

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 2023 Action Plan will prescribe how the current year's funding will further the goals outlined within the City's 2021-2025 Consolidated Plan. The 2023 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 #3: Construct infrastructure improvements in low-income neighborhoods; 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:

- Consolidated Plan Goal #1 (High Priority): Reduce the incidence and impact of homelessness.
- Consolidated Plan Goal #2 (High Priority): Achieve goals in the HUD Challenge Grant funded Washington Realized: A Sustainable Community Strategy.
- Consolidated Plan Goal #3 (Low Priority): Strengthen economic opportunities for lower-income households.
- Consolidated Plan Goal #4 (Low Priority): Affirmatively further fair housing compliance.

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

Program Year 2016 Projects

- 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: Achieve goals in the HUD Challenge Grant funded Washington Realized: A Sustainable Community Strategy. The project is currently underway and is anticipated to be completed in April 2023.

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: Achieve goals in the HUD Challenge Grant funded Washington Realized: A Sustainable Community Strategy.

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 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 (Low Priority): 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 (Low Priority): 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. The City will continue to partner with the California Hispanic Chamber of Commerce and conduct business workshops in 2023.

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 25, 2023 to announce the availability of Program Year (PY) 2023 CDBG funding and to receive public comments regarding possible activities for funding. On February 7, 2023, 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 5, 2023, 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 March 17, 2023 and ending April 17, 2023. 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

In January and February 2023 staff held presentations at the Economic Development and Housing (EDH) Commission and Parks, Recreation, and Intergenerational Services (PRIS) Commission, respectively, to announce the availability of CDBG funds and obtain feedback for funding recommendations. The EDH Commission recommended replenishing funds that were reallocated from the 2020 and 2021 Annual Action Plan into the Washington Neighborhood Sidewalk, Lighting and Landscape Improvement Project. The project is still undergoing environmental review and once the environmental review is completed, staff plan on funding the construction phase of this project. In addition, Mercy Coalition of West Sacramento offered public comment at both commission meetings concerning their proposed Mosaic Village Project, which seeks to expand on their Recovery Café mission to provide a sober living environment, workforce development programs and wellness, mental health and life-skills access. Both commissions were supportive using CDBG funds for Mosaic Village. This proposed project is in its' initial planning stage, but Mercy Coalition and city staff will continue to work together for potential funding for this project in future allocations. Finally, the PRIS Commission recommended projects focusing on outreach for the public to have input on funding activities for the annual action plan. The

recommendations received from both Commissions assisted in framing the goals and activities for the 2023 Annual Action Plan.

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 newly adopted Measure E which will provide funds for homeless services and projects. Projects proposed for 2023 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 2023 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 newly adopted Measure E which will provide funds for homeless services and projects. Projects proposed for 2023 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.

Agency Role	Name	Department/Agency
CDBG Administrator	West Sacramento	Economic Development & Housing Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Isaah Alford, Community Investment Specialist
Economic Development and Housing Department
City of West Sacramento
1110 West Capitol Avenue, 3rd 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.

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 has 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 close escrow in March 2023 and break ground in April 2023. 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.

For many years, the City has hosted the quarterly Northern California Homeless Roundtable fostering education and collaboration for service providers throughout the region. As noted above, the City is signatory to the ten-year plan entitled "One Piece at a Time: Ending and Preventing Homelessness for Yolo County Residents" adopted in 2009. The City is assisting with a revision of this document to focus on a coordinated entry system for all agencies and programs assisting homeless persons in Yolo County.

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

Agency/Group/Organization	Yolo County Homeless & Poverty Action Coalition
Agency/Group/Organization Type	Services – Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 2023 Annual Action Plan to HPAC on March 17, 2023.
Agency/Group/Organization	West Sacramento Economic Development and Housing Commission
Agency/Group/Organization Type	Other government - Local Business and Civic Leaders
What section of the Plan was addressed by Consultation?	Economic Development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 25, 2023 to receive public comments regarding the availability of 2023 CDBG funds and possible activities for funding.
Agency/Group/Organization	West Sacramento Parks, Recreation and Intergenerational Services Commission
Agency/Group/Organization Type	Other government - Local Civic Leaders
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 7, 2023 regarding the use of CDBG funds to date and was asked to provide comments on activities under consideration for 2023 CDBG funding.
Agency/Group/Organization	Yolo County Homeless & Poverty Action Coalition
Agency/Group/Organization Type	Services – Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 2023 Annual Action Plan to HPAC on March 17, 2023.
Agency/Group/Organization	West Sacramento Economic Development and Housing Commission
Agency/Group/Organization Type	Other government - Local Business and Civic Leaders
What section of the Plan was addressed by Consultation?	Economic Development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 25, 2023 to receive public comments regarding the availability of 2023 CDBG funds and possible activities for funding.
Agency/Group/Organization	West Sacramento Parks, Recreation and Intergenerational Services Commission

Agency/Group/Organization Type	Other government - Local Civic Leaders
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 7, 2023 regarding the use of CDBG funds to date and was asked to provide comments on activities under consideration for 2023 CDBG funding.

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?
Continuum of Care	Yolo County Homeless and Poverty Action Coalition (HPAC)	The 2023 Annual Action Plan is consistent with the Yolo County 10 Year Homeless Plan completed by HPAC in 2008 entitled One Piece at a Time: Ending and Preventing Homelessness for Yolo County Residents. The Action Plan addresses goals to: 1) Create permanent housing for people who are homeless or at-risk of homelessness that is linked with supportive services; and 2) Facilitate and streamline access to housing and housing-related supportive services by people who are homeless or at-risk of homelessness. An update to the 2008 10 Year Homeless Plan is currently in development.

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 25, 2023 to announce the availability of Program Year (PY) 2022 CDBG funding and to receive public comments regarding possible activities for funding. On February 7, 2023, 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 5, 2023, 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 was made available to the public for a 30-day review period starting March 17, 2023 and ending April 17, 2023. 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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Nontargeted/ Broad community	A total of three newspaper ads were published. One was to notice public hearings, and one was to notice the 30-day comment period for the 2023 Action Plan. The last will be notice the public hearing at the May 3, 2023 Council meeting.		NA	

2	Public Hearing	Non targeted/ Broad community	<p>The Economic Development and Housing Commission recommended replenishing funds that were reallocated from the 2020 and 2021 Annual Action Plan into the Washington Neighborhood Sidewalk, Lighting and Landscape Improvement Project. The project is still undergoing environmental review and staff noted that it would not be advisable to fund the project until the environmental review was completed.</p>	<p>Mercy Coalition of West Sacramento offered public comment concerning their proposed Mosaic Village Project, which seeks to expand on their Recovery Café mission to provide a sober living environment, workforce development programs and wellness, mental health and life-skills access Both commissions were supportive using CDBG funds for Mosaic Village. This proposed project is in its' initial planning stage, but Mercy Coalition and city staff will continue to work together for potential funding for this project in future allocations.</p>		
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3	Internet Outreach	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	Email Listservs	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 has awarded \$518,743 in federal Entitlement CDBG funds to the City of West Sacramento for fiscal year 2023/2024. The City estimates receiving \$80,000 in program income and a carry-over amount of \$203,682.99 from prior year resources from CDBG funded activities completed in the previous years. In addition, the City has obligated \$21,000 in CDBG General Admin to the provision of fair housing services. These amounts are not included in the Anticipated Resources table below.

The following funding also is available for housing activities: \$2,000,000 of State of California HOME program income; \$270,000 of State of California CalHome program income; and \$5,100,000 in the City of West Sacramento Housing Trust Fund. It is anticipated that much of this money will be used towards the development of affordable housing at West Gateway Place Phase 2.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Admin and Planning, Economic Development, Housing, Public Improvements	\$518,743	\$80,000	\$203,682.99	\$598,743	\$802,425.99	FY 2023/2024 CDBG allocation of \$518,743. The City anticipates \$80,000 in program income.

Table 1 - Expected Resources – Priority Table

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

matching requirements will be satisfied

The CDBG program does not require matching funds. However, the City of West Sacramento strives to leverage federal funding with State, local and private sources. As noted above, the City also has State CalHome program income of \$270,000 and \$5,100,000 of local funds in the City's Housing Trust Fund. It is anticipated that much of this money will be used towards the development of affordable housing at West Gateway Place Phase 2. The City uses local funds including General Fund and Measure N to pay for the City's Homeless Coordinator and towards a portion of the salary of the Yolo County Homeless Coordinator and overhead at the Fourth and Hope homeless shelter.

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

The City provided land for the Mercy Housing 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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

The City provided both land and CDBG funds in support of the development of an 85-unit permanent supportive housing project at 1801 West Capitol Avenue for homeless persons with disabilities. The project, a collaboration between Mercy Housing and Yolo County Housing, will operate on a low-barrier entry housing first model. The project was completed and housed in full capacity in December 2021.

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construct infrastructure improvements in low-income neighborhoods	2023	2024	Affordable Non-Housing Community Development		Ageing and Undersized and improving Infrastructure Serving Low- and Moderate-Income Neighborhoods	\$603,682.99	Construct infrastructure improvements in low-income neighborhoods;
2	Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness	2023	2024	Non-Housing Community Development		Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness	\$78,995	Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness;
3	Provide Fair Housing Services for low to moderate individuals	2023	2024	Affordable Housing Non-Homeless Special Needs		Affirmatively Further Fair Housing Choice	\$21,000	Provide Fair Housing services for low-and moderate-income residents

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Construct infrastructure improvements in low-income neighborhoods
	Goal Description	<p>Up to \$400,000 will be used to support the installation of materials for the Washington and Broderick Lighting and Safety Improvement Project. This Washington and Broderick Lighting and Safety Improvement Project will improve pedestrian safety and driver visibility throughout the Washington and Broderick neighborhoods (Census Tract 101.01) in the City of West Sacramento. To accomplish this, the proposed project will upgrade existing street lights to enhance the visibility of pedestrians, and will also include the addition of video detection at various traffic signal locations to improve driver and pedestrian safety. In addition, the project will also include upgrades to the traffic signal hardware within the Washington and Broderick neighborhoods (Census Tract 101.01).</p> <p>Up to \$203,682.99 will be used to support the extension of ADA compliant walkways, trees, and adequate street lighting in the Washington Neighborhood along the southern side of E Street and both sides of F Street between Sixth and Fifth Streets, (see Attachment 5 for project location). The 440 West Project Developer will be installing the frontage on the northern side of E Street between 5th and 8th. Activities associated with this project include planning and design work; relocating architectural barriers to accessibility (utility poles and street sign poles); installing new ADA compliant sidewalk, curb and gutter; and installing lighting and landscaping improvements. This project will promote walking and bicycle trips to jobs, park amenities and retail within the Washington Neighborhood. Additionally, the funds will be used to support anticipated NEPA/CEQA mitigation measures.</p>
2	Goal Name	Address the supportive services needs of persons experiencing homelessness and those at risk of homelessness
	Goal Description	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 2023/2024. 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

Projects

AP-35 Projects – 91.220(d)

Introduction

The City's Action Plan will fund public infrastructure activities to low- and moderate-income residents. Infrastructure activities will include improvements to streets and sidewalks, provide ADA access, and bike/pedestrian upgrades to the Washington and Broderick neighborhoods (Target Area CT 101.01).

Projects

#	Project Name
1	Washington and Broderick Lighting and Safety Project
2	Washington Neighborhood Sidewalk, Lighting and Landscaping Improvement Project
3	Homekey Supportive Services at 817 West Capitol Ave
4	2023 General Administration and Planning

Table 3 - Project Information

Up to \$400,000 will be used to support the installation of materials for the Washington and Broderick Lighting and Safety Improvement Project. This Washington and Broderick Lighting and Safety Improvement Project will improve pedestrian safety and driver visibility throughout the Washington and Broderick neighborhoods (Census Tract 101.01) in the City of West Sacramento. To accomplish this, the proposed project will upgrade existing street lights to enhance the visibility of pedestrians, and will also include the addition of video detection at various traffic signal locations to improve driver and pedestrian safety. In addition, the project will also include upgrades to the traffic signal hardware within the Washington and Broderick neighborhoods (Census Tract 101.01).

Up to \$203,682.99 will be used to support the extension of ADA compliant walkways, trees, and adequate street lighting in the Washington Neighborhood along the southern side of E Street and both sides of F Street between Sixth and Fifth Streets, (see Attachment 5 for project location). The 440 West Project Developer will be installing the frontage on the northern side of E Street between 5th and 8th. Activities associated with this project include planning and design work; relocating architectural barriers to accessibility (utility poles and street sign poles); installing new ADA compliant sidewalk, curb and gutter; and installing lighting and landscaping improvements. This project will promote walking and bicycle trips to jobs, park amenities and retail within the Washington Neighborhood. Additionally, the funds will be used to support anticipated NEPA/CEQA mitigation measures.

The City continues to administer the Homekey program at 817 West Capitol Ave and will allocate \$78,995 in CDBG funds for supportive services. In December 2020, the City purchased the 40-unit Rodeway Inn to serve homeless individuals susceptible to the COVID-19 virus. The City used CDBG program income, local Measure E funds, federal Coronavirus Relief Funds and State of California Homekey Program funds to provide non-congregate interim housing for persons experiencing homelessness.

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

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.

The E and F Street project is located in Census Tract 101.01, which is identified as low-income area challenged with aging infrastructure, underutilized properties, lack of lighting for security, derelict buildings, and lack of economic vitality. The E and F Street project is consistent with the strategies identified within *Washington Realized*; the project will address infrastructure deficiencies within the Washington neighborhood by completing disconnected sidewalk and street crossing networks to support walkability and connectivity to public transportation and riverfront trails. Additionally, three affordable housing developments, which provide over two hundred affordable units to the Washington Neighborhood, are located on E and F Streets between Sixth and Eighth Streets, west of the project site, and the 440 West development is planned directly to the north on E Street. This project will largely benefit low-income residents needing pedestrian/ADA accessibility to access public transportation within the Washington Neighborhood, specifically public bus stops along Fifth Street.

The supportive services for the Homekey program will help program participants get stabilized and moved into permanent housing. It is anticipated that the project will serve 60 homeless households in 2023/2024.

AP-38 Project Summary

Project Summary Information

Project Name	Washington and Broderick Lighting and Safety Improvement Project
Target Area	Washington, Broderick and Bryte Neighborhoods – Local Target Area
Goals Supported	Improve Infrastructure in Low/Mod Neighborhoods
Needs Addressed	Aging and Undersized Neighborhood Infrastructure (CT101.01)
Funding	CDBG: \$ 400,000
Description	The Washington and Broderick Lighting and Safety Improvement Project will allocate \$400,000 of CDBG funds to improve pedestrian safety and driver visibility throughout the Washington and Broderick neighborhoods.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	Census Tract 101.01 is a Low-Income Zone and residents of this area are the primary users that will benefit from the proposed activities.
Location Description	The location of the project will be located within Census Tract 101.01 in the Washington and Broderick neighborhood..
Planned Activities	The planned activities will include replacing and updating street and traffic lights, in addition to installation of some security cameras.
Project Name	Washington Neighborhood Sidewalk, Lighting and Landscaping Improvement Project
Target Area	Washington Neighborhood
Goals Supported	Construct infrastructure improvements in low-income neighborhoods
Needs Addressed	Washington Infrastructure Needs (CT 101.01)
Funding	CDBG: \$203,682.99

Description	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.
Target Date	2024
Estimate the number and type of families that will benefit from the proposed activities	6,796 of low-income residents will be benefitted from the proposed activity.
Location Description	E and F Streets between Sixth and Fifth Streets
Planned Activities	The planned activities associated with this project include the following: planning and design work associated with the project; removing the existing sidewalk; removing and relocating architectural barriers to accessibility (utility poles and street sign poles currently located in the middle of the sidewalks); installing new sidewalk, curb and gutter where needed; and installing new lighting and landscaping.
Project Name	Homekey Supportive Services at 817 West Capitol Ave
Target Area	Census Tract 101.01 West Sacramento
Goals Supported	Provide Supportive Services for Homeless Persons
Needs Addressed	Housing Instability and Homelessness
Funding	CDBG: \$ 78,995
Description	The City continues to administer the Homekey program at 817 West Capitol Ave and will allocate \$78,995 in CDBG funds for supportive services. In December 2020, the City purchased the 40-unit Rodeway Inn to serve homeless individuals susceptible to the COVID-19 virus. The City used CDBG program income, local Measure E funds, federal Coronavirus Relief Funds and State of California Homekey Program funds to provide non-congregate interim housing for persons experiencing homelessness.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that the project will serve 60 homeless households in 2023/2024.

Location Description	817 W Capitol Ave, West Sacramento, CA 95691 is where activities will be undertaken
Planned Activities	The supportive services for the Homekey program will help program participants get stabilized and moved into permanent housing.
Project Name	2023 General Administration and Planning
Target Area	
Goals Supported	Provide Supportive Services for Homeless Persons
Needs Addressed	Housing Instability and Homelessness
Funding	CDBG: \$ 119,748
Description	General administration and planning of the CDBG program and planning activities associated with CDBG eligible activities.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Up to \$119,748 will be used 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. The City is limited to no more than 20% of its annual allocation and program income for general program administration

AP-50 Geographic Distribution – 91.220(f)

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

The Washington and Broderick Lighting and Safety Improvement Project will also take place in Census Tract 101.01, which is a low-income census tract in the City.

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

Geographic Distribution

Target Area	Percentage of Funds
Washington and Broderick Neighborhoods	65

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For decades, the Washington neighborhood (Census Tract 101.01) has been a low-income area challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. The City was awarded a HUD Community Challenge Planning Grant for Sustainable Community Development to develop strategies intended to enhance the quality of life for Washington residents by shifting development patterns towards compact, transit-served, mixed-use infill development to revitalize and stimulate private investment in the neighborhood. The *Washington Realized* plan includes an analysis of homeless issues, future housing affordability and employment needs based on planned infill development in the Washington neighborhood. The plan outlines infrastructure improvements needed to support this type of development and provides strategies to fulfill affordable housing needs, minimize overconcentration of poverty, strengthen housing security for vulnerable households, enhance employability of existing residents and provide a ready workforce for future retail and small business development. The planning process included many hours of public engagement with Washington residents and business owners. Meetings were designed to build participants' knowledge and capacity to advocate for equitable and inclusive solutions to future growth.

The Washington neighborhood is poised for high density, infill development in the near future. The Washington plan identifies over \$63 million in infrastructure improvements needed to fulfill the needs of future development. To mitigate the negative effects of gentrification and to position low-income families to benefit from economic renewal in the area, the Washington plan recommends producing an additional 100 units of affordable housing; providing educational, job training and entrepreneurship opportunities; and encouraging asset-building activities. CDBG funding will be a component of this strategy, although

other funding sources are needed to complete the goals of the plan. For the strategy to be effective, the City must implement the plan immediately before the effects of development begin to affect vulnerable neighborhood residents.

Discussion

The Washington and Broderick neighborhoods fall within the 101.01 Census Tract, which is designated as a low-income Census Tract. The area is challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. Since 2016, the City has allocated CDBG funding, and other local and state funds, to various activities within Census Tract 101.01 to improve the lack of and aging infrastructure.

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	60
Non-Homeless	
Special-Needs	
Total	60

Table 6 - 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	
Acquisition of Existing Units	
Total	

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City continues to administer the Homekey program at the former Rodeway Inn. In December 2020, the City purchased the 40-unit Rodeway Inn to serve homeless individuals susceptible to the COVID-19 virus. The City used CDBG program income, CDBG CARES Act (CDBG-CV), local Measure E funds, federal Coronavirus Relief Funds and State of California Homekey Program funds to provide non-congregate interim housing for persons experiencing homelessness. The goal of the program is to get people stabilized and moved into permanent housing. It is anticipated that the project will serve 60 homeless households in 2023/2024.

The City has committed State of California HOME program income and local Housing Trust Fund money the development of 60 units of affordable housing at West Gateway Place Phase 2. The project is in the development phase but is not expected to be under construction in program year 2023/2024.

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

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

recently homeless from becoming homeless again

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 2023 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. City staff provide support to developers of affordable housing and assist with federal and State funding applications if needed.

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

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

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

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

Actions planned to reduce lead-based paint hazards

The City requires all construction assisted with CDBG or other federal housing funds to comply with HUD lead-based paint hazard reduction requirements. Over the years, the City has provided assistance to 227 lower-income homeowners through the Owner-Occupied Housing Rehabilitation Program. Homes of an age that places them at-risk of lead-based paint contamination are provided testing and abatement assistance, when appropriate. At this time, the City does not have funding for the program, but anticipates securing a funding source and reinstating the program during the five-term term of this plan.

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

Actions planned to reduce the number of poverty-level families

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:

As a recipient of CDBG funds from HUD, the City of West Sacramento is required to present the following information regarding funds to be available during program year 2023/2024. Program income anticipated to be received by the end of program year 2023/2024 was allocated to projects in the City's 2023/2024 Annual Action Plan. West Sacramento does not have any Section 108 loan guarantees, urban renewal settlements, funds returned to the CDBG line of credit with the U.S Treasury or float funded activities.

HUD Area Median Household Income for Yolo County

Number of Persons in Household:		1	2	3	4	5	6	7	8
Yolo County Area Median Income: \$106,600	Acutely Low	11200	12800	14400	16000	17300	18550	19850	21100
	Extremely Low	20850	23800	26800	29750	32470	37190	41910	46630
	Very Low Income	34700	39650	44600	49550	53550	57500	61450	65450
	Low Income	55550	63450	71400	79300	85650	92000	98350	104700
	Median Income	74600	85300	95950	106600	115150	123650	132200	140700
	Moderate Income	89550	102300	115100	127900	138150	148350	158600	168850

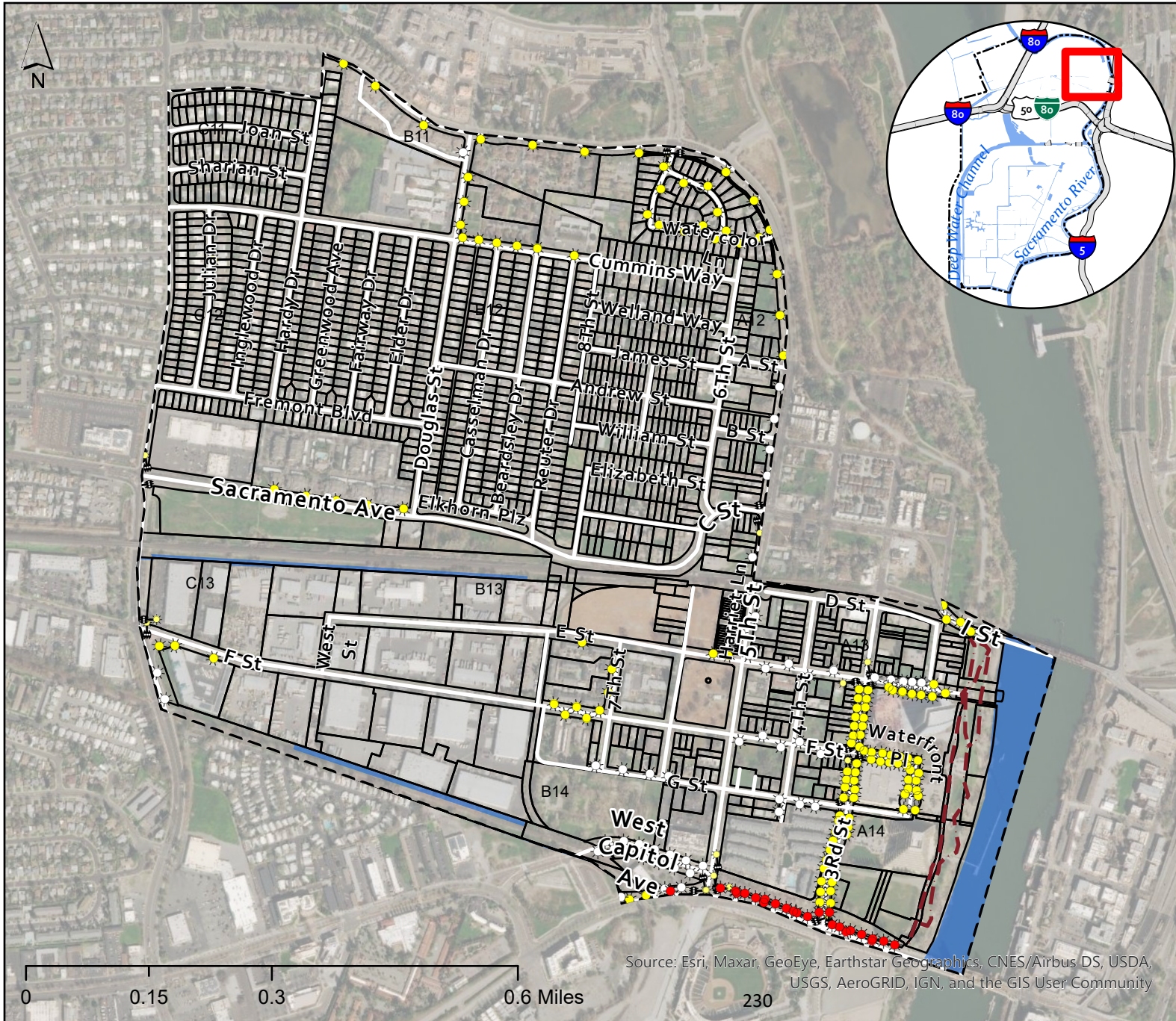
Traffic Signal/Streetlight - Health and Safety Project Area



CITY OF WEST SACRAMENTO

CAPITAL PROJECTS DEPARTMENT

1110 W. Capitol Ave. Phone: (916)617-4980
West Sacramento, Ca Fax: (916) 374-9895



Streetlights

With signal,Rate,Luminaire

- ★ No,, (2)
- ★ No,,HPS (2)
- ★ No, ,LED (2)
- ★ No,<Null>,LED (11)
- ★ No,LS2-A (CITY), (22)
- ★ No,LS2-A (CITY),HPS (128)
- ★ No,LS2-A (CITY),LED (30)
- ★ No,LS2-C (CITY/PG&E),LED (9)
- ★ Yes,,HPS (4)
- ★ Yes,<Null>,HPS (2)
- ★ Yes,LS2-A (CITY), (1)
- ★ Yes,LS2-A (CITY),HPS (16)
- ★ Yes,LS2-C (CITY/PG&E),HPS (2)

--- Project area

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map has been compiled using a combination of record maps, tax assessor's maps, and as-builts and is intended for information only and should not be used for legal descriptions.

Project Location Map

