

CR-05 - Goals and Outcomes

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

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

The U.S. Department of Housing and Urban Development (HUD) designated the City of West Sacramento (City) as a Community Development Block Grant (CDBG) Entitlement community beginning July 1, 2016. The following is a summary of accomplishments achieved between July 1, 2024 through June 30, 2025 (PY 2024/2025), the fourth year of the City of West Sacramento five-year Consolidated Plan, covering July 1, 2021 through June 30, 2025.

The CDBG award for the 2024-25 program year was \$519,475, with approximately \$363,054.57 in Program Income received during program year. Carryover from previous years also contributed to the continued efforts of ongoing projects and programs. Overall, a total of \$657,291.50 in CDBG funds were spent during the snapshot period of July 1, 2024 to June 30, 2025.

The City's 2024 CDBG funding allocation was dedicated to support three activities:

Homeless Emergency Housing Rehabilitation Project (\$482,660): Up to \$482,660 was to support rehabilitation needs for the City's homeless emergency housing programs. This program included the acquisition of four former motel properties—Rodeway Inn, Flamingo Motel, Pick Wick Motel, and El Tejon Motel—used to provide non-congregate interim housing for individuals experiencing homelessness, with the goal of transitioning them into permanent housing. Rodeway Inn and Flamingo Motel are currently operating and set to close in December 2025 and June 2026, respectively. The City recently acquired Pick Wick and El Tejon Motels for program expansion and long-term use, with expected funding support from Yolo County's Behavioral Health Bridge Housing (BHBH) Program. The Pick Wick and El Tejon Motels required varying levels of rehabilitation, including electrical upgrades, roof repairs, HVAC replacements, exterior improvements, and safety enhancements. CDBG funds was leveraged with BHBH funds for the new sites to make suitable living standards for the unhoused population.

Homekey Program Supportive Services at 817 West Capitol Avenue (\$92,920): The general allocation was used to support the case management contract for the Homekey program at 817 West Capitol Avenue.

2024 General Administration and Planning (\$143,895): General administration and planning of the CDBG program and planning activities associated with CDBG eligible activities.

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

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

Table 1 - Accomplishments - Program Year

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create Low Barrier Housing Opportunities	Homelessness	CDBG: \$482,660	Public service activities other than Low/Moderate Income Housing Benefit	Household Housing Unit	45	14	31%	2025		
Provide Fair Housing Services	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$22,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	20	13	65%	2025		0.00%
Provide Supportive Services for Homeless Persons	Homeless	CDBG: \$92,920	Housing for Homeless added	Household Housing Unit	60	117	50%	2025		

Table 2 – Accomplishments – Strategic Plan to Date

Create Low Barrier Housing Opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$1,266,000.00	Housing for Homeless Added	Household Housing Unit	30	60	200.00%	2026		
Improve Infrastructure in Low/Mod Neighborhoods	Non-Housing Community Development	CDBG: \$1,267,265.00	Public service activities for Low/Moderate Income Housing Benefit	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	9145	6648	72%	2026		72.70%
Preserve the Affordable Housing Stock	Affordable Housing	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	2026		

Provide Supportive Services for Homeless Persons	Homeless	CDBG: \$92,260	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	118	119	101%	2026		
Support Small Business Success	Non-Housing Community Development	CDBG: \$60,000	Non-Housing Community Development	Businesses Assisted	20	7	75%	2022		

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

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

Goal 1. Address the supportive services needs of persons experiencing homelessness and those at risk of 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 households; 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). According

to the HUD Low- and Moderate-Income Mapping Tool, Census Tract 101.01 has a poverty rate of 32%.

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; The City allocated a portion of its 2019 CDBG allocation for a Microenterprise Assistance Program which will assist 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.

Goal 6. Preservation of 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.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	92
Black or African American	27
Asian	3
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	1
Hispanic	11
Multiracial	35
No Answer	3
Total	176

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

Narrative

Supportive Services: Supportive services were provided without regard to race, ethnicity, sexual orientation or religious affiliation. Referrals were coordinated between the City's Homeless Services Coordinator, Yolo County Health and Human Services Agency. Site was an original Project Homekey site and all participants were transitioned to the Homeless Emergency Housing sites. Homeless Services Coordinator maintains waiting list and makes referrals in coordinator with services providers and YCHSA. A total of 176 participants were served during the 12-month period at 817 West Capitol Avenue, and 920 West Capitol Avenue. Some of the participants did not provide ethnicity information. CDBG funds were used to assist rehabilitation work at 1821 West Capitol Ave and placements will begin in Fall 2025.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – federal	\$882,529.57	\$653,367.43

Table 3 - Resources Made Available

Narrative

Resources Made Available: For the 2024 PY, the City received \$519,475 in Entitlement funding and received up to \$17,794.26 in Program Income and \$363,054.57 in Prior Year Program Income from activities funded by previous years' State CDBG grants. Unexpended CDBG funds at the end of previous program year was. These resources in total made \$882,529.57 available for funding eligible activities.

Amount Expended During Program Year: During the 2024 PY, the City expended \$653,367.43. This expenditure included General Administration and Planning costs for the 2024 program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	3	3	Fair Housing services was used citywide
Central Business District	97	97	Homeless Emergency Housing Rehabilitation funding was primarily used for rehabilitation repairs at 1809 W Capitol Ave and 1821 W Capitol and Supportive Services were used at 920 West Capitol Ave and 817 West Capitol Ave

Table 4 – Identify the geographic distribution and location of investments

Narrative

In the 2024 Program Year, the City of West Sacramento distributed CDBG funds based on community needs identified in the Consolidated Plan.

- Citywide (3%): Fair Housing services were offered to residents across the entire city to promote equal access to housing.
- Central Business District (97%): Most funds were used in the Central Business District, where homelessness and housing needs are greatest. CDBG funds supported:
 - Rehabilitation work at 1809 and 1821 West Capitol Avenue to prepare housing units for homeless households.
 - Supportive services at 920 and 817 West Capitol Avenue to assist individuals with case management and housing navigation.

This investment strategy focused resources in areas with the highest need to maximize impact and support vulnerable populations.

Leveraging

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

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

Homeless Emergency Housing Rehabilitation Program: In December 2020, the City acquired the 40-unit Rodeway Inn motel to operate a Homekey Program to provide non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. In June 2023, the City expanded its homeless emergency housing offerings by acquiring the 21-unit *Flamingo Motel*. Both sites provide non-congregate interim housing for persons experiencing homelessness. The City acquired two additional motel sites in 2024, the Pick Wick and El Tejon motels, to further expand the City's Homeless Emergency Housing Program and assist in transitioning program participants from the former Rodeway Inn and Flamingo Motel sites, which are scheduled to terminate in late 2025/early 2026. The former El Tejon and Pick Wick sites required varying levels of rehabilitation to be ready for occupancy by program participants and the City allocated \$482,660 of its 2024 CDBG funds to assist with improvements. On May 16, 2025, the City acquired a fifth motel site, the West Wood Motel, to further expand the Homeless Emergency Housing Program and also assist in transitioning program participants from the former Rodeway Inn and Flamingo Motel sites. The West Wood Motel will also require rehabilitation work to ensure the longer-term use of the site and ensure the health and safety of program participants.

Private Funds: No private funds were levered during the reporting period.

State Funds: During the reporting period, the City used Pro-housing Incentive Program grant funds and Homeless Housing, Assistance and Prevention (HHAP) grant funds to support operations of the City's Homekey Program at 817 West Capitol Ave.

The City leveraged Yolo County Behavioral Health Bridge Housing (BHBH) funds to support the expansion and operation of the City's homeless emergency housing services. These funds were used for rehabilitation improvements and operation cost of the program.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	45	10
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	45	10

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	45	10
Number of households supported through Acquisition of Existing Units	0	0
Total	45	10

Table 6 – Number of Households Supported

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

In 2024, the City acquired two additional motel properties—the Pick Wick Motel (21 units) and the El Tejon Motel (22 units)—to expand the Homeless Emergency Housing Program (HEHP) and support the transition of participants from the Rodeway Inn and Flamingo Motel sites, which are scheduled to wind down operations in late 2025 to early 2026.

The City's one-year goal for providing affordable housing units to homeless households was 45 units; however, the actual number achieved during the program year was 10 households. No units were provided to non-homeless or special-needs households during this reporting period.

The primary method of support was through the rehabilitation of existing units, where the City aimed to assist 45 households. Ultimately, 10 households (comprising 14 individuals) were housed in rehabilitated

units. No support was provided through rental assistance, production of new units, or acquisition of existing units.

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The most significant factors contributing to housing instability and homelessness in West Sacramento is 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.

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.

Discuss how these outcomes will impact future annual action plans.

This year’s outcomes show a continued and growing need for low-barrier, supportive housing for Extremely Low-Income individuals and households. Future Annual Action Plans will focus on:

- Completing and opening newly acquired units to meet housing needs.
- Expanding supportive services like case management, housing help, and job readiness.
- Exploring more motel conversions or small-unit housing for Extremely Low-Income and formerly homeless people.
- Strengthening partnerships with local service providers to ensure residents receive the support they need.

The City will continue to prioritize CDBG and other funding sources for programs that serve the Extremely Low-Income population, who remain the most underserved and at risk.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	14	0
Low-income	0	0
Moderate-income	0	0
Total	14	0

Table 7 – Number of Households Served

Narrative Information

For the 2024 PY,

- Extremely Low-Income: 14
- Low-Income: 0
- Moderate-Income: 0

During the 2024 Program Year, the City of West Sacramento provided housing to 14 individuals from Extremely Low-Income households. These individuals were housed through the rehabilitation and placement of 10 homeless households into newly acquired and improved motel units under the City's Homeless Emergency Housing Program (HEHP). No housing assistance was provided to Low-Income or Moderate-Income households during this reporting period.

All 14 individuals served were identified as Extremely Low-Income, meaning their household income did not exceed 30% of the Area Median Income (AMI), as determined by HUD income limits. These households often face multiple barriers to housing, such as poor credit history, prior evictions, criminal backgrounds, and limited or fixed incomes (e.g., Social Security or disability benefits), making access to both market-rate and affordable housing extremely difficult.

The City's targeted investment of CDBG funds (\$482,660) in rehabilitating the El Tejon (22 units) and Pick Wick (21 units) motels is a strategic response to this high level of need. Though the full rehabilitation was not completed within the program year, 10 units were brought online, allowing for the initial placement of 14 individuals, all from Extremely Low-Income households. Rehab of the sites are anticipated to be completed in Summer 2025 and participant placements are expected to begin in Fall 2025.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City employs a full-time Homeless Coordinator to conduct outreach to homeless individuals and families in West Sacramento. The Homeless Coordinator provides housing search assistance and referrals to services such as healthcare, mental health treatment and substance abuse counseling and treatment. During his visits to camps, the Homeless Coordinator is often accompanied by mental health and substance abuse counselors from Fourth and Hope, a shelter and social services provider located in Woodland, CA. Repeatedly visiting persons with these issues where they live helps to establish trust and rapport, which has been critical to getting persons into treatment.

Addressing the emergency shelter and transitional housing needs of homeless persons

In November 2021, the 85-unit Mercy Housing Permanent Supportive Housing development was completed and reached 100% occupancy by end of December 2021. The Mercy Housing PSH project was a collaboration with the City of West Sacramento, Yolo County, State of California and other service providers. Over 100 individuals are being served and receive case management, substance abuse and other related services on-site.

The City of West Sacramento was an active participant in Project RoomKey since it became operational in March 2020 as part of the State's emergency response to provide emergency housing to homeless during the COVID-19 pandemic. Project RoomKey was administered by Yolo County Health and Human Services Agency which worked closely with the cities of Davis, Woodland and West Sacramento for placements and motel room lease ups. At its peak, YCHHSA leased over 200 rooms within the cities of Davis, Woodland and West Sacramento. YCHHSA coordinated and provided case management, meal services and other wrap around services to RoomKey participants via various service providers and city Homeless Services Coordinators. The last Project RoomKey site in West Sacramento ceased operations in June 2023.

In December 2020, the City acquired the former Rodeway Inn motel to operate a Homekey Program as part of its efforts to provide emergency housing to homeless residents during the COVID-19 pandemic. The 40-unit motel has housed an average 60 individuals daily since beginning operations. Program participants receive case management, housing navigation, meal distribution and some laundry services. Prior to the City's acquisition, the former Rodeway Inn site was being master leased by Yolo County Health and Human Services as part of Project RoomKey so all individuals were able to transition into the City's Homekey Program.

In June 2023, the City acquired the former Flamingo motel to expand its emergency homeless housing program. Program participants at the 21-unit motel will receive case management, housing navigation and other supportive services. The acquisition of the Flamingo Motel was a collaboration with Yolo County to transition any remaining Project RoomKey participants into the former Flamingo Motel site. On April 10, 2024, City Council approved the purchase of two additional motel properties at 1809 West Capitol Avenue (Pick Wick Motel) and 1812 Merkley Avenue (El Tejon Motel) for an initial expansion and ultimate longer-term operation of the homeless emergency housing programs. On May 16, 2025, the City acquired a fifth motel site, the West Wood Motel, to further expand the Homeless Emergency Housing Program and also assist in transitioning program participants from the former Rodeway Inn and Flamingo Motel sites. The West Wood Motel will also require rehabilitation work to ensure the longer-term use of the site and ensure the health and safety of program participants.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In December 2020, the City acquired the former Rodeway Inn motel to operate a Homekey Program as part of its efforts to provide emergency housing to homeless residents during the COVID-19 pandemic. The 40-unit motel has housed an average 60 individuals daily since beginning operations. Program participants receive case management, housing navigation, meal distribution and some laundry services. Prior to the City's acquisition, the former Rodeway Inn site was being master leased by Yolo County Health and Human Services as part of Project RoomKey so all individuals were able to transition into the City's Homekey Program.

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Wood Motel, to further expand the Homeless Emergency Housing Program and also assist in transitioning program participants from the former Rodeway Inn and Flamingo Motel sites. The West Wood Motel will also require rehabilitation work to ensure the longer-term use of the site and ensure the health and safety of program participants.

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

Shores of Hope, a non-profit organization, operates a 24-bed facility for transitional aged youth aging out of foster care, victims of human trafficking and those seeking refuge from domestic violence. The organization provides housing, counseling, English learner education and high school equivalency classes to help prepare youth for successful transition to independent living as adults. The organization also provides a range of supportive services for residents including assistance with Rapid Re-housing assistance, job search, internships, securing permanent housing, and access to substance abuse programs to individuals and families at-risk of homelessness in West Sacramento.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The West Sacramento Homeless Coordinator position is imbedded in the City's Police Department and a police officer escorts the Coordinator when visiting remote areas of the City for safety and to make homeless persons aware that camping is not allowed. The combination of enforcement linked with counseling, housing search assistance and referrals to social services has proven effective in moving homeless persons into housing. In 2020, the Community Outreach and Support division was formed to carry out the City's Homeless initiatives and better respond to the need of the unhoused population.

The Yolo County California Work Opportunity and Responsibility to Kids (CalWORKs) Housing Support Program works to secure permanent housing for homeless families.

The Yolo County Children's Alliance runs a West Sacramento Family Resource Center located at 637 Todhunter Ave. This center offers weekly fresh produce distribution that is open to everyone and CalFresh enrollment, which aids with enrolling in and understanding how to use the Federal Supplemental Nutrition Assistance Program (SNAP) – monthly cash benefits to help purchase food to homeless families and those at-risk of homelessness to help reduce living expenses. The Yolo County

Food Bank provides food to income eligible persons at three different locations and the Mercy Coalition, a group of West Sacramento faith-based organizations, provides free lunches Monday through Friday. Nine other local organizations and faith-based groups provide food for needy individuals and families. The services are helping individuals and families from becoming homeless, or re-experiencing homelessness once again.

In December 2020, the City acquired the former Rodeway Inn motel to operate a Homekey Program as part of its efforts to provide emergency housing to homeless residents during the COVID-19 pandemic. The 40-unit motel has housed an average 60 individuals daily since beginning operations. Program participants receive case management, housing navigation, meal distribution and some laundry services. Prior to the City's acquisition, the former Rodeway Inn site was being master leased by Yolo County Health and Human Services as part of Project RoomKey so all individuals were able to transition into the City's Homekey Program. The goal of the Homekey Program is to provide the needed services to program participants to enable them to live independently and transition into a permanent housing alternative.

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

Actions taken to address the needs of public housing

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

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

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

The Yolo County Housing Family Self-Sufficiency (FSS) Program Coordinating Committee is comprised of representatives from non-profit agencies, cities, the County and State agencies. The Program Coordinating Committee coordinates services to empower assisted families with educational and employment opportunities. Families participating in the Housing Choice Voucher program benefit from FSS by the creation and funding of an escrow account to save for the eventual goal of homeownership. Those residing in public housing are supported through the HUD Resident Opportunities and Self-Sufficiency (ROSS) program.

Actions taken to provide assistance to troubled PHAs.

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

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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

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

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

In 2022, the City of West Sacramento received a Prohousing designation from the State Department of Housing and Community Development. The Prohousing Designation was established to provide incentives for jurisdictions that are compliant with existing state housing laws, housing element requirements, and have enacted local prohousing policies that go beyond existing statutory requirements. The Prohousing Designation allows the City to receive incentives in the form of additional points and/or other preference in the scoring of competitive housing, community development, and infrastructure funding programs administered by HCD.

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

Through analysis of data and collection of public comments, the Consolidated Plan identifies housing affordable to persons experiencing homelessness or at-risk of homelessness as the greatest unmet need in West Sacramento. As noted above, the City is actively working towards the development of a permanent supportive housing project to serve this difficult-to-house population. Two private funding awards were received for the PSH project.

The City participated with other member agencies of the Homeless and Poverty Action Coalition (HPAC),

the local Continuum of Care, to create a Coordinated Entry System to match the highest need clients with the most intensive resources. The system will use a version of the Vulnerability Index and Services Prioritization Decision Assistance Tool (VI-SPDAT), an evidence informed tool that combines both medical and social science research to quantify the vulnerability of people experiencing homelessness with a numerical score. The score assists with prioritization of limited homeless resources based upon the acuity of a person's needs.

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

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

No eligible requests for assistance with affordable multifamily rehabilitation were received during FY 2024/2025. The City will consider aiding if funding is available, including funding for testing and abatement of lead-based paint when appropriate.

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

The City is an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care, providing coordination and support for agencies serving persons experiencing homelessness and persons in poverty. The 2021-2025 CDBG Consolidated Plan targets funding to the Washington Neighborhood CT 101.01, which has a 28% poverty rate according to the 2020 U.S. Census.

The City is an LRNG partner organization (www.lrng.org) committed to engaging youth in mentorship and job experiences to ensure that they can develop their full potential in life and work. The City's Summer STEPS internship program provides real world work experience to high school and college aged youth.

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

Sacramento City College is a state-supported community college that is affordable to lower-income residents. The City collaborates with the West Sacramento campus of Sacramento City College through the West Sacramento Promise program through which students can have their enrollment fees waived or be eligible for up to two semesters of fee-free community college for up to a year. The goal of this program is to prepare young people for college and their careers while creating a more robust workforce for local employers and enhancing the City's economic development capacity and competitiveness.

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

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

The Yolo County Homelessness Plan (the Plan), adopted in January 2019, was developed out of the opportunity provided by the No Place Like Home (NPLH) Program. The plan provides an overview of the current state of homelessness in the County and highlights a set of solutions that County and City Leadership, in coordination with community homelessness partners, can utilize in the next three years to improve and expand the homelessness system of care in Yolo. This plan was developed around the strategies highlighted in One at a Time: Preventing and Ending Homelessness for Yolo County Residents, the 2017 revised version of the County's General and Strategic 10-year Plan to Address Homelessness. This plan and the proposed set of goals, strategies, and action steps, is meant to be used by the community in coordination with existing County and city homelessness plans and offers a workplan for how to take action over the next three years. By working to address homelessness through these concrete strategies and action steps, Yolo County can make strides in strengthening services and improving coordination. Taking the actions outlined in this plan will strengthen the County's entire homeless system of care, improving the lives of those it serves. The Yolo County Homelessness Plan can be found on the Yolo County's website at: www.yolocounty.org.

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

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

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

The City partnered with eight Sacramento region jurisdictions and three local housing authorities to

complete a regional Analysis of Impediments to Fair Housing (AI). This assessment and its findings, completed in early 2020, was incorporated in the City's 2021-2025 Consolidated Plan and taken into consideration when planning any future Annual Action Plans.

While working on the AI, the City continues to affirmatively further fair housing by requiring that all HUD funded programs and projects comply with state and federal fair housing law.

In addition, each year the City funds a contract using CDBG funds to provide fair housing services and counseling to low-income residents and landlords within the City.

The AI identified several Fair Housing Barriers and Contributing Factors, including:

- Harm Caused by Segregation
- Affordable Rental Options
- Affordable Rental Option for Residents with Disabilities
- Affordable Supportive Housing Options
- Stricter Rental Policies
- Lack of Public Transportation

The City of West Sacramento has attempted to tackle the contributing factors leading to these barriers. Staff has identified areas of over concentration of affordable housing and has made persistent attempts to promote the development of affordable housing in areas where they are lacking. Some of these areas include Southport, Central Business District and the Bridge District. In 2021, the 85-unit Mercy Housing Permanent Supportive Housing development was completed along West Capitol Avenue, in the City's Central Business District. Similarly, in early 2023, Jamboree Housing broke ground on the 60-unit West Gateway Place Phase II multifamily affordable housing development in the Bridge District. These two affordable housing developments have added to the City's affordable housing inventory. Both the Mercy Housing PSH Project and WGP II are located along public transit. In 2022, the City entered into a contract with the Hispanic Chamber of Commerce to operate a Microenterprise Technical Assistance Program in both English and Spanish. Emphasis was placed on targeting individuals in historically low-income minority neighbors such as Bryte and Broderick. The City will continue to look for opportunities to reduce or eliminate contributing factors to Fair Housing.

CR-40 - Monitoring 91.220 and 91.230

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

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. In addition, the City conducts 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.

All subrecipients receiving CDBG funding are required to follow HUD procurement procedures including outreach to minority businesses. The City requires quarterly reporting from subrecipients 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 are required to collect beneficiary data meeting HUD requirements for entry into the HUD Integrated Disbursement and Information System (IDIS) in compliance with the Consolidated Plan.

For the Fair Housing Services contract funded with CDBG, staff requires the consultant to report quarterly to City staff. These quarterly reports include a summary of all activities carried out during the quarter, such as number of audits, calls and cases that were provided to beneficiaries, the outcome of these cases and all demographic data related each beneficiary. Other information reported to the City includes number of outreach and tabling events the consultant held during the quarter to ensure that all residents within the City are able to access fair housing services when needed. Each beneficiary is required to complete an income self-certification form to ensure that services funded with CDBG money are specifically serving at least 51% of Low-Moderate Income (LMI) persons/households.

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

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

The draft Consolidated Annual Performance Evaluation Report (CAPER) was made available for public review and comment August 29, 2025 through September 13, 2025. The draft was only made available on the City's website (www.cityofwestsacramento.org); by requesting a copy by regular mail to Economic Development and Housing, City of West Sacramento, 1110 West Capitol Avenue, West Sacramento, CA 95691 or by email to Isaah Alford at isaaha@cityofwestsacramento.org. A notice was placed in the West Sacramento News-Ledger in English and Spanish on August 29, 2025. The CAPER will

be forwarded to the City's Economic Development and Housing Commission, once finalized and approved by HUD.

CR-45 - CDBG 91.520(c)

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

This report covers the fourth year of the City of West Sacramento 2021-2025 five-year CDBG Consolidated Plan. The City will amend program objectives upon completion of the Sacramento Regional Analysis of Impediments to Fair Housing (AI) to support regional efforts to address obstacles to fair housing.

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

No

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1				
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

During the reporting period, the City did not carry out activities that generated reportable labor hours under CDBG, HOME, ESG, HOPWA, or HTF programs. As such, there were no total labor hours, Section 3 worker hours, or targeted Section 3 worker hours recorded for this program year.

Although there were no activities that triggered Section 3 compliance thresholds or resulted in job creation or contractor engagement requiring labor reporting, the City remained committed to providing supportive services aimed at enhancing economic opportunities for low- and moderate-income residents.

Under the CDBG program, one qualitative effort was recorded: the City provided or connected residents with supportive services that included work-readiness resources, such as access to transportation assistance, interview clothing, and other employment-related support. These efforts were designed to help individuals prepare for employment opportunities and reduce barriers to workforce participation.

While no direct job creation or contracting opportunities arose from CDBG-funded activities during this reporting period, the City continues to explore strategies to increase local hiring, connect residents to Section 3 business opportunities, and expand access to workforce development services in future program years.