolidated Plan Goal #1: Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness;
- Consolidated Plan Goal #2: Create low barrier housing opportunities for persons experiencing homelessness and extremely low-income households;
- Consolidated Plan Goal #3: Construct infrastructure improvements in low-income neighborhoods;
- Consolidated Plan Goal #4: Provide Fair Housing services for low-and moderate-income residents;
- Consolidated Plan Goal #5: Support small business success; and
- Consolidated Plan Goal #6: Preservation of Affordable housing stock.

For each year of the Consolidated Plan, the City must develop an Annual Action Plan (Action Plan) detailing how CDBG funds will be used to meet the overall goals of the Consolidated Plan. Once an Annual Action Plan is adopted, the federal CDBG Entitlement funding from HUD is distributed to the City on a fiscal-year basis (July-June). At the beginning of each program year (PY), the City is allocated its yearly award and required to use its funds as prescribed within that year's Annual Action Plan.

#### 2. Summarize the objectives and outcomes identified in the Plan

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

The Action Plan serves as an outline of the City's intent to pursue the overall goals of HUD's community development and planning programs, including:

- Provide decent and quality housing;
- To establish and maintain a suitable living environment; and
- To expand economic revitalization opportunities.

The Action Plan also serves as:

- A planning document for the City, based on a participatory process;
- An annual application for federal funds under HUD’s formula CDBG grant program; and
- A strategy for administering HUD programs; and
- A plan that provides a basis for assessing performance.

Additionally, the 2025 Action Plan will prescribe how the current year's funding will further the goals outlined within the City's 2021-2025 Consolidated Plan. The 2025 Action Plan will provide funding for activities that further the following goals:

- Consolidated Plan Goal #1: Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness;
- Consolidated Plan Goal #2: Create low barrier housing opportunities for persons experiencing homelessness and extremely low-income households; and
- Consolidated Plan Goal #4: Provide Fair Housing services for low-and moderate-income residents

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

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

Since becoming eligible for the Federal Entitlement program, the City's CDBG allocations have been used to support projects that have furthered the goals outlined within the 2016-2020 Consolidated Plan and the 2021-2025 Consolidated Plan.

A summary of those projects is outlined below by program year.

#### **Program Year 2017 & 2018 Projects**

- Permanent Supportive Housing: The 2017 and 2018 Action Plans allocated funding to help acquire property suitable for the development of an initial minimum of 20 units of housing targeted to persons experiencing homelessness and persons at-risk of homelessness. The City partnered with Mercy Housing California to acquire a site to support up to 85 units of permanent supportive housing that would offer low barriers to entry and on-site supportive services to those targeted persons. The Mercy Housing PSH project was completed in December 2021 and remains 100% occupied. This project is in support of addressing Consolidated Plan Goal #1 (High Priority): Reduce the incidence and impact of homelessness.

#### **Program Year 2019 Project**

- Washington Public Infrastructure Improvements: The 2019 Action Plan allocated funding support frontage improvements along E and F Streets between Sixth and Fifth Streets to allow for improved ADA accessibility to access public transportation, local parks, and riverfront trails within the Washington Neighborhood. This project is in support of Consolidated Plan Goal #2 of the 2016-2020 Consolidated Plan: Achieve goals in the HUD Challenge Grant funded Washington Realized: A Sustainable Community Strategy. This project is currently on hold until additional construction funding is identified.

#### **Program Year 2020 & 2021 Project**

- Homekey Program: In an effort to assist the homeless amid the COVID-19 pandemic, City Council authorized acquisition of the 40-unit Rodeway Inn motel. The acquisition of the Rodeway Inn was made possible with funds

from the State Homekey Program, This project was in support of Consolidated Plan Goal #1 (2016-2020 Consolidated Plan) to reduce the incidence and impact of homelessness.

Additionally, the City allocates a portion of its General Administration and Planning cap to fund activities that affirmatively further fair housing. This allocation set aside has been used to participate in the development of a Sacramento regional Analysis of Impediments to Fair Housing and fund a contract with a fair housing services consultant to provide fair housing outreach, counseling, education, testing, enforcement, and landlord/tenant dispute resolution. These services are offered to reduce discrimination and the incidence of homelessness due to avoidable evictions. These activities are in support of addressing Consolidated Plan Goal #4 (2016-2020 Consolidated Plan) Affirmatively further fair housing compliance.

At the end of each program year, the City is required to complete a Consolidated Annual Performance Evaluation Report (CAPER). This annual report is required by the U.S. Department of Housing and Urban Development (HUD). More on the City's evaluation of past performance can be found within these reports. These annual reports are available for public review on the City of West Sacramento's website and copies are available at City Hall (1110 West Capitol Avenue; West Sacramento, CA 95691).

### **Program Year 2022 Project**

Microenterprise Assistance: The 2019 Action Plan allocated funding to provide a microenterprise technical assistance program for low- to moderate-income individuals who currently own or are actively working towards developing a business that is expected to be a microenterprise at the time it is formed. This goal is in support of Consolidated Plan Goal #3 (2016-2020 Consolidated Plan): Strengthen economic opportunities for lower-income households. The City entered a contract with the California Hispanic Chamber of Commerce (CHCC) to administer the program. Due to the COVID pandemic, the program was delayed but the CHCC was able to initiate services in 2022. The program provided a thorough business development and financial literacy process for participants. As a result, a total of 24 business development workshops were conducted in English and Spanish and 17 small businesses received technical assistance services.

### **Program Year 2023 Project**

River Walk Trail: The 2016 Action Plan allocated funding for design and engineering for improvements to the River Walk Trail from the I Street Bridge north to the Broderick Boat Ramp, located in the Washington Neighborhood (Census Tract 101.01). This project will provide a bike/pedestrian route and ADA improvements to activate the riverfront and allow residents in the Washington neighborhood access to a viable option to reach the job centers in downtown Sacramento without using a motor vehicle. This project was in support of addressing Consolidated Plan Goal #2 of the 2016-2020 Consolidated Plan and Goal #3 of the 2021-2025 Consolidated Plan. This project was completed in August 2023.

### **Program Year 2024 Project**

Washington and Broderick Lighting and Safety Project: The 2023 Action Plan allocated funding to support the Washington and Broderick Lighting and Safety Improvement Project to improve pedestrian safety and driver visibility throughout the Washington and Broderick neighborhoods by replacing and updating street and traffic lights, in addition to installation of security cameras to improve policing resources. The Washington and Broderick Lighting and Safety Improvement Project meets the CDBG Low/Mod Area Benefit Objective because it will primarily benefit the low-income residents of Census Tract 101.01 and will improve pedestrian safety and driver visibility throughout the Washington and Broderick neighborhoods. This project was in support of addressing Consolidated Plan Goal #3 of the 2021-2025 Consolidated Plan.

## **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City's Economic Development and Housing (EDH) Commission conducted a public hearing on January 22, 2025 to announce the availability of Program Year (PY) 2025 CDBG funding and to receive public comments regarding possible activities for funding. On February 4, 2025, a presentation was made to the City's Parks, Recreation and Intergenerational Services (PRIS) Commission to receive Commission feedback regarding possible activities for funding. On May 21, 2025, the City Council will conduct a final public hearing to review the Annual Action plan prior to its adoption and provide authorization for submission to HUD for approval.

The draft Action Plan will be made available to the public for a 30-day review period starting February 14, 2025 and ending March 14, 2025. All public hearings and noticing periods were properly noticed in the West Sacramento News-Ledger and emailed to interested individuals and agencies including the Yolo County Homeless and Poverty Action Coalition (HPAC), which acts as the local Continuum of Care, and the Bryte and Broderick Community Action Network (BBCAN).

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

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

Mercy Coalition provided public comment before the Economic Development and Housing Commission requesting funding for the Mosaic Village Project. The Mosaic Village is an urban infill project that can provide services such as housing, employment, mental health and food security. A key component of the Mosaic Village will be 20 studio of permanent supportive housing. Mosaic Housing will look to bring supportive services that are available across the Mosaic Village campus.

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

All comments received through the citizen participation process are evaluated and closely considered by staff. CDBG funds are limited and not sufficient to fund all projects discussed during public hearings and other community outreach efforts. Many suggested activities are eligible for other funding such as Yolo County CalWorks and the City's Measure E fund which will provide funds for homeless services and projects. Projects proposed for 2025 funding will support the City's 2021-2025 Consolidated Plan and address the most significant needs identified during the citizen participation process.

## **7. Summary**

Citizen participation is critical to the CDBG planning process to identify the most pressing needs of lower-income neighborhoods and persons. The City's 2021-2025 Consolidated Plan citizen participation process 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 affect long-term, substantial change in the lives of lower-income residents of West Sacramento. The citizen participation process for the 2025 Annual Action Plan builds on the consolidated planning process and exceeds the requirements in the City's Citizen Participation Plan.

All comments received through the citizen participation process are evaluated and closely considered by staff. CDBG funds are limited and not sufficient to fund all projects discussed during public hearings and other community outreach efforts. Many suggested activities are eligible for other funding such as Yolo County CalWorks and the City's Measure E funds which will provide funds for homeless services and projects. Projects proposed for 2025 funding will support the City's 2021-2025 Consolidated Plan and address the most significant needs identified during the citizen participation process.

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

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

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

| <b>Agency Role</b> | <b>Name</b>     | <b>Department/Agency</b>                  |
|--------------------|-----------------|---|
| CDBG Administrator | West Sacramento | Economic Development & Housing Department |
|                    |                 |   |

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Isaah Alford, Community Investment Planner  
Economic Development and Housing Department  
City of West Sacramento  
1110 West Capitol Avenue, 3<sup>rd</sup> Floor  
West Sacramento, CA 95691  
(916) 617-4555  
isaaha@cityofwestsacramento.org

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

### **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(l))**

The City of West Sacramento Citizen Participation Plan outlines the process for development of the Action Plan. At a minimum, the City must:

- Conduct at least two public hearings;
- Provide presentations to the Economic Development and Housing Commission and the Parks, Recreation and Intergenerational Services Commission; and
- Draft an Annual Action Plan and make it available for public review and comment for a 30-day period prior to adoption.

**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 is an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC), which acts as the local Continuum of Care, along with the Yolo County Department of Health and Human Services, the Housing Authority of Yolo County (Yolo County Housing), the U.S. Veteran’s Administration and local health, and mental health and service provider agencies. City staff attends monthly HPAC meetings and is a voting member. Additionally, a City Council member sits on the Yolo County 10-Year Homeless Plan Executive Committee, which oversees county-wide homeless efforts.

The City of West Sacramento is signatory to the ten-year plan entitled “One Piece at a Time: Ending and Preventing Homelessness for Yolo County Residents” available at [www.yolocounty.org](http://www.yolocounty.org).

The City employs a full-time Homeless Outreach Coordinator who provides outreach, referrals and case management to homeless individuals; and acts as the City’s liaison with Yolo County and homeless service providers. The City is very involved with local developers of affordable housing. A member of the City Council sits on the Yolo County Housing Authority Advisory Board and City staff are available to provide technical assistance as needed to developers. The City has provided financial assistance to a number of affordable housing developers over the years. Recent examples include the development of West Gateway Place, a partnership between Jamboree Housing and the West Sacramento Housing Development Corporation. West Gateway Place Phase 1 opened in February 2017 with 76 affordable apartment homes. The City provided \$8.11 million in permanent financing, which includes \$1.1 million of State CDBG program income for public infrastructure needed to support the project. A second phase is under development and City staff are working closely with the developer to develop the project. The City committed over \$10 million for WGP II, including HOME Program Income Funds, Housing Trust Funds and a land carry back loan. The project is anticipated to be completed in early summer 2025. Additionally, the City partnered with Mercy Housing California to develop an 85 units permanent supportive housing

project. The City contributed over \$3 million in gap financing, including CDBG funds and Housing Trust Funds. The PSH project was completed in December 2021 and is 100% occupied.

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

City staff participate in the local Continuum of Care known as the Yolo County Homeless and Poverty Action Coalition (HPAC) to ensure that all homeless activities are coordinated with local service providers, the Yolo County Department of Health and Human Services, the Housing Authority of Yolo County and other community partners.

The City shares in the cost for the Yolo County Homeless Coordinator position, along with Yolo County and the Cities of Davis, Woodland and Winters. There are no emergency shelters located in West Sacramento, however the City provides funding to Fourth and Hope, an emergency shelter in Woodland serving many homeless persons originating from West Sacramento. In 2013, the City assisted Friends of the Mission, a non-profit organization associated with Fourth and Hope, to acquire and rehabilitate four units of permanent supportive housing for formerly homeless persons using NSP3 funding received from the State of California. In the mid-1990s, the City provided State CDBG funding to Shores of Hope (formerly United Christian Centers of Sacramento) for the acquisition and rehabilitation of an 11-unit transitional housing facility which now serves transitional aged homeless youth.

Since 2020, the City has operated a homeless emergency housing program to provide emergency housing for the City's unhoused population. The program is comprised of four former motel sites that the City acquired in 2020, 2023, and 2024. More than 100 unique individuals are being served at any given time and receive case management, housing navigation, and other supportive services. City has received ESG funding from the COC to support program operations.

The City employs a full time Homeless Outreach Coordinator who provides outreach, case management, referrals and housing search assistance to at-risk and homeless persons. The Homeless Coordinator is part of a Community Intervention Program, a joint partnership between the City's Police Department and the Yolo County Health and Human Services Department facilitating referrals to services such as medical, mental health, social security, food stamps, substance abuse treatment, financial assistance and job counseling.

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

|  |  |
|--|--|
| <b>Agency/Group/Organization</b>   | Yolo County Homeless & Poverty Action Coalition  |
| <b>Agency/Group/Organization Type</b>  | Services – Housing   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Anti-poverty Strategy   |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City emails public notices for all CDBG public hearings and public review periods to the Yolo County Homeless & Poverty Action Coalition (HPAC), which then distributes the emails to their members. The City meets with the Yolo County Homeless & Poverty Action Coalition (HPAC) monthly. The City will send the draft Annual Action Plan to HPAC on February 14, 2025.   |
| <b>Agency/Group/Organization</b>   | West Sacramento Economic Development and Housing Commission  |
| <b>Agency/Group/Organization Type</b>  | Other government - Local<br>Business and Civic Leaders   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development   |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City's Economic Development and Housing (EDH) Commission is composed of seven West Sacramento residents tasked by the City Council to provide recommendations regarding affordable housing and economic development policy issues. The EDH Commission conducted a public hearing on January 22, 2025 to receive public comments regarding the availability of 2025 CDBG funds and possible activities for funding. |
| <b>Agency/Group/Organization</b>   | West Sacramento Parks, Recreation and Intergenerational Services Commission  |
| <b>Agency/Group/Organization Type</b>  | Other government - Local<br>Civic Leaders  |
| <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs   |

|  |  |
|--|--|
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Parks, Recreation and Intergenerational Services Commission is composed of eight City residents tasked by the City Council to provide recommendations on programs, facilities and services serving youth and the elderly; in addition to City recreational facilities and trails. The PRIS Commission received a presentation on February 4, 2025 regarding the use of CDBG funds to date and was asked to provide comments on activities under consideration for 2025 CDBG funding. |
| <b>Agency/Group/Organization</b>   | Yolo County Homeless & Poverty Action Coalition  |
| <b>Agency/Group/Organization Type</b>  | Services – Housing   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Anti-poverty Strategy   |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City emails public notices for all CDBG public hearings and public review periods to the Yolo County Homeless & Poverty Action Coalition (HPAC), which then distributes the emails to their members. The City meets with the Yolo County Homeless & Poverty Action Coalition (HPAC) monthly. The City sent the draft 2025 Annual Action Plan to HPAC on February 14, 2025.   |
| <b>Agency/Group/Organization</b>   | West Sacramento Economic Development and Housing Commission  |
| <b>Agency/Group/Organization Type</b>  | Other government - Local<br>Business and Civic Leaders   |
| <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development   |

|   |  |
|---|--|
| <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The City's Economic Development and Housing (EDH) Commission is composed of seven West Sacramento residents tasked by the City Council to provide recommendations regarding affordable housing and economic development policy issues. The EDH Commission conducted a public hearing on January 22, 2025 to receive public comments regarding the availability of 2025 CDBG funds and possible activities for funding. EDH commissioners recommended providing measures of previously funded projects and emphasized needs met. EDH Commissioners also inquired about the 5-year consolidated plan process. Encouraged staff to ensure staff is leveraging workforce training funds and teaching employment skills.</p>   |
| <p><b>Agency/Group/Organization</b></p>   | <p>West Sacramento Parks, Recreation and Intergenerational Services Commission</p>   |
| <p><b>Agency/Group/Organization Type</b></p>  | <p>Other government - Local<br/>Civic Leaders</p>  |
| <p><b>What section of the Plan was addressed by Consultation?</b></p>   | <p>Non-Homeless Special Needs</p>  |
| <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The Parks, Recreation and Intergenerational Services Commission is composed of eight City residents tasked by the City Council to provide recommendations on programs, facilities and services serving youth and the elderly; in addition to City recreational facilities and trails. The PRIS Commission received a presentation on February 4, 2025 regarding the use of CDBG funds to date and was asked to provide comments on activities under consideration for 2025 CDBG funding. PRIS commissioner inquired if CDBG funds were available for the Parks Department Activities.</p> <p>PRIS commissioners recommended reporting statistics to show that funds and outcomes of selected activities are reflected within future plans. In addition, commissioners recommended including success stories of how many unhoused individuals were placed into permanent housing—displaying results of the funding and how it impacts West Sacramento residents.</p> |

**Table 2 – Agencies, groups, organizations who participated**

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

The City consulted all agencies known to have an interest in the needs of low-income persons and all agencies identified in the Citizen Participation Plan as required for Action Plan development.

**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?  |
|---|-------------------|---|
| Yolo County Plan to Address Homelessness – January 2019 | Yolo County       | <p>The 2025 Annual Action Plan is consistent with the Yolo County Plan to Address Homelessness completed by Yolo County in 2019. Through a set of stakeholder interviews, consumer focus group, and community meetings the Plan identified four key issue areas to focus on in developing solutions and action steps to improved the homelessness system of care and ultimately improve housing and health outcomes for participant. The solutions focus on:</p> <ul style="list-style-type: none"> <li>• Strengthening the homeless crisis response system with an emphasis on developing prevention services.</li> <li>• Increasing affordable housing options of the most vulnerable.</li> <li>• Stabilizing and maintaining physical and behavioral health for those with the highest needs.</li> <li>• Examining systems-level coordination and identifying opportunities for improved partnership.</li> </ul> |

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

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

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

The City's Economic Development and Housing (EDH) Commission conducted a public hearing on January 22, 2025 to announce the availability of Program Year (PY) 2025 CDBG funding and to receive public comments regarding possible activities for funding. On February 4, 2025, a presentation was made to the City's Parks, Recreation and Intergenerational Services (PRIS) Commission to receive Commission feedback regarding possible activities for funding. On April 30, 2024, the City Council will conduct a final public hearing to review the Annual Action plan prior to its adoption and provide authorization for submission to HUD for approval.

The draft Action Plan will be made available to the public for a 30-day review period starting February 14, 2025 and ending March 15, 2025. All public hearings and noticing periods were properly noticed in the West Sacramento News-Ledger and emailed to interested individuals and agencies including the Yolo County Homeless and Poverty Action Coalition (HPAC), which acts as the local Continuum of Care, and the Bryte and Broderick Community Action Network (BBCAN).

## **Citizen Participation Outreach**

| Sort Order | Mode of Outreach    | Target of Outreach   | Summary of response/attendance  | Summary of comments received | Summary of comments not accepted and reasons  | URL (if applicable) |
|------------|---------------------|--|---|------------------------------|---|---------------------|
| 1          | <b>Newspaper Ad</b> | Non-English Speaking - Specify other language:<br>Spanish<br>Nontargeted/<br>Broad community | A total of three newspaper ads were published. One was to notice public hearings, and one will be noticed on February 14 <sup>th</sup> for the 30-day comment period. The last will be notice the public hearing at the April 30, 2025 Council meeting. |                              | There were no RFPs solicited for this year's funding. CDBG service activity was capped at 15% using supportive services for homeless individuals. |                     |

|   |                       |                                  |   |  |  |  |
|---|-----------------------|----------------------------------|---|--|--|--|
| 2 | <b>Public Hearing</b> | Non targeted/<br>Broad community | <p>EDH commissioners recommended providing measures of previously funded projects and emphasized needs met. EDH Commissioners also inquired about the 5-year consolidated plan process. Encouraged staff to ensure staff is leveraging workforce training funds and teaching employment skills.</p> | <p>Mercy Coalition provided public comment before the Economic Development and Housing Commission requesting funding for the Mosaic Village Project. The Mosaic Village is an urban infill project that can provide services such as housing, employment, mental health and food security. A key component of the Mosaic Village will be 20 studio of permanent supportive housing. Mosaic Housing will look to bring supportive services that are available across the Mosaic Village campus.</p> |  |  |
|---|-----------------------|----------------------------------|---|--|--|--|

| Sort Order | Mode of Outreach         | Target of Outreach           | Summary of response/attendance   | Summary of comments received      | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|--------------------------|------------------------------|--|-----------------------------------|--|---------------------|
|            |                          |                              |  | across the Mosaic Village campus. |  |                     |
| 3          | <b>Internet Outreach</b> | Non-targeted/broad community | For each public hearing and public comment period, notices were published on the City's website. These notices included information and links to CDBG program documents. |                                   |  |                     |
| 4          | <b>Email Listservs</b>   | Local Continuum of Care      | For each public hearing and noticing period, the City sent emails to the Broderick and Bryte Community Action Network, and the Homeless and Poverty Action Coalition.    |                                   |  |                     |

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

HUD awarded \$519,475 in federal Entitlement CDBG funds to the City of West Sacramento for fiscal year 2025/2026. The City estimates receiving \$15,000 in program income and a carry-over amount of \$277,438.41 from prior year resources. Program income is received by the City as past CDBG loans are repaid, or payments are received; carry-over funds come from prior-year allocations that were not drawn down because the City is required to spend Program Income funds before any allocation funds are spent.

In addition, the City has obligated a portion of 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: \$1,981,790 of State of California HOME program income; \$401,581 of State of California CalHome program income; and \$1,962,183 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 and the affordable housing component of the Grand

Gateway Master Plan.

**Anticipated Resources**

| Program | Source of Funds | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |              | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|-----------------|--|----------------------------------|--------------------|--------------------------|--------------|---|---|
|         |                 |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$    |   |   |
| CDBG    | Public-Federal  | Admin and Planning, Economic Development, Housing, Public Improvements | \$546,333                        | \$15,000           | \$277,438.41             | \$838,771.41 | \$838,771.41                                      | FY 2025/2026 CDBG allocation of \$546,333. The City anticipates \$15,000 in program income. |

**Table 5 - Expected Resources – Priority Table**

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

The CDBG 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 \$401,581 and \$1,962,183 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 affordable housing component of the Grand Gateway Master Plan. 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.

Additionally, in 2023 the City acquired a second motel site to expand the homeless emergency housing services and in 2024, a third and fourth site were acquired to further expand the program. CDBG funds have been used to support rehabilitation needs of the former motel sites and to support case management services.

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 provided 40 project-based vouchers to the project



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

The City owned a parcel at 825 Delta Lane which it partially sold to the developer of the West Gateway Place affordable housing phase 1 for the development of 77 units of affordable housing. The West Gateway Place project was completed in 2016. The City sold the remaining portion of the parcel to the developer for West Gateway Place Phase II, which will produce 60 units of affordable multifamily housing. The project broke ground in the Summer of 2023 and is expected to be completed in the summer of 2025.

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. The project was completed and housed in full capacity in December 2021.

In October 2023, the City released the Grand Gateway Request for Proposals. The Grand Gateway is an 8.6-acre site owned by the City that is envisioned with high density, mixed-use infill development. The Grand Gateway will include an affordable housing component. City staff are currently in negotiation with a private developer for the development of the 8-acre site.

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          | Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness | 2025       | 2026     | Homelessness                                  |                 | Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness | \$123,565    | Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness; |
| 2          | Create low barrier housing opportunities for persons experiencing homelessness and extremely low-income      | 2025       | 2026     | Homelessness                                  |                 | Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness | \$550,452.41 | Create low barrier housing opportunities for persons experiencing homelessness and extremely low-income       |
| 4          | Provide Fair Housing Services for low to moderate individuals  | 2025       | 2026     | Affordable Housing Non-Homeless Special Needs |                 | Affirmatively Further Fair Housing Choice  | \$22,500     | Provide Fair Housing services for low-and moderate-income residents   |

**Table 6 – Goals Summary**

## Goal Descriptions

|   |                         |   |
|---|-------------------------|---|
| 1 | <b>Goal Name</b>        | Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness  |
|   | <b>Goal Description</b> | Up to \$123,565 will be used to support the case management contracts for the Homeless Emergency Housing Program at any of the sites in operation. The goal supportive services for the Homekey program are to get people stabilized and moved into permanent housing. It is anticipated that the project will serve 60 homeless households in 2025/2026. The goal of the supportive housing services for Homekey Program participants is to provide the necessary services like housing navigation, case management and health services which will allow them to achieve self-sufficiency. The goal of the Homekey Program is to find a permanent housing solution for program participants.   |
| 2 | <b>Goal Name</b>        | Create low barrier housing opportunities for persons experiencing homelessness and extremely low-income   |
|   | <b>Goal Description</b> | Up to \$550,452.41 will be used to support rehabilitation needs for the City's homeless emergency housing programs. In December 2020, the City acquired the 40-unit motel to house homeless individuals susceptible to the COVID-19 pandemic; In June 2023 the City expanded its homeless emergency housing offerings by acquiring a 21-unit motel. Both sites are providing non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. The City acquired two additional former motel sites in 2024. Staff is currently in negotiations to purchase a fifth additional site for an expansion and ultimate longer-term operation of the homeless emergency housing programs. The City would receive some acquisition and operations funding from the Behavioral Health Bridge Housing (BHBH) Program from Yolo County. Both sites would also provide non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants into permanent housing. |

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City's Action Plan will primarily fund the Homeless Emergency Housing Rehabilitation Project and Homekey Supportive Services.

#### Projects

| # | Project Name                                      |
|---|---|
| 1 | Homeless Emergency Housing Rehabilitation Project |
| 2 | Homekey Supportive Services                       |
| 3 | 2025 General Administration and Planning          |

Table 7 - Project Information

Up to \$550,452.41 will be used to support rehabilitation needs for the City's homeless emergency housing programs. In December 2020, the City acquired the 40-unit motel to house homeless individuals susceptible to the COVID-19 pandemic; In June 2023 the City expanded its homeless emergency housing offerings by acquiring a 21-unit motel. Both sites are providing non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. The City acquired two additional former motel sites in 2024. Staff is currently in negotiations to purchase a fifth additional site for an expansion and ultimate longer-term operation of the homeless emergency housing programs. The City would receive some acquisition and operations funding from the Behavioral Health Bridge Housing (BHBH) Program from Yolo County. Both sites would also provide non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants into permanent housing.

Up to \$123,565 will be used to support the case management contracts for the Homeless Emergency Housing Program at any of the sites in operation. The goal supportive services for the Homekey program are to get people stabilized and moved into permanent housing. It is anticipated that the project will serve 60 homeless households in 2025/2026. The goal of the supportive housing services for Homekey Program participants is to provide the necessary services like housing navigation, case management and health services which will allow them to achieve self-sufficiency. The goal of the Homekey Program is to find a permanent housing solution for program participants.

Up to \$164,754 of CDBG funds are proposed for program administration activities including reporting to HUD, conducting environmental review of CDBG funded projects, planning activities such as developing the Annual Action Plan, and affirmatively furthering fair housing by providing fair housing counseling services to residents of West Sacramento. Up to \$22,500 will be used to fund our Fair Housing consultant contract. The City is limited to no more than 20% of its annual allocation and program income for general program administration.

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

The Homeless Emergency Housing Rehabilitation Project addresses the supportive needs of persons experiencing homelessness and those at risk of homelessness Consolidated Plan Goal #1 of the 2021-2025 Consolidated Plan and creates low barrier housing opportunities for person experiencing homelessness

and extremely low-income households Consolidated Plan Goal #2 of the 2021-2025 Consolidated Plan.

The supportive services for the homeless emergency program will help program participants get stabilized and moved into permanent housing. It is anticipated that the project will serve at least 60 homeless households in 2025/2026.

## **AP-38 Project Summary**

### **Project Summary Information**

Up to \$550,452.41 will be used to support rehabilitation needs for the City's homeless emergency housing programs. In December 2020, the City acquired the 40-unit motel to house homeless individuals susceptible to the COVID-19 pandemic; In June 2023 the City expanded its homeless emergency housing offerings by acquiring a 21-unit motel. Both sites are providing non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. The City acquired two additional former motel sites in 2024. Staff is currently in negotiations to purchase a fifth additional site for an expansion and ultimate longer-term operation of the homeless emergency housing programs. The City would receive some acquisition and operations funding from the Behavioral Health Bridge Housing (BHBH) Program from Yolo County. Both sites would also provide non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants into permanent housing.

The Homeless Emergency Housing Rehabilitation Project addresses the supportive needs of persons experiencing homelessness and those at risk of homelessness Consolidated Plan Goal #1 of the 2021-2025 Consolidated Plan and creates low barrier housing opportunities for person experiencing homelessness and extremely low-income households Consolidated Plan Goal #2 of thee 2021-2025 Consolidated Plan.

The supportive services for the homeless emergency program will help program participants get stabilized and moved into permanent housing. It is anticipated that the project will serve at least 60 homeless households in 2025/2026.

|  |  |
|--|--|
| <b>Project Name</b>  | Homeless Emergency Housing Rehabilitation Project  |
| <b>Target Area</b>   | Citywide   |
| <b>Goals Supported</b>   | Impact of Homelessness   |
| <b>Needs Addressed</b>   | Housing Instability and Homelessness   |
| <b>Funding</b>   | CDBG \$550,452.41  |
| <b>Description</b>   | <p>The site is providing non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. In December 2020, the City acquired a 40- unit former motel site to operate a Homekey program. In June 2023, the City expanded its homeless emergency housing offerings by acquiring a 21-unit motel. Both sites provide non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. The City acquired two additional former motel sites in 2024. Staff is currently in negotiations to purchase a fifth additional site for an expansion and ultimate longer-term operation of the homeless emergency housing programs. The City would receive some acquisition and operations funding from the Behavioral Health Bridge Housing (BHBH) Program from Yolo County. Both sites would also provide non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants into permanent housing.</p> |
| <b>Target Date</b>   | December 2025  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 60 households  |
| <b>Location Description</b>  | <p>817 W Capitol Ave, West Sacramento, CA 95691</p> <p>920 W Capitol Ave, West Sacramento, CA 95691</p> <p>1821 W Capitol Ave, West Sacramento, CA 95691</p> <p>1809 W Capitol Ave, West Sacramento CA 95691</p> <p>1841 W Capitol Ave, West Sacramento CA 95691</p>   |

|  |  |
|--|--|
| <b>Planned Activities</b>  | Staff anticipates that any additional sites acquired will require moderate levels of rehabilitation to ensure the health and safety of program participants and proper program operation. Rehabilitation needs may include, but not be limited to, full electrical system upgrade, full or partial roof repair or replacement, heating/cooling unit replacements, exterior painting, parking lot resurfacing and installation of safety/security equipment such as lighting and cameras.   |
| <b>Project Name</b>  | Supportive Services for the Homeless Emergency Housing Program   |
| <b>Target Area</b>   | West Sacramento  |
| <b>Goals Supported</b>   | Provide Supportive Services for Homeless Persons   |
| <b>Needs Addressed</b>   | Housing Instability and Homelessness   |
| <b>Funding</b>   | CDBG: \$123,565  |
| <b>Description</b>   | The City continues to operate a homeless emergency housing program at various motel sites and will allocate 15% in CDBG funds for supportive services. In December 2020, the City acquired a 40- unit former motel site to operate a Homekey program. In June 2023, the City expanded its homeless emergency housing offerings by acquiring a 21-unit motel. Both sites are providing non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. The City acquired two additional former motel sites in 2024. Staff is currently in negotiations to purchase a fifth additional site for an expansion and ultimate longer-term operation of the homeless emergency housing programs. The City would receive some acquisition and operations funding from the Behavioral Health Bridge Housing (BHBH) Program from Yolo County. Both sites would also provide non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants into permanent housing. |
| <b>Target Date</b>   |  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is anticipated that the project will serve 60 homeless households in 2025/2026.   |

|  |   |
|--|---|
| <b>Location Description</b>  | 817 W Capitol Ave, West Sacramento, CA 95691<br>920 W Capitol Ave, West Sacramento, CA 95691<br>1821 W Capitol Ave, West Sacramento, CA 95691<br>1809 W Capitol Ave, West Sacramento CA 95691<br>1841 W Capitol Ave, West Sacramento CA 95691   |
| <b>Planned Activities</b>  | The supportive services for the Homekey program will help program participants get stabilized and moved into permanent housing.   |
| <b>Project Name</b>  | 2025 General Administration and Planning  |
| <b>Target Area</b>   |   |
| <b>Goals Supported</b>   | Provide Supportive Services for Homeless Persons  |
| <b>Needs Addressed</b>   | Housing Instability and Homelessness  |
| <b>Funding</b>   | CDBG: \$164,754   |
| <b>Description</b>   | General administration and planning of the CDBG program and planning activities associated with CDBG eligible activities.   |
| <b>Target Date</b>   |   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> |   |
| <b>Location Description</b>  |   |
| <b>Planned Activities</b>  | Up to \$164,754 of CDBG funds are proposed for program administration activities including reporting to HUD, conducting environmental review of CDBG funded projects, planning activities such as developing the Annual Action Plan, and affirmatively furthering fair housing by providing fair housing counseling services to residents of West Sacramento. Up to \$22,500 will be used to fund our Fair Housing consultant contract. The City is limited to no more than 20% of its annual allocation and program income for general program administration. |

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

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).

**Geographic Distribution**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| Citywide           | <b>80</b>                  |

**Table 8 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Geographic location was not the primary basis when allocating 2025 CDBG funds. Funds were allocated to support the City’s Homeless Initiatives, specifically the Homeless Emergency Housing programs that are located at former motel sites. Location of motel sites that have been acquired by the City are based on prior owner’s willingness to enter into purchase and sale agreements with the City. All motel sites are located along West Capitol Avenue, which is the City’s main corridor. Two motel sites are located on the East end of West Capitol Avenue, the two remaining motel sites are more centrally located on West Capitol Avenue.

**Discussion**

## 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.

| One Year Goals for the Number of Households to be Supported |     |
|---|-----|
| Homeless  | 105 |
| Non-Homeless  |     |
| Special-Needs   |     |
| Total   |     |

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |    |
|---|----|
| Rental Assistance   |    |
| The Production of New Units                                   |    |
| Rehab of Existing Units                                       | 45 |
| Acquisition of Existing Units                                 |    |
| Total   |    |

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City continues to administer its Homeless Emergency Housing program at various motel sites. In December 2020, the City purchased a 40-unit former motel to serve homeless individuals susceptible to the COVID-19 virus. The goal of the program was to get people stabilized and moved into permanent housing. . In June 2023, the City expanded its homeless emergency housing offerings by acquiring a 21-unit motel. Both sites are providing non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. The City acquired two additional former motel sites in 2024. Staff is currently in negotiations to purchase a fifth additional site for an expansion and ultimate longer-term operation of the homeless emergency housing programs. It is anticipated that the project will serve 60 homeless households in 2025/2026.

The homeless emergency housing programs at the two former motels are expected to terminate in December 2025 and June 2026, respectively.

The City has committed State of California HOME program income and local Housing Trust Fund money to the development of 60 units of affordable housing at West Gateway Place Phase 2. The project is currently under construction and expected to be completed in program year 2025.

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

### **Introduction**

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

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. HUD has designated the Yolo County Housing Authority as a high performing agency.

### **Discussion**

## **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 December 2020, the City acquired the 40-unit motel to house homeless individuals susceptible to the COVID-19 pandemic; In June 2023 the City expanded its homeless emergency housing offerings by acquiring a 21-unit motel. Both sites are providing non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. The City acquired two additional former motel sites in 2024. Staff is currently in negotiations to purchase a fifth additional site for an expansion and ultimate longer-term operation of the homeless emergency housing programs. Staff is currently in negotiations to acquire additional sites for an initial expansion and ultimate longer-term operation of the homeless emergency housing programs. The City would receive some acquisition and operations funding from the Behavioral Health Bridge Housing (BHBH) Program from Yolo County. Both sites would also provide non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants into

permanent housing.

**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**

In addition to the City's Homeless Coordinator noted above, the Yolo Family Resource Center (FRC) assists individuals and families to access the support and resources needed to encourage health, stability and self-sufficiency. The FRC operates a HUD funded Rapid-Rehousing program to help at risk individuals and families avoid becoming homeless. Shores of Hope provides employment counseling, and job training to extremely low-income persons. Member agencies of HPAC (the Continuum of Care) work closely with institutions to minimize the incidence of discharge into a homeless situation.

**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.**

In addition, a portion of 2025 CDBG funding was allocated towards fair housing services that included counseling and landlord/tenant dispute resolution services to provide a complementary approach towards achieving the goal of reducing the incidence of homelessness. Resolving issues between vulnerable households and their landlords before they escalate to the point of an eviction can help many to maintain housing security.

## **Discussion**

## **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.

### **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. Additionally, the City will be supporting the development of affordable housing (+ or – 114 affordable units) as part of the Grand Gateway Master Plan. 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:**

## **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 \$2,000,000 of State of California HOME program income and \$3,100,000 in local funds from the Housing Trust Fund for the West Gateway Place Phase II affordable housing project anticipated to be completed in summer 2025. Additionally, the City will be supporting the development of affordable housing (+ or – 114 affordable units) as part of the Grand Gateway Master Plan.

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**

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. 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:**

#### **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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities