

CONSOLIDATED PLAN

NAME OF JURISDICTION: City of Davis

Consolidated Plan Time Period: July 1, 2010 to June 30, 2015

Executive Summary

The Consolidated Plan (Plan) is a five-year plan, required by the US Department of Housing and Urban Development (HUD), which serves as a comprehensive strategy to address the needs of low- and moderate-income residents in the City of Davis (City). The Plan identifies community needs and provides a strategy to address those needs using Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds, as well as other resources.

The Plan addresses three basic goals. The jurisdiction's performance will be evaluated by HUD in meeting these goals. The Plan states how it will pursue these goals for all community development programs and housing programs. The program goals and related objectives and outcomes are as follows:

Goal 1: DECENT HOUSING, which includes:

- assisting homeless persons in obtaining affordable housing;
- assisting persons at-risk of becoming homeless;
- retaining the existing affordable housing stock; and
- increasing the availability of affordable permanent housing in good condition to low-income and moderate-income families and without discrimination on the basis of race, religion, creed, ancestry, national origin, religion, sex, sexual preference, marital status, family status, source of income physical or mental disability, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions(ARC), or any other arbitrary basis.

Goal 2: A SUITABLE LIVING ENVIRONMENT, which includes:

- increasing access to quality public and private facilities and services; and
- restoring and preserving properties of special historic, architectural, or aesthetic value.

Goal 3: EXPANDED ECONOMIC OPPORTUNITIES, which includes:

- establishment, stabilization and expansion of small businesses (including micro-businesses).

The City was successful in completing many of the objectives in the prior five-year consolidated plan. Successful programs and projects were documented annually in the City's Consolidated Annual Performance and Evaluation Report (CAPER). Using CDBG and HOME funds, the City has been able to fund a variety of projects these

past five years, ranging from public services, to affordable housing development, and the identification and completion of public ADA projects. Through the City's funding of local public service agencies, thousands of very-low and low-income residents benefited from a variety of critical services, including senior care programs, emergency shelter services, medical care, and food programs. During these past five years, the City has continued to be an active member of the Countywide Coalition on Homelessness and was a partner in the development and adoption of the ten-year plan to end homelessness in Yolo County. Over the past five years, several affordable housing projects were completed, providing hundreds of additional housing units for low- and very low-income individuals, families and seniors. Access for persons with disabilities has also increased since 2005 through the removal of architectural barriers at multiple public facilities and public right of ways. The City is further assessing the need for additional ADA projects through completion of the updated ADA Self-Evaluation and Transition Plan. Fair housing services are regularly provided through CDBG funds and the City operates a community mediation program to complement its fair housing information and referrals, as a way to address landlord-tenant disputes. CDBG and HOME funds have all contributed to the success of these programs and activities making the City a more livable community for very-low, low- and moderate-income persons and households. These programs work to provide some measures of protection and assistance for those who are most vulnerable to the effects of poverty.

MANAGING THE PROCESS

Consultation 91.200(b)

1. *Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*

The City of Davis Housing and Human Services Division of the Community Services Department is the lead agency for overseeing the development of the Plan and has the primary responsibility for administering programs covered by the Plan.

2. *Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:*
 - **General §91.100 (a)(1)** - *Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.*
 - **Homeless strategy §91.100 (a)(2)** – *Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.*

- **Lead lead-based paint hazards** §91.100 (a)(3) – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.
- **Adjacent governments** §91.100 (a)(4) -- Notify adjacent governments regarding priority non-housing community development needs.
- **Metropolitan planning** §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, , etc.
- **HOPWA** §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.
- **Public housing** §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

On a continuous basis, the City of Davis consults with other public and private agencies that provide assisted housing, health services, and social services in developing the Consolidating Plan. These agencies include:

Housing Services

Davis Community Meals
Yolo Community Care Continuum
Community Housing Opportunities Corporation
Yolo Mutual Housing Association
Sacramento Mutual Housing Association
Yolo County Housing
NeighborWorks Homeownership, Sacramento Center
City of Davis – Fair Housing and Mediation Programs

Social Services

Food Bank of Yolo County
City of Davis - ADA Reasonable Accommodation Program
People Resources
Sexual Assault and Domestic Violence Center
Yolo Adult Day Health
Yolo Community Care Continuum
Yolo County Department of Employment and Social Services
City of Davis – Child Care Programs

Health Services

CommuniCare Health Center
Yolo Family Service Agency

Yolo County Department of Health

Homeless Services

Short-Term Emergency Aid Committee
Davis Community Meals
Yolo County Homeless Coalition
HomeBase

Lead-based Paint

California Department of Community Services and Development – Lead-Based
Paint Hazard Control Program
Yolo County Department of Health – Child Health and Lead Program

Adjacent Governments

State of California – Department of Housing and Community Development
State of California – Department of Finance
Yolo County
University of California, Davis (State)

Metropolitan Planning Agencies

Sacramento Area Council of Governments

Public Housing Authorities

Yolo County Housing

Copies of the draft Consolidated Plan have been made available to Yolo County Housing, the State Department of Housing and Community Development and the social service organizations listed above.

Citizen Participation 91.200 (b)

3. *Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:*
- *low- and moderate-income residents where housing and community development funds may be spent;*
 - *minorities and non-English speaking persons, as well as persons with disabilities;*
 - *local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);*
 - *residents of public and assisted housing developments and recipients of tenant- based assistance;*
 - *residents of targeted revitalization areas.*

The City of Davis Consolidated Plan is developed through a collaborative process whereby the community identifies local critical needs and assists in establishing a unified vision of Davis' community development action plan. Citizen participation is a critical part of the Consolidated Plan, including developing and amending the

plan as well as reporting on program performance on an annual basis. Consultation, public hearings, citizen surveys and opportunities to provide written comments are all a part of the strategy in obtaining citizen input. The City makes special efforts to solicit the views of citizens who reside in HOME-funded housing and participants in CDBG-funded programs of Davis, and encourages the participation of all citizens, including minorities, non-English speaking populations, and persons with disabilities. The steps for public participation were as follow:

- A. **Consultations with Other Community Institutions.** In developing the Consolidated Plan and related documents, the City consulted with other public and private for-profit and non-profit agencies that either provide or have direct impact on the broad range of housing, health, and social services used by Davis residents. These agencies provided knowledge regarding local unmet needs and ongoing critical needs. The City Council has designated the Social Services Commission as the primary advisory body to gather input and information on community needs and priorities. Consultations has take place through regular meetings, subcommittees, or other means that coordinated information and facilitated communication. The purpose of these meetings was to gather information and data on the community and economic development needs of Davis. The City seeked specific input to identify the needs of homeless persons and families, frail elderly adults and their families, persons with disabilities, and other special needs populations.
- B. **Citizen Surveys.** City staff conducted surveys of Davis residents in order to gather additional information on community needs and priorities.
- C. **Initial Public Hearings.** There was one public hearing at the beginning stages of the development of the Consolidated Plan before the Social Services Commission, the local policy advisers appointed by the City Council, in order to gather information on community needs from citizens and local service providers. Based on public testimony received, the Social Services Commission makes recommendations to the City Council on the community needs.
- D. **Written Comments.** Based on public input and quantitative analysis, City staff prepared a draft Consolidated Plan. A period of 30 calendar days from has been provided to receive written comments on the draft Consolidated Plan. The public was able to review the draft plan at the City's main public library, City Hall, and on the City's website. Notification of availability of the draft appeared in a local newspaper of general circulation. In addition, notification of availability of the plan appeared on the City's website.
- E. **Draft Consolidated Plan Public Hearings.** There have been two separate public hearings held before the Social Services Commission and the City Council to receive oral public comments on the draft. These hearings were scheduled after the 30-day written comment period on the draft plan.

F. **Final Action on the Consolidated Plan.** All written and oral testimony provided has been considered in preparing the final Consolidated Plan. A summary of testimony received and the City's responses has been included in the final document. The final Consolidated Plan has been approved by the City Council for submittal to HUD by May 15, 2010.

4. *Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.*

Beginning on March 19, 2010 and ending April 19, 2010, a draft of the Consolidated Plan was made available for public review at the Community Services Department in the main City Hall building, located at 23 Russell Boulevard Suite 5, Davis, California, the Yolo County Public Library Davis Branch, currently located at 2801 Second Street, Davis, California, and electronically on the City's website at: <http://cityofdavis.org/cs/cdbg/>. On March 18, 2010, the availability of the draft Plan was noticed in the local newspaper, the Davis Enterprise. Notice was also placed on the City's website beginning on March 18, 2009 and remained there until the conclusion of the process.

Three public hearings have been set to provide citizens and community groups an opportunity to make comments and ask questions about the Consolidated Plan. The initial public hearing was conducted at the beginning of the process on October 19, 2009 before the Social Services Commission for the purpose of gathering information on community need. This first public hearing was noticed in the Davis Enterprise on October 9, 2009 and on the City's website. Public hearings have also been scheduled before the Social Services Commission and the City Council to discuss the draft Consolidated Plan. The Social Service Commission's public hearing was on April 19, 2010, and the City Council is scheduled to conduct their public hearing on Tuesday, May 4, 2010 in the Community Chambers at 23 Russell Boulevard, Davis, California. Both public hearings were noticed in the Davis Enterprise on April 9, 2010 and on the City's website.

No group requested technical assistance in developing a proposal for the Consolidated Plan. However, through the City's annual request for proposals process, technical assistance is provided to community groups interested in submitting funding requests under the CDBG and HOME programs. Technical assistance is provided in the form of workshops and direct staff responses to phone calls and emails.

5. *Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.*

At the Social Services Commission public hearing on October 19, 2009 which was for the purpose of discussing community needs prior of the preparation of the Consolidated Plan, Davis Community Meals provided a letter in advance of the meeting stating that budget cuts to mental health services, homeless shelters providers, and job loss due to the poor economic conditions may increase the number of homeless individuals and families creating more demand for local services. No oral comments were received during the public hearing.

During the 30-day review period of the draft Consolidated Plan, a question was asked if there is anything in the Consolidated Plan that pertains to Rancho Yolo Senior Mobile Home Park and staff responded that there was not.

At the Social Services Commission public hearing on April 19, 2010, no comments were received and the Commission recommended approval of the Consolidated Plan.

At the City Council public hearing on May 4, 2010, no comments were received and the City Council approved the resolution authorizing the submittal of the Consolidated Plan.

HOUSING AND HOMELESS NEEDS

Housing Needs 91.205

- 6. In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."*

Please see HUD required CHAS Table in Appendix A.

The following information has been taken from the City's current Housing Element and background reports, including the Bay Area Economics' Needs Assessment completed for the City of Davis, dated September 28, 2007.

Housing Estimates

The most current estimate for housing needs comes from the Regional Housing Needs Plans (RHNP) generated by the Sacramento Area Council of Governments (SACOG) for the period of January 1, 2006 through June 30, 2013. The City is projected to have a need to create 31 units of very low-income, 119 units of low-

income units, 163 units of moderate-income and 185 units of above moderate-income of housing for a total of 498 units.

Population and Household Trends

The Sacramento-Yolo Consolidated Metropolitan Statistical Area (CMSA) provides a geographic basis for comparing demographic trends in Davis to the rest of the region. The CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Population Growth Trends

There is a lower population growth rate in Davis between 2000 and 2006 as compared to the CMSA. While the CMSA's population increased by 13 percent, the City of Davis grew by less than seven percent. That seven percent increase represents a rise of Davis' population of slightly more than 4,000 persons, to an estimated 2006 population level of 64,600.

Household Growth Trends

Household growth trends generally mirrored population trends between 2000 and 2006, with the City of Davis lagging behind the CMSA. In the CMSA, the number of households increased by nearly 13 percent over the six-year period. In contrast, at approximately six percent, the growth rate in Davis represents less than half the CMSA level. The 2006 estimate of just under 24,500 households in Davis represented an increase of approximately 1,500 new households from the number in year 2000.

Household Size

The average household size in Davis remained at approximately 2.5 persons between 2000 and 2006. Though the average household size in the CMSA only marginally increased, the 2006 average of 2.66 per households indicates slightly larger households within the CMSA as compared to Davis.

Household Type

Significantly fewer households in Davis have children as compared to the CMSA. Within the CMSA, approximately 38 percent of households in 2006 had at least one member under the age of 18. In Davis, only 28 percent of households in 2006 included at least one child. Households without children represented the majority of households in both geographies. However, the share of households with children increased by one percentage point between 2000 and 2006 in both areas.

Household Tenure

Renter households corresponded to a far larger share of total households in Davis as compared to the CMSA. Primarily attributable to the student population attending the University of California, Davis, approximately 55 percent of Davis households rented their homes in 2006. This share remained constant between 2000 and 2006. In CMSA, only 37 percent of households rented in 2006, which was a two percent decline from 2000.

Age Distribution

The Davis population included a high concentration of persons between the ages of 18 and 24, highlighting again the impact of the UC Davis student population. Though the share of the population in this age bracket has dropped from 31 percent to 28 percent between 2000 and 2006, this age group still represents a large portion of the total population as compared to the overall population in the CMSA. Only ten percent of the CMSA population fell into this bracket.

Relative to the CMSA, the Davis population included a smaller share of both children under the age of 18 and persons age 55 and over. Children represented only 17 percent of the City's total population as compared to 26 percent in the CMSA. In addition, approximately eight percent of the population in Davis was between the ages of 55 and 64, and seven percent were 65 years old or over in 2006. In the CMSA this latter age group corresponded to 11 percent of the total population in 2006.

Household Income Distribution

Though the share of Davis households earning less than \$15,000 declined between 1999 and 2006, with at least 19 percent of local households in this income bracket, it remained significantly high as compared to the CMSA's 11 percent average. UC Davis student households may impact the income distribution locally. Though earnings for these households are low, students often receive supplemental, unreported income in the form of financial support from parents.

The large number of households in Davis with earnings in the lowest income bracket likely affects the median household income figures as well. In 2006 the median household income in Davis was just over \$49,000, as estimated by Claritas, Inc., falling short of the CMSA's median household income of nearly \$54,000. The median income of Davis households also increased at a slower pace than in the rest of the CMSA during a seven year period. With an approximate rise in unadjusted median household incomes of \$6,000 between 1999 and 2006, Davis experienced an increase of approximately 14 percent. The unadjusted median household income increased by 8,000 in the CMSA over the same period, or approximately 17 percent. However, accounting for inflation and converting 1999 median household income into 2006 dollar amounts reveals that real incomes have declined in both Davis and the CMSA. In other words, inflation has outpaced growth in median incomes in both areas between 1999 and 2006. In the CMSA, adjusted median household income dropped from \$57,600 to \$53,800 during the same time period.

In contrast, Davis had a smaller share of households in the \$50,000 to \$75,000 income bracket in 2006. These households represented only 14 percent of total Davis households as compared to 20 percent of households in the CMSA. On the other end of the spectrum, the City had a larger share, ten percent, of households earning over \$150,000 in 2006. In the CMSA, this income category equaled approximately seven percent of total households. Though the share of households in this high income bracket increased in both geographies between 1999 and 2006, Davis experienced slightly greater growth than the CMSA.

The City of Davis Middle Income Housing Ordinance, defines middle income households as earning between 120 and 180 percent of the median income for Yolo County. The 2006 median household income in Yolo County was \$61,900 for a family of four according to the California Department of Housing and Community Development (HCD). Calculating the income range for a four-person middle-income household results in an income category between \$74,300 and \$111,400 in gross annual household income. The \$75,000 to \$100,000 income bracket provides a rough estimate of the number of middle-income households in Davis in 2006. Overall, this income group represented only 11 percent of Davis households in 2006. It is difficult to analyze how this income category changed between 1999 and 2006. In 1999, the median income in Yolo County was \$53,200 for a family of four according to HCD, placing middle-income households in an income range of between \$63,800 and \$95,800. This range falls within two of the income categories, making it difficult to estimate how many middle-income households there were in Davis in 1999. In addition, since median incomes differ among the counties comprising the Sacramento-Yolo CMSA, the income ranges for middle-income households would also differ in each of those counties.

Special Housing Needs Populations

Special housing needs include the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. In addition, the City of Davis has identified single person households, UC Davis student households, UC Davis faculty and staff households, families with single male heads of household, and minorities as special needs populations. This section provides demographic analyses for each of these populations as well as an assessment of their particular housing preferences and needs.

Elderly Households

Population Characteristics

This analysis investigates this special population category using both 65 and 62 years as minimum age cut-offs. Including both age limits in this report allows for the incorporation of both 2000 Census and 2006 Claritas data, as well as 2000 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD.

Based on Claritas data, the share of households in Davis with a head of household age 65 or older was lower than the share of such households in the CMSA. In 2006 approximately 12 percent of total Davis households, or 2,900 households, fell in this category. The same year, nearly 20 percent of CMSA households were headed by a householder age 65 years or more. Furthermore, between 2000 and 2006 the number of elderly households grew at a much slower pace in Davis as compared to the CMSA. Over the six-year period, the number of elderly households increased by nearly 16 percent, while in Davis the growth rate was approximately seven percent.

In both Davis and the CMSA, most elderly households own their homes. An estimated 24 percent of households in Davis with a head of household age 65 and over rented their home while 76 percent were homeowners in 2006. In the CMSA, 22 percent of elderly households were renters and 78 percent owned their homes.

The CHAS dataset provided by HUD defines elderly households as one or two-person households with either person age 62 or older. Since this definition incorporates a slightly lower minimum age threshold, the number of elderly households reported is slightly higher than the number of elderly households reported for the City of Davis. Moreover, the household estimate reported excludes households with an elderly head of household but that are larger than two persons, such as grandparents raising grandchildren. However, with 77 percent of elderly households reported to own their own home, the tenure distribution in the CHAS dataset parallels the other data.

Approximately 19 percent of elderly households were very low-income, 17 percent were low-income, and 65 percent were moderate or above moderate-income in 2000. Also, approximately 15 percent of total elderly households were owner-occupied elderly households that experienced some level of excessive housing cost burden and 11 percent of total elderly households were renter-occupied households with some level of excessive housing cost burden in 2000. In other words, over a quarter of elderly households paid over 30 percent of their annual household income towards housing costs. In comparison, approximately 41 percent of all Davis households experienced some amount of excessive housing cost burden. Approximately 44 percent of elderly renter households fell into the very low-income category, mirroring general renter household trends in Davis. Approximately 75 percent of owner-occupied elderly households earned 80 percent or more of Area Median Income (AMI) while nearly 90 percent of all owner-occupied households within Davis had incomes above the low-income level. Overall, elderly households in Davis are less in need of housing assistance relative to the general population.

Compared to the general population, this special needs population may be expected to increase at a faster pace during the next five years. SACOG estimates that for the entire Sacramento region, the share of the population age 65 and over will increase from 11 percent in 2000 to 20 percent in 2030. In addition, by 2030, approximately one-third of the region's households will be headed by a householder age 65 or over and nearly half of the household growth projected for the region between 2000 and 2050 will fall in this category. The presence of UC Davis will temper the impact of these regional trends locally and Davis may continue to experience slower growth in the elderly population compared to the region, but the percent of elderly in Davis is still likely to increase based on the aging population.

Housing Preferences

While many elderly households are able to find housing products that meet their needs within the available local market-rate housing stock, other elderly households may require specific amenities that address the needs of older householders. Physical limitations resulting from the aging process can lead to changing housing preferences over time. For example, some elderly households may seek smaller housing units with fewer maintenance responsibilities. Some elderly households may exhibit a preference for homes without stairways or large yards. Overall, elderly households prefer locations near community amenities such as grocery stores, drug stores, and health care facilities. Other specific needs for elderly households could also include assisted living arrangements that provide in-home care for elderly persons no longer able to live independently.

Currently seven multifamily complexes provide senior housing in Davis, totaling 365 units. Nearly 250 of those units are classified as affordable units.

Based on current tenure patterns of elderly households in Davis, local seniors seem to have a preference for homeownership options. In 2003 AARP, in cooperation with Mathew Greenwald and Associates, Inc., conducted a telephone survey of 2,001 Americans over the age of 45. The purpose of the study was to determine Americans expectations about their housing needs as they age. The survey found that "more than four in five (83 percent) of Americans age 45 and over say they strongly or somewhat agree that they would like to remain in their current residence for as long as possible," even if they have to hire outside help to care for them. These survey results suggest a strong national preference for aging in place.

Single Person Household

Population Characteristics

Single person households are households with only one member that live alone. There were an estimated 6,200 single person households in Davis in 2006. This represents a minor increase from 5,700 households in 2000. In both Davis and the CMSA, single person households comprised an estimated 25 percent of all households. This share remained steady between 2000 and 2006 in both areas. In addition, single person households represented the second largest household size category after two-person households.

Approximately 34 percent of single person households in Davis owned their home while 66 percent were renters in both 2000 and 2006. In the CMSA, the distribution of single person households was more even in 2000, with half of the household renting and the other half owning their homes. The share of single person households owning their homes in the CMSA increased by one percent between 2000 and 2006.

Housing Preferences

Single-person households generally require smaller housing unit types. These single-earner households may face limited financial resources for housing costs, and as a result, could face higher housing cost burdens. In the City of Davis, studio and one-bedroom apartments exhibit very low vacancy rates. The large number of UC Davis students contributes to the demand for such units. There have been over 100 affordable one-bedroom units built over the last five year period. The recently completed, Cesar Chavez Plaza, an apartment complex with 52 affordable one-bedroom units is expected to provide some greatly needed housing for this special needs population. The newest senior complex, Eleanor Roosevelt Circle, is comprised of 59 one-bedroom units, and several other affordable, market, and mixed-income housing communities offer one-bedroom units.

Large Family Households

Population Characteristics

A large family household consists of a head of household and four or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. An estimated 1,400 large family households lived in Davis in 2006. This represents approximately six percent of total Davis households and a slight increase from the number of large family households in 2000. The share of large family households in the CMSA was nearly double the Davis percentage, at 12 percent of all CMSA households in 2006.

Nearly 51 percent of households with five or more persons owned their home while the remaining 49 percent were renter households in 2006. This figure includes both family and non-family households; and in 2006 non-family households represented 30 percent of all households with five or more members in Davis. In the CMSA, non-family households only comprised 2 percent of all households with five persons or more, highlighting the influence of large UC Davis student households on housing in the City.

The 2000 CHAS data for large family households provides a clearer picture for family households with five or more members. According to this data set, approximately 68 percent of Davis' large family households owned their homes in 2000 while 32 percent were renters. Furthermore, 31 percent of all large family households experienced housing cost burdens that were greater than 30 percent of their incomes. An estimated 14 percent of large family households were very low-income households, 13 percent were low-income, and 73 percent were moderate or above moderate-income households in 2000. However the distribution differed significantly between renter and owner households. While only eight percent of owner households were very-low or low income, 68 percent of renter households fell into these income categories. Among both owner and renter large family households in the very low- and low-income categories, approximately 280 of the 345, or 80 percent of the households experienced housing cost burdens greater than 30 percent of household incomes in 2000.

Housing Preferences

Large family households require larger units to accommodate family members. Families with sufficient incomes are generally able to find housing that meets their particular needs in the Davis market. Overall, 31 percent of large family households in Davis experienced some housing cost burdens in 2000, as compared to 41 percent of all Davis households. However, those large family households without the financial means to purchase a home face significant housing cost burdens as compared to households that own their homes. The majority of renter households fell into the very low- and low-income categories, and more of these renter households experienced some level of housing cost burden as compared to owner households. Large rental units are fairly expensive, averaging over \$1,600 per three-bedroom unit and \$2,200 per four-bedroom unit in 2006. Several apartment communities in Davis do offer three and four-bedroom affordable units. The availability of duplexes and single-family homes for rent is not analyzed in this report and could offer another housing option for this special needs group in Davis. This latter housing option is also attractive to groups of university students, which may impact the rent amount

and make such housing more difficult to obtain for large families. Student households competing for housing units in Davis may partially explain why large family households represented only six percent of total households in Davis, compared to 12 percent in the CMSA. The low proportion of large family households in Davis may indicate a need for a greater number of large units, but student households competing for such units could prevent large family households from finding housing in Davis.

UC Davis Student Households

Population Characteristics

Based on figures from the UC Davis office of Resource Management and Planning, approximately 27,600 students studied at the UC Davis campus in 2006-2007 academic year. In a study of the UC Davis population in 2002, 23 percent of students lived on campus and 57 percent resided in Davis. The remaining 20 percent commuted from elsewhere, primarily from locations in Sacramento County, Solano County, and other Yolo County locations.

The most recent survey of on-campus housing available at UC Davis, conducted in the spring of 2002, indicates that nearly 5,800 students may be housed on campus in residence halls as well as apartment units. The remaining 16,300 students residing in the Davis area find housing within the City. Approximately 2.5 students comprise each student household based on previous research conducted for the *City of Davis Internal Housing Needs Analysis* in 2003. Therefore, Davis had an estimated 6,500 student households during the 2006-2007 academic year.

Housing Preferences

Student households primarily seek rental units. This preference impacts the rental market in the City and results in very low vacancy rates across apartment complexes throughout Davis. In 2006, the apartment vacancy rate was only 1.8 percent. In fact, since 1996 the vacancy rate for Davis apartments has averaged 1.3 percent and never topped 4.2 percent. In contrast, a vacancy rate of five percent is generally considered an indicator of a healthy rental market with sufficient housing availability and options.

Assessing household incomes of student households poses some difficulty. Students are generally low-earners that often only hold part-time or seasonal employment. Students tend to receive income in the form of financial assistance and gifts from parents, as well as grants and student loans that are used to cover living expenses. There is some question as to the amount of income student households may be able to expend on housing costs. Many students do not have the same financial burdens that other households experience since they remain on their parents' health insurance policies, do not have to pay off student loans while they remain enrolled in school, and generally have lower costs as compared to other households.

The UC Davis *2003 Long Range Development Plan Final EIR* estimates an increase of the on-campus student population to 30,000 by the 2015-2016 academic year. The EIR also projects that the majority of this growth will be accommodated in student housing located both in the central campus and the

planned West Village neighborhood. According to the EIR, a maximum of 60 additional students would seek off-campus housing in Davis by 2015. For this to occur, new student housing on campus would need to accommodate some of the recent increase in student households living within Davis. Though the EIR projects limited pressure on rental housing in Davis as a result of increase in the student population at UC Davis, current apartment vacancy rates suggest a need for some increased availability of market-rate rental units.

UC Davis Faculty and Staff Households

Population Characteristics

According to the UC Davis Office of Resource Management and Planning, the 2006-2007 on-campus faculty and staff population was nearly 11,500. This figure excludes student employees. An estimated 51 percent, or nearly 5,900 faculty and staff member, live in Davis. It assumes 1.3 faculty or staff members per household yields an estimate of 4,500 faculty and staff households living in Davis in 2006 and 2007.

Housing Preferences

Beyond a desire for locations within a short commute to the UC Davis campus, faculty and staff households exhibit similar housing preferences to the general workforce population. Currently, Aggie Village is the only development specifically targeted towards UC Davis faculty and staff. Located adjacent to both the University campus and downtown Davis, Aggie Village offers 21 single-family and 16 duplex units for University faculty and staff households. Appreciation on these ownership units is capped using either the faculty salary index or the Consumer Price Index, whichever is greater. The University also offers a home loan program to help recruit and retain faculty and senior managers. There is a long waiting list at the UC Davis housing office comprised of faculty and staff who are interested in purchasing homes at Aggie Village.

Of the projected new employees associated with UC Davis growth through 2015, approximately 970 of the new hires would live in the City of Davis and another 500 employees would reside in the planned West Village neighborhood. While details regarding the faculty housing available at West Village remain somewhat undetermined, the intention is to provide affordable housing options that will help the University attract new hires and remain competitive with other research institutions. Beyond the University's efforts, City inclusionary policies that encourage workforce housing will also benefit UC Davis faculty and staff households.

Single Female and Male-Headed Households

Population Characteristics

Single female or male-headed households are family households with a female or male head of household and no spouse, and at least one member of the household under the age of 18. Assuming that the same percent of households in 2006 were headed by single-parents as in 2000, approximately 1,500 households in Davis were headed by either a single female or single male. This figure represents an estimated six percent of total Davis households in 2006. In

the CMSA, single-parent households accounted for over ten percent of all households in 2006.

Single female-headed households constitute the majority of single-parent households in both Davis and the CMSA. In Davis, nearly five percent of all households, or about 1,200 households, were single female headed households in 2006. Nearly 62 percent of these families were renter households while the other 38 percent owned their homes. In the CMSA, nearly eight percent of all households were single female-headed households and approximately 70 percent of these households were renters.

Single male-headed households are also underrepresented in Davis as compared to the CMSA. While single male-headed households were less than 1.5 percent of all Davis households in 2006, 2.5 percent of CMSA households were headed by single-male householders. Of the 340 single male-headed households in Davis, approximately 58 percent were renters. In the CMSA, 56 percent of single male-headed households rented their homes.

Housing Preferences

As noted above, both single female and single male-headed households primarily rent their homes. Single-parent households tend to experience higher housing cost burdens due to having only one adult income earner, coupled with greater child care needs. As a result, these households may exhibit higher demand for affordable housing options relative to the general population. Ideally, housing would provide a minimum of two bedrooms in order to provide separate spaces for parents and children. While no affordable apartment communities target single-parent households currently, many do offer two or more bedroom units. In addition, this special needs population only constitutes six percent of all Davis households. However, the lower share as compared to the CMSA may stem from a lack of affordable options that meet the specific needs of this population.

Persons with Disabilities Households

Population Characteristics

In 2006, the share of persons in Davis with some type of disability was less than half of the share in the CMSA. Estimates for the 2006 population with disabilities are based on distribution detailed in the 2000 Census. Approximately nine percent of the Davis population five years and older had some type of disability. In contrast, nearly 19 percent of the CMSA population age five year and older had a disability.

The greatest population difference between Davis and the CMSA appears among the 21 to 64 age group, followed by the 65 and over category. Though nearly 12 percent of the CMSA population over five years old was disabled and between 21 and 64, only five percent of the Davis population falls in this category. Furthermore, a smaller share of Davis residents between the ages of 21 and 65 had two or more disabilities as compared to the CMSA. In both geographies, persons with two or more disabilities, across all age groups combined, amounted to the largest subgroup within the disabled population. The proportion of the total population that had two or more disabilities still remained much lower in Davis as compared to the CMSA.

Housing Preferences

For the purposes of this analysis, it is assumed that there is only one disabled person per household. Due to the variation in disability types, there are many different housing preferences that this special needs population demonstrates. Overall, households with disabled members tend to fall in the lower income brackets and have higher housing cost burdens. In addition, some persons with disabilities require additional services such as live-in care, social services, job training programs, or counseling to help them achieve independent living.

While specific figures are unavailable regarding the number of accessible housing units in Davis, at a minimum the City enforces Federal and State regulations such as the Fair Housing Amendments Act of 1988 and the American with Disabilities Act. The City of Davis has also adopted a visitability policy that established a target of all new single-family residential units meeting certain accessibility standards. Specifically, market rate and middle-income units must be visitable, and affordable low- and moderate-income units must be first floor accessible. This policy is geared towards requiring housing types that can accommodate persons with disabilities and that promote aging in place. These accessibility requirements apply to all new major single-family housing projects and even higher standards will be placed on affordable housing projects receiving City land or financial assistance.

Consistent with California Uniform Building Code requirements, apartment complexes and high density residential projects include a percentage of accessible units. There are also affordable housing complexes that specifically aim to accommodate persons with disabilities, by providing fully accessible units throughout the complex. In addition, a few communities specifically assist residents or households with mental or developmental disabilities. The large differential in the share of Davis' population with disabilities as compared to the CMSA suggests a possible need for more affordable housing in Davis geared towards the needs of this population.

Farmworkers

Population Characteristics

According to data from the Employment Development, Yolo County farm employment dropped by 1,000 jobs, or over 20 percent, between 1992 and 2005. Other agriculture-related jobs not occurring on farms, such as cannery employment, are categorized in other industry sectors. Data detailing the number of farmworkers living in Davis is unavailable. However, an estimate can be approximated using the Employment Development Department's (EDD) 2006-2016 estimate and projection for the Sacramento-Arden Arcade-Roseville MSA in which Yolo County and Davis are included. The EDD estimates that in 2006, there were 4,900 farmworkers and laborers (crop and nursery) and projected 5,530 for 2016. Using the proportion of population that the City of Davis represents of the total population of the CMSA (includes Yolo, El Dorado, Placer and Sacramento Counties), 3 percent or 147 of these total farmworker estimates may have resided in Davis in 2006 and approximately 166 would be expected to reside there in 2016.

Primary information from organizations serving this population illuminates some demographic trends. Currently, three migrant centers operate in Yolo County, offering seasonal housing to farmworker families. According to Yolo County Housing's (YCH) Migrant Director, Jorge Alimeda, though the centers in Dixon and Madison were fully occupied, the Davis Center's 60-plus units were only about 50 percent occupied at the time of the last needs study in 2007. The Davis Center was demolished in 2001 and reconstructed over a period of three years. However, the newly built center also involves new eligibility policies. While prior to the demolition, cannery workers were eligible to live in the Davis Migrant Center, reconstruction utilized Rural Development funds which resulted in different eligibility requirements that excluded cannery workers. The Dixon center permits cannery workers, the Madison Center does not. Applicants must provide tax returns from the prior year that prove minimum earnings of \$4,425 from agricultural work in the prior year in order to establish eligibility.

Housing Preferences

Though changes in eligibility requirements may partially explain the high vacancy rates at the Davis Migrant Center, previous Housing Elements for the City have pointed to a demand for permanent housing in Davis by farmworkers and their families. A memo to the Yolo County Local Agency Formation Commission dated December of 2006 acknowledges these changing housing preferences, stating that "workers are obtaining permanent employment positions and establishing permanent residences in, or closer to, urban areas." The same memo also reports that some migrant workers without families, which are ineligible for units at the YCH Migrant Centers, must travel up to 50 miles from their place of employment to find housing.

The low occupancy at the Davis Migrant Center suggests that over the next five years additional demand for seasonal housing by farmworker families is unlikely. These households, however, will likely seek permanent housing options within Davis. It is difficult to determine the exact number of farmworker households in Davis. However, it is possible that that can be served by the same affordable housing opportunities as other populations in need of housing assistance. In contrast, migrant farmworkers without families have unique housing needs and may be underserved in the Davis market. Single migrant workers are not eligible for units at the Davis Migrant Center under current policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

Minority Households

Population Characteristics

Approximately 23 percent of Davis households were minority households in 2006. This represents an increase of nearly four percent since 2000. These figures parallel CMSA trends. The largest minority household group in Davis, with 18 percent of total households, was Asian households. In the CMSA, Hispanic or Latino households of various races represented the greatest share of minority households. In addition, Davis had a significantly smaller proportion of African American households as compared to the CMSA in 2006.

According to SACOG, throughout the Sacramento region the populations of Hispanics, African Americans, and Asians are projected to grow at a faster pace than the general population between 2000 and 2030. As a result, the data anticipates a decline in the share of non-Hispanic Whites while the proportion of minority populations increases. By 2030 the share of non-Hispanic Whites will fall to approximately 54 percent, while Hispanics will comprise 23 percent of region's population. African Americans and Asians are projected to grow to nine and 13 percent, respectively, of the total regional population. Recent projection data released by the California Department of Finance suggests that from 2000 to 2020, non-Hispanic Whites will decline from 59 percent of Yolo County's population to 47 percent. During the same period of time Hispanics will increase from a 26 percent share to 34 percent.

Housing Preferences

Beyond equal housing opportunities, the housing preferences of this special needs population do not differ significantly from the general population. The City provides free Fair Housing and Mediation services to Davis residents, in addition to free and reduced legal representation through Legal Services of Northern California that is available to income-qualifying households. In addition to fair housing needs, minority households may also fall into any of the other special needs categories that do have more specific housing preferences. Programs that address other special needs populations will also assist minority households with special needs, as long as access to such opportunities is made available in equal measure throughout the community. Local fair housing resources are working to ensure equal access. Some portion of minority households may consist of immigrant families that may be more likely to have multiple generations of family members living in one house together, possibly resulting in a need for housing suitable for extended families.

Special Housing Needs Summary

Relative to the CMSA, Davis had lower shares of elderly households (eight percentage points less), large family households (six percentage points less), single-parent households (four percentage points less), and persons with disabilities (ten percentage points less). While the share of minority households in Davis paralleled CMSA trends, Davis had more Asian households while Hispanic or Latino Households constituted the largest share of minority households in the CMSA. Both elderly households and large family households exhibited lower housing costs burdens relative to the CMSA. Though, the majority of renter households in both of these special needs populations fell into the very low-income and low-income categories in 2000.

After two-person households, single person households comprised the next-largest household size in Davis and the CMSA. These households tended to rent their homes. The majority of single-parent households, headed by either a female or a male, rented their homes. Single-parent households, however, did not represent a large share of total Davis households.

With an estimated 6,500 student households seeking rental units and another 4,500 faculty and staff households residing in Davis, the UC Davis campus population greatly impacts the housing situation in the City. While the University projects the student population to grow, most are expected to be housed on

campus and in the planned West Village neighborhood. Just fewer than 1,000 new faculty and staff households are expected to seek residences in the City through 2015.

SACOG also projects that elderly households and minority households will grow disproportionately faster than the rest of the population throughout the Sacramento region. While minority households generally do not require special housing products, demand for new types of housing by elderly households may affect the Davis market. However, the City of Davis has a smaller proportion of elderly households relative to the CMSA, and this age bracket did not grow as fast as the CMSA between 2000 and 2006. Farmworkers represent another special needs population exhibiting changing trends in housing preferences. Many farmworker families are seeking permanent, year-round housing options near urban centers. Migrant farmworkers without families, in contrast, are unable to find affordable seasonal housing and must often travel long distances to work. While Yolo County Housing's Davis Migrant Center is only half-occupied, single migrant workers are not eligible for units at the center under current federal policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

Victims of Domestic Violence

HUD also considers victims of domestic violence as a special needs population. Sexual Assault and Domestic Violence Center (SADVC) is the primary organization to provide residents with domestic violence intervention. The Center assists over 1,000 women, men and children per year with legal, counseling and shelter services. Eighty-five percent (85%) of those served are low to moderate income households.

SADVC, Inc. is a private non-profit organization contracted by the County and State to provide services to victims of domestic violence. Services include counseling, shelter, education, health assistance, legal advocacy, and transportation. The Center operates a 24-hour crisis line which receives over 3,500 calls per year.

SADVC served approximately 2,762 persons in 2003-04 of these 17 percent 470 persons, noted Davis as their city of residence. In 2008-09 through it a public service grant to SADVC, 85 victims of domestic violence benefited from CDBG funding from the City of Davis.

Public Housing

Public housing in Davis is under the jurisdiction of Yolo County Housing (YCH). YCH operates seven farmworker public housing units in Davis, in addition to the migrant housing just outside Davis city limits. YCH is also part owner of the two newest affordable housing projects in Davis: Eleanor Roosevelt Circle (59 units) and Cesar Chavez Plaza (53 units). YCH participated in these developments under its non-profit arm, New Hope Community Development Corporation.

Tenant-Based Housing Assistance

YCH administers the Housing Choice Voucher (Section 8) Program that provides tenant-based rental subsidy to low-income households to assist with housing costs. A total of 404 Davis households participate in the Section 8 Program. The County also operates the Family Self-Sufficiency Program that enables Section 8 households to move from public assistance to independence. Both programs are administered by YCH using federal funding provided by HUD.

Overcrowding

The Census defines overcrowding as having more than one person per room in a housing unit and the Census definition of a room is: "whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets."

Based on the 2000 Census data, Davis experienced a lower incidence of overcrowding compared to the CMSA. In both 2000 and 2006, around eight percent of CMSA households lived in overcrowded conditions compared to just over five percent in Davis. In both locations, a higher share of renter households lived in overcrowded conditions relative to households that owned their place of residence. In Davis, approximately eight percent of renters or 1,135 households live in overcrowded units compared to only 191 households or two percent of owners. In the CMSA, 14 percent of renters and four percent of homeowners lived in overcrowded conditions.

Housing Cost Burden

According to the household income and housing cost burden information based on the 2000 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD, nearly 30 percent of all households in Davis fell in the very low-income category. The vast majority of these very low-income households were renters. In fact, nearly half of all renter households fell into the very low-income category. In addition, 66 percent of all very-low income households were renter households experiencing housing cost burdens of over 50 percent of household incomes. These figures are likely impacted by the prevalence of student households in Davis. Among owner-occupied households, 88 percent had moderate or above moderate household incomes. In contrast, only 32 percent of renter households possessed household incomes in these categories. Overall, approximately 41 percent of all Davis households paid over 30 percent of their annual household income towards housing costs. However, disproportionate numbers of renter households experienced excessive housing cost burdens.

Housing Condition

The age of the housing stock in Davis exhibits a similar pattern to that of the CMSA. An estimated 22 percent of the housing stock in both geographies was built between 1995 and March of 2006. In addition, both areas experienced a

building boom in the 1970s, with 28 percent of the Davis housing stock and 20 percent of housing in the CMSA built in that decade. However, 44 percent of Davis housing and 48 percent of the CMSA housing stock were built since 1980. The one difference between the age of housing stock in Davis compared to the CMSA is that Davis possess a smaller share of housing units built prior to 1960. The "Core Area" primarily comprised of the downtown area of Davis, possesses the greatest concentration of older housing stock. As noted in the 2002 Davis Housing Element, a consequence of the City's relatively new housing stock is the overall good condition of units in Davis. Additionally, high land costs and buyer desirability have led to increased reinvestment into these older properties within the Core Area because of the value they represent to landowners.

The City of Davis has approximately 13,630 houses that were built prior to 1980's. Forty-four percent of the Davis housing stock was built since 1980 and as a consequence of the city's relatively new housing stock, the units in Davis are in good condition overall.

In June 2008, a windshield survey was conducted to identify general housing conditions of areas with older homes in Davis. The windshield survey included a sampling of 234 houses throughout central Davis, in areas where the oldest housing stock exists. This sampling provides percentage representation for all older homes within the city. The condition of housing was assessed by a survey of housing unit exteriors using five structural categories: foundation, roofing, siding, frontage/driveway and windows. Based on the five categories listed above, each housing structure was rated as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs.

Housing structures identified as sound or in need of minor or moderate repair are considered to be in standard condition. Housing structure that are in need of substantial repair are considered to be in substandard condition but suitable for rehabilitation. Dilapidated housing structures are considered not to be suitable for rehabilitation, and most likely, should be replaced.

The information collected during the survey is summarized in Table 1 below.

Table 1

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single (230)	153	57	16	3	1	230
Mobile (0)						0
Duplex (4)	2	1	1			4
Multifamily(0)						0
Total	155	58	17	3	1	234
Percent	66%	25%	7.3%	1.3%	.4%	100%

Source: City staff survey

The vast majority of the housing surveyed was found to be in sound condition or needed minor repair. There were about 21 (8 percent) homes that needed moderate to substantial repair. Typical structural defects observed included roofs in need of replacement, damaged siding, peeling paint, broken steps, cracked or uneven frontage and dislodged roof gutters. Overall, the houses appeared to be structurally sound but some were in need of maintenance, and/ or cosmetic

improvements. Based on this survey, staff extrapolated the statistical information to apply to the entire City of Davis housing stock for homes built prior to 1980.

- To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

No one racial or ethnic group in Davis has been identified to have a disproportionately greater need within any income category in comparison to the needs of that category as a whole. See question 6 above for a discussion of minority households.

Homeless Needs 91.205 (c)

- Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.*

Please see completed Homeless and Special Needs Populations Table 1A in Appendix B.

According to a census taken in January 2007 of the homeless population in Yolo County, 86 homeless persons were located in Davis. This equals approximately 21 percent of the total County homeless population. The persons included within this count include both sheltered and unsheltered individuals and families. Volunteers coordinated through Davis Community Meals collect information from local emergency shelters and transitional housing programs, and complete outreach to local camping/sleeping areas of homeless individuals. The majority of the City's homeless population, 55 percent, was men. Over 30 percent of the homeless counted in Davis were members of a family with children, and two-thirds of those family members were children under the age of 18. While this point-in-time count provides some estimate of the homeless population, these figures may understate the current situation since persons and families struggling with homelessness are often in and out of shelters. However, these figures are mostly in-line with the Countywide figures, though the share of the homeless population in families was slightly higher for Davis relative to the rest of Yolo County.

A more recent census taken in January of 2009 shows an increase in the homeless population to 114 persons in the City of Davis. Of the persons

identified as homeless, 60 were men, 31 were women and 23 were children. This is an increase of 28 persons since the 2007 census, but it is more consistent with the 2005 census of 121 persons in the City of Davis. Overall, Yolo County's homeless population increased by 77 persons over the time period between 2007 and 2009, and counting of individuals in 2009 may have been more successful than in 2007. In West Sacramento, there was an increase of 92 persons, but Woodland and the unincorporated area of the County had a decrease of 36 and 7 individuals respectively.

The reasons for homelessness can vary greatly and include economic hardship, alcohol or substance abuse, mental illness, and domestic violence. Housing preferences differ among these subgroups. Individuals with substance abuse problems may be averse to rules and regulations accompanying some transitional housing options. Persons and families escaping domestic violence situations may seek more confidential transitional housing. In addition, the type of services demanded by each subpopulation varies.

Currently, several organizations offer transitional housing to the homeless population in Davis. Table 2 is a summary of the temporary and permanent housing options for homeless individuals and families. Individuals and families accessing these housing options are included in all homeless counts. Davis Community Meals operates a homeless shelter for men and women, transitional housing for families, as well as a cold weather shelter for individual men and women, typically from November through March each year. The Short Term Emergency Aid Committee provides motel vouchers as part of their Emergency Shelter Program. The Interfaith Rotating Winter Shelter, a coordinated group of local faith-based organizations, provides cold weather shelter to the Davis homeless population at different member congregations throughout the winter. The Sexual Assault and Domestic Violence Center provides emergency shelter and transitional housing services to adults and children escaping domestic violence. While all of these organizations are able to provide shelter and services within the City, some connect to a larger regional network of organizations serving the homeless population throughout Yolo County. The City is also participating in an effort to end and prevent homelessness throughout the County as a member of the County Coalition on Homelessness and a partner in the countywide 10 Year Plan to End and Prevent Homelessness, which is discussed later in this Consolidated Plan.

Table 2

Site	Quantity	Type
1111 H Street	14 beds, including 11 for individual men and 3 for individual women available year-round	Transitional housing for single men and women
1111 H Street	2 beds available year-round, including 1 for men and 1 for women	Emergency beds for single men and women
512 Fifth Street	10 beds- cold weather season	Emergency shelter for eight single men and two single women
512 Fifth Street	1 unit during non-cold weather months	Transitional housing for one family
Sexual Assault and Domestic Violence Shelter	25 emergency and transitional beds provided year-round	Transitional housing for women and children
Rotating Interfaith Shelter at 7 participating congregations in Davis	25 beds provided during cold weather season	Emergency shelter for all homeless individuals, couples, and families
Yolo County Cold Weather Shelter at Wayfarer Center (Woodland)	73 emergency beds, 25 for families and 48 for individuals provided year-round *Capacity for 73 beds, but currently providing 50 beds due to staffing constraints.	Emergency shelter for all homeless individuals, couples, and families
Davis Community Meals Transitional Housing Units throughout Davis	9 units provided year-round	Transitional housing for all homeless individuals, couples, and families
Permanent extremely low income units for households at risk of homelessness	55 units provided year-round **25 extremely low income units will be provided with New Harmony.	Permanent housing for homeless and special needs households, 21 units set-aside for elderly
Total Resources	79 units and beds of transitional and permanent housing to address people at-risk of homelessness 135 emergency beds (100 provided year-round)	These units serve a variety of needs (emergency, transitional, and permanent options) and household types (single adults, families, and children).

9. *Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

According to the those served in 2009-2010 at the Davis Community Meals Shelter and Resource Center in Davis, 77 percent identified themselves as White, 11 percent identified themselves as Black or African American, 5 percent identified themselves as American Indian or Alaskan Native. All other race categories or combination of race categories were less than 2 percent. Those that identified themselves as being of Hispanic or Latino ethnicity were 28 percent of the total served and all identifying themselves as Mexican or Chicano.

Non-homeless Special Needs 91.205 (d) including HOPWA

10. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.*

Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

Please see completed Homeless and Special Needs Populations Table 1A in Appendix B and Special Needs (Non-Homeless) Populations Table 1B in Appendix C.

Much of this information has already been included in question #6 above. Those with special housing needs may require support services, including the following special needs populations: elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS, victims of domestic violence and public housing residents. Also included in this category for the City of Davis are farmworkers and students.

Elderly

Based on Claritas data, the share of households in Davis with a head of household age 65 or older was lower than the share of such households in the CMSA. In 2006 approximately 12 percent of total Davis households, or 2,900 households, fell in this category. The same year, nearly 20 percent of CMSA households were headed by a householder age 65 years or more. Furthermore, between 2000 and 2006 the number of elderly households grew at a much slower pace in Davis as compared to the CMSA. Over the six-year period, the number of

elderly households increased by nearly 16 percent, while in Davis the growth rate was approximately seven percent.

In both Davis and the CMSA, most elderly households own their homes. An estimated 24 percent of households in Davis with a head of household age 65 and over rented their home while 76 percent were homeowners in 2006. In the CMSA, 22 percent of elderly households were renters and 78 percent owned their homes.

The CHAS dataset provided by HUD defines elderly households as one or two-person households with either person age 62 or older. Since this definition incorporates a slightly lower minimum age threshold, the number of elderly households reported is slightly higher than the number of elderly households reported for the City of Davis. Moreover, the household estimate reported excludes households with an elderly head of household but that are larger than two persons, such as grandparents raising grandchildren. However, with 77 percent of elderly households reported to own their own home, the tenure distribution in the CHAS dataset parallels the other data.

Approximately 19 percent of elderly households were very low-income, 17 percent were low-income, and 65 percent were moderate or above moderate-income in 2000. Also, approximately 15 percent of total elderly households were owner-occupied elderly households that experienced some level of excessive housing cost burden and 11 percent of total elderly households were renter-occupied households with some level of excessive housing cost burden in 2000. In other words, over a quarter of elderly households paid over 30 percent of their annual household income towards housing costs. In comparison, approximately 41 percent of all Davis households experienced some amount of excessive housing cost burden. Approximately 44 percent of elderly renter households fell into the very low-income category, mirroring general renter household trends in Davis. Approximately 75 percent of owner-occupied elderly households earned 80 percent or more of Area Median Income (AMI) while nearly 90 percent of all owner-occupied households within Davis had incomes above the low-income level. Overall, elderly households in Davis are less in need of housing assistance relative to the general population.

Compared to the general population, this special needs population may be expected to increase at a faster pace during the next five years. SACOG estimates that for the entire Sacramento region, the share of the population age 65 and over will increase from 11 percent in 2000 to 20 percent in 2030. In addition, by 2030, approximately one-third of the region's households will be headed by a householder age 65 or over and nearly half of the household growth projected for the region between 2000 and 2050 will fall in this category. The presence of UC Davis will temper the impact of these regional trends locally and Davis may continue to experience slower growth in the elderly population compared to the region, but the percent of elderly in Davis is still likely to increase.

Service Needs

Service providers identified lack of knowledge of available programs, insufficient income, and the need for shelter and food banks as primary barriers to housing and services for the elderly.

Persons with Disabilities Households

In 2006, the share of persons with some type of disability was less than half of the share in the CMSA. Estimates for the 2006 population with disabilities are based on distribution detailed in the 2000 Census. Approximately nine percent of the Davis population five years and older had some type of disability. In contrast, nearly 19 percent of the CMSA population age five year and older had a disability.

The greatest population difference between Davis and the CMSA appears among the 21 to 64 age group, followed by the 65 and over category. Though nearly 12 percent of the CMSA population over five years old was disabled and between 21 and 64, only five percent of the Davis population falls in this category. Furthermore, a smaller share of Davis residents between the ages of 21 and 65 had two or more disabilities as compared to the CMSA. In both geographies, persons with two or more disabilities, across all age groups combined, amounted to the largest subgroup within the disabled population. The proportion of the total population that had two or more disabilities still remained much lower in Davis as compared to the CMSA.

Service Needs

Services providers identified transportation, cost of housing/services, knowledge of services, employment, and healthcare as primary issues limiting access to supportive services and housing for the disabled.

Persons with Alcohol and Other Drug Addictions

According to the Yolo County Department of Alcohol, Drugs and Mental Health, admission to drug and alcohol treatment programs has been on the rise in the last decade in Yolo County. Over 50% of individuals entering treatment were referred from the counts and criminal justice systems; 33 percent entered voluntarily. For California overall, less than 40% who entered treatment were referred from the criminal justice system.

Since the inception of Adult Drug Court in Yolo County in 1995, over 1000 adults have completed the program which involves court appearances, drug testing, treatment and supervision. In 2000-2001, the Dependency Drug Court had 79 parents participating, affecting 160 children. The percent of persons entering treatment due to methamphetamine use in Yolo County nearly tripled from 1991 to 1999. Alcohol related treatment admissions have doubled in the same period. Of the persons admitted for treatment, 37% are users of methamphetamines. Close to 40% of patients admitted for treatment remain in treatment between 1-3 months compared to the 25% in the State overall.

Nationally the statistics for alcohol and drug abuse are:

- 8% of Americans abuse alcohol, and
- 3% of Americans abuse drugs.

Service Needs

Primary issues facing drug and alcohol service providers include waiting lists for residential treatment and mental health services, a lack of transportation

(particularly to countywide services), and the need for patient assistance with basic life and vocational skills.

Persons with HIV/AIDS

Yolo County Department of Health and Human Services, Public Health Division tracks AIDS cases in the County.

- In 2002, 42, cases of AIDS were reported in Yolo County between 1999 and 2003.
- One case was reported in Davis in 2001 and one in 2004.
- 91% of all reported cases were from urban areas of the county.
- Over half the persons with AIDS are under 40.
- AIDS cases among females increased from 7% before 1993 to 15% in 2000.
- Before 1993, 83% of Yolo County residents diagnosed with AIDS were white. By the year 2000, 45% of newly diagnosed AIDS cases were among minority populations.
- Cases by race/ethnicity:
 - White 43%
 - African American 10%
 - Hispanic 28%
 - Asian 5%

Although AIDS is a reportable disease, the number of cases identified and reported among some groups may be under reported

Service Needs

Between 1985 and 2000, over 60 Yolo County residents living with HIV/AIDS received services through state-funded HIV case management services. Clients are given help in locating a regular source of medical care and referrals for support services for nutrition education, housing, counseling, acupuncture therapy and financial support for HIV medication or drug and alcohol treatment. Medical care is provided through private providers or community care clinics and through the infectious disease clinic at the University of California Davis medical center.

Victims of Domestic Violence

Sexual Assault and Domestic Violence Center (SADVC) is the primary organization to provide residents with domestic violence intervention. The Center assists over 1,000 women, men and children per year with legal, counseling and shelter services. Eighty-five percent (85%) of those served are low to moderate income households.

SADVC, Inc. is a private non-profit organization contracted by the County and State to provide services to victims of domestic violence. Services include counseling, shelter, education, health assistance, legal advocacy, and transportation. The Center operates a 24-hour crisis line which receives over 3,500 calls per year.

SADVC served approximately 2,762 persons in 2003-2004. Of these individuals, 17 percent or 470 persons, noted Davis as their city of residence. In 2008-2009

through a public service grant to SADVC, 85 victims of domestic violence benefited from CDBG funding from the City of Davis.

Statewide statistics show the following:

- 6% of California women experience domestic violence.
- Of those, 40% are at risk of severe violence by intimate partners.
- Women between the ages of 18 and 44 are at increased risk.
- Lower income women and African American women are at greater risk of domestic violence.

Service Needs

Service providers identified lack of transportation, language barriers, knowledge of available services, and affordable housing as primary barriers to assisting victims of domestic violence.

Public Housing

Public housing in Davis is under the jurisdiction of Yolo County Housing (YCH). YCH operates seven public housing units in Davis. YCH administers the Housing Choice Voucher (Section 8) Program that provides tenant-based rental subsidy to low-income households to assist with housing costs. A total of 404 Davis households participate in the Section 8 Program. The County also operates the Family Self-Sufficiency Program that enables Section 8 households to move from public assistance to independence. Both programs are administered by YCH using federal funding provided by HUD.

Farmworkers

According to data from the Employment Development, Yolo County farm employment dropped by 1,000 jobs, or over 20 percent, between 1992 and 2005. Other agriculture-related jobs not occurring on farms, such as cannery employment, are categorized in other industry sectors. Data detailing the number of farmworkers living in Davis is unavailable. However, an estimate can be approximated using the Employment Development Department's (EDD) 2006-2016 estimate and projection for the Sacramento-Arden Arcade-Roseville CMSA in which Yolo County and Davis are included. The EDD estimates that in 2006, there were 4,900 farmworkers and laborers (crop and nursery) and projected 5,530 for 2016. Using the proportion of population that the City of Davis represents of the total population of the CMSA (includes Yolo, El Dorado, Placer and Sacramento Counties), 3 percent or 147 of these total farmworker estimates may have resided in Davis in 2006 and approximately 166 would be expected to reside there in 2016.

Primary information from organizations serving this population illuminates some demographic trends. Currently, three migrant centers operate in Yolo County, offering seasonal housing to farm worker families. In 2007 during the completion of this data collection, Yolo County Housing's (YCH) Migrant Director, Jorge Alimeda, reported that the centers in Dixon and Madison were fully occupied, but the Davis Center's 60-plus units were only about 50 percent occupied. The Davis Center was demolished in 2001 and reconstructed over a period of three years. However, the new center, completed in 2004, also involves new eligibility policies. While prior to the demolition cannery workers were eligible to live in the

Davis Migrant Center, reconstruction utilized Rural Development funds which resulted in different eligibility requirements that excluded cannery workers. The Dixon center permits cannery workers, the Madison Center does not. Applicants must provide tax returns from the prior year that prove minimum earnings of \$4,425 from agricultural work in the prior year in order to establish eligibility.

UC Davis Student

Based on figures from the UC Davis office of Resource Management and Planning, approximately 27,600 students studied at the UC Davis campus in 2006-2007 academic year. In a study of the UC Davis population in 2002, 23 percent of students lived on campus and 57 percent resided in Davis. The remaining 20 percent commuted from elsewhere, primarily from locations in Sacramento County, Solano County, and other Yolo County locations.

The most recent survey of on-campus housing available at UC Davis, conducted in the spring of 2002, indicates that nearly 5,800 students may be housed on campus in residence halls as well as apartment units. The remaining 16,300 students residing in the Davis area find housing within the City. Approximately 2.5 students comprise each student household based on previous research conducted for the *City of Davis Internal Housing Needs Analysis* in 2003. Therefore, Davis had an estimated 6,500 student households during the 2006-2007 academic year.

Lead-based Paint 91.205 (e)

11. *Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.*

As previously discussed, the City's housing stock is relatively new with 75% of the housing constructed after 1970. The City housing stock that was constructed prior to 1970 is in the downtown area where prices have remained high and out of reach of many low- and moderate-income families. The City's current affordable housing stock did not commence construction until after the adoption of an inclusionary housing policy in 1987, which is after the use of lead-based paint had been prohibited. Therefore, the number of housing units occupied by low- and moderate-income persons and families with lead-based paint is anticipated to be diminutive. This is somewhat confirmed by the California Lead-Based Paint Hazard Control Program, when the program staff stated that Yolo County is not an area that has a high percentage of persons with elevated blood levels containing lead. Furthermore, statistics from 2005 -2009 provided by the Yolo County Health Department, shows that there has only been one case of elevated levels of lead in the blood that required action by the County in person under the age of 21 years old.

However, using the HUD adopted probabilities based upon national averages; Table 3 contains an estimate of the possible incidence of lead-based paint based upon the age of the structure.

Table 3

Davis Residential Units	Number of Units Constructed	Probable Percentage of Lead-Based Paint	Estimated Number of Units Containing Lead-Based Paint	Statistical Accuracy
Pre 1940	585	90%	527	±3
1940 – 1959	2,190	80%	1,752	±9
1960 - 1979	11,292	62%	7,002	±46
Totals	14,067	-	9,281	±58

The City's goal is to accurately assess and quantify risks associated with childhood lead poisoning and implement effective measures to significantly reduce or eliminate such risks. Local efforts are directed at achieving the following major tasks and objectives:

- Increase coordination between relevant public health, environmental, educational and housing programs.
- Achieve greater awareness and participation by the private sector in addressing lead-based paint problems.
- Advocate for increase federal and state funding and other support for lead-based paint testing, abatement and public information activities.
- Comply with Title X requirements in all City funded housing programs.
- Increase lead-based paint awareness among low-income families in Davis by requiring the distribution of educational materials at all affordable housing projects, regardless of the project's age.

HOUSING MARKET ANALYSIS

Housing Market Analysis 91.210

12. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.*

This section studies the costs of rental and for-sale housing in Davis and provides a general assessment of housing affordability among market-rate units in Davis. Data sources utilized in the following analysis include the 2000 Census, Claritas, the City of Davis, the 2006 Apartment Vacancy and Rental Rate Survey conducted by the UC Davis Office of Student Housing, Yolo County Housing, the U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and First American Real Estate Solutions (FARES).

Apartment Rental Rates

According to a survey conducted by the UC Davis Student Housing Office, there were nearly 8,600 unfurnished apartment units available for rent in 2006. This figure excludes furnished apartments as well as rental units not in apartment complexes and rent-restricted units. Almost 3,900 of those units were two-bedroom apartments with an average monthly rent of \$1,112. The vacancy rate for these units was a low 1.9 percent. One-bedroom apartments represented the second most prevalent size of units, with nearly 2,600 units in the market. At an average monthly cost of \$867, these apartments exhibited the lowest vacancy rate of 0.7 percent. Overall, average monthly rents ranged from \$705 to \$2,738, increasing with unit size. After factoring in Yolo County utility allowances for each type of unit, the annual household income required to afford rental apartments in Davis ranged from \$33,400 to approximately \$121,600. However, there were very few of the larger and generally more expensive apartments available in Davis. The household incomes required for one and two-bedroom apartments, comprising the largest share of units, were between \$40,600 and \$51,400.

For-Sale Housing Prices

Local data from the FARES shows that the median single-family home price in Davis between December of 2006 and May of 2007 equaled \$539,500. For condominium units, the median sales price over the same period was \$341,500. However, condominium units do not represent a large share of the sold housing stock and only seven percent of the units sold over the reporting period were priced below \$350,000. In fact, approximately 44 percent of the sold units cost over \$550,000. Another 28 percent of the units were priced between \$350,000 and \$450,000, while 22 percent ranged from \$450,000 to \$550,000.

While the minimum annual household income required to purchase the home with the lowest recorded home sale price of \$194,500 is just over \$60,000, very few options exist in Davis for households earning less than \$100,000 annually. Furthermore, in order to afford a \$550,000 home, a price near the median single-family home price, the minimum annual household income required approaches \$175,000.

Housing Cost Burden

According to the 2000 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD, nearly 30 percent of all households in Davis fell in the very low-income category. The vast majority of these very low-income households were renters. In fact, nearly half of all renter households fell into the very low-income category. In addition, 66 percent of all very-low income households were renter households experiencing housing cost burdens of over 50 percent of household incomes. These figures are likely impacted by the prevalence of student households in Davis. Among owner-occupied households, 88 percent had moderate or above moderate household incomes. In contrast, only 32 percent of renter households secured household incomes in these categories. Overall, approximately 41 percent of all Davis households paid over 30 percent of their annual household income towards housing costs. However, disproportionate numbers of renter households experienced excessive housing cost burdens.

Housing Affordability Assessment

Based on calculation guidelines from the State of California, the City can assume that fifty percent of its total very low-income households (1,335) are extremely low-income (668). This total of 668 households is approximately six percent of the City's existing households. With the overall population of Davis projected to increase by 774 households through 2013, it is estimated that approximately 436 additional extremely low-income households will live in Davis. This means that by 2013 there could likely be 714 extremely low-income households in Davis.

These 46 units projected to be needed to serve extremely-low income households have already been provided. One of these projects, Eleanor Roosevelt Circle, located at 675 Cantrill Drive, provided 21 extremely-low income units to serve local households. This project is required to be affordable in perpetuity in accordance with the City's Inclusionary Housing Ordinance. A covenant recorded to the deed secures this project's affordability in perpetuity. The land for this project was provided by the City as a result of the local Inclusionary Housing Ordinance and its requirements on the neighboring apartment complex that resulted in this land dedication. This project was funded through the following sources: Home Investment Partnerships Program (HOME) Funds, Community Development Block Grant Funds, Redevelopment Housing Set-Aside Funds, Low-Income Housing Tax Credits, and State Multi-family Housing Program - Supportive Housing Funds. The project consists of 21 extremely low income units, 15 very low income units, 13 low income units, and 11 moderate income units (including manager unit). The second, Cesar Chavez Plaza, at 1220 Olive Drive contains 19 extremely low-income units for income-qualified households. This project was built with a variety of funding sources including CalHFA construction loans and mortgage financing, State Multi-family Housing Program - Supportive Housing Funds, HOME Funds, Davis Redevelopment Housing Set-Aside Funds, Affordable Housing Partnership funds, and tax credit equity. The project has 19 one bedroom units for households earning up to 25 percent of the area median income serving extremely low income households. Additionally, Homestead Supportive Housing, located at 2610 Grambling Court was purchased by two local housing non-profits, rehabilitated, and restructured to provide greater affordability in its units. The previous project provided units for 15 households at very-low incomes. Now the project provides 21 single-room occupancy units to 15 extremely low income households and 6 low-income households.

With these three projects, the City has provided adequate additional housing for extremely-low income households; however, the city sees this income group as one that continues to need attention through additional housing opportunities. The City's Implementation Plan includes the following policy: "Explore mechanisms for encouraging and financing the construction of housing to meet the needs of households with children with low, very low, and extremely low incomes." Recent extremely low-income units have focused on small and single-person households, so the City has recognized that future projects should consider housing for families. The New Harmony project is scheduled to provide at least 25 units for extremely low income families.

The annual income requirements needed to afford an apartment in Davis in 2006 ranged from \$33,400 for a studio apartment, to \$121,600 for a five-bedroom apartment unit. A one-bedroom unit costs an average of \$867 per month. These

units are affordable to households with an annual income of \$34,700. This includes two-person family households earning close to or over 80 percent of Area Median Income (AMI), but not to most low and all very low-income two-person family households. A two-bedroom unfurnished apartment, averaging \$1,112 in monthly rent and an additional \$173 in monthly utility costs, requires approximately \$51,400 in annual household income. Only two-person family households earning over 120 percent of the AMI and some moderate-income households could afford these units. Two-bedroom units are also not affordable to very low-income and low-income three or four-person family households. 68 percent of all renter households fall in the very low and low-income categories. Again, this high percentage is partially related to the large number of all-student households in Davis.

As reported in the For-Sale Housing Prices section above, while a limited number of market-rate housing options exist in Davis for households with incomes between \$60,000 and \$100,000, annual household incomes generally need to exceed \$100,000 in order to afford the purchase price of a home in Davis. Therefore, only families earning above-moderate incomes, regardless of family size, could afford a home in Davis. Approximately 64 percent of all Davis family households fall into the Above Moderate income category. The remaining 36 percent of families have lower household incomes than what is generally required to purchase a home at market price in the City.

Housing Conditions

The City of Davis has approximately 13,630 houses that were built prior to 1980's. Forty-four percent of the Davis housing stock was built since 1980 and as a consequence of the city's relatively new housing stock, the units in Davis are in good condition overall.

Supply and Demand

Davis has exhibited consistently low vacancy rates, indicating high levels of local housing demand relative to available supply. The high level of housing demand and limited supply of housing contributes to high housing costs in Davis. As a result of the high housing costs in Davis, approximately 41 percent of all Davis households (9,491 households) experienced some level of excessive housing cost burden in 2000, though renter households experienced a disproportionate share of housing affordability problems. Of this forty-one percent of households overpaying, 7,725 households were low income households. In 2006, one- and two-bedroom apartment units averaged monthly rental rates between \$867 and \$1,112. These rates are not affordable to the very-low and low-income households that may be interested in renting these units. Moreover, the majority of renter households fall into these household income categories. Also, with a median home price of \$539,500, the Davis for-sale housing market is affordable only to households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually, outside of City's Inclusionary Housing program.

Housing Stock Available to Serve Persons with Disabilities

While specific figures are unavailable regarding the number of accessible housing units in Davis, at a minimum the City enforces Federal and State regulations such as the Fair Housing Amendments Act of 1988 and the American with Disabilities Act. The City of Davis has also adopted a visitability policy that established a target of all new single-family residential units meeting certain accessibility standards. Specifically, market rate and middle-income units must be visitable, and affordable low- and moderate-income units must be first floor accessible. The policy is geared towards requiring housing types that can accommodate persons with disabilities and promote aging in place. The new accessibility requirements will apply to all new major single-family housing projects and even higher standards will be placed on affordable housing projects receiving City land or financial assistance.

Consistent with California Uniform Building Code requirements, apartment complexes and high density residential projects include a percentage of accessible units. There are also affordable housing complexes that specifically aim to accommodate persons with disabilities, by providing fully accessible units throughout the complex. The 69-unit New Harmony project that is currently in predevelopment will be fully accessible for persons with physical disabilities. In addition, a few communities specifically assist residents or households with mental or developmental disabilities.

13. *Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

Due to the high demand for property, which is documented by a low vacancy rate of less than three percent in the City's Housing Element, there is not an inventory of vacant or abandoned buildings with residential units in the City of Davis. There are some vacant store fronts in the downtown area and a few vacancies in the city's light industrial area, but they do not contain residential units and are not suitable for conversion to housing.

Public and Assisted Housing 91.210 (b)

14. *In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including*
 - *the number of public housing units in the jurisdiction,*
 - *the physical condition of such units,*
 - *the restoration and revitalization needs of public housing projects within the jurisdiction,*
 - *the number of families on public housing and tenant-based waiting lists and*
 - *results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).*

Public housing in the City of Davis is under the jurisdiction of Yolo County Housing (YCH). There are only seven units of housing independently owned by YCH in Davis. These are farmworker units and have recently received \$152,765 in housing set-aside funds from the City's Redevelopment Agency for the completion of rehabilitation work. YCH, as New Hope Community Development Corporation, is also part owner of the two newest affordable housing projects in Davis: Eleanor Roosevelt Circle (60 units) and Cesar Chavez Plaza (53 units). Both projects are operating and are in good condition.

Yolo County Housing also administers the Housing Choice Voucher (Section 8) Program that provides tenant-based rental subsidy to low-income households to assist with housing costs. Currently, there is a three to five year wait for Section 8 assistance, and because of the waiting list, Yolo County Housing is not accepting new names from people in need of vouchers.

15. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

The City currently has 1,637 affordable rental and ownership units that provide housing to special needs and non-special needs groups and serve households from extremely low to low income categories. The majority of these housing units have covenants recorded to their properties that require unit affordability in perpetuity. All newly-built affordable rental and ownership units in Davis, and those rehabilitated with local financial assistance, include sustained affordability requirements through affordability covenants and appreciation caps.

The following affordable housing units in Table 4 below are at risk of converting to market rate rents. These units were developed with special programs outside of standard city requirements or prior to the adoption of the City's Affordable Housing Ordinance in 1990 that put ongoing affordability requirements in place.

There are three main types of conversions; 1) prepayment of HUD Mortgages for Section 221(d)(3), 202 and 236; 2) Opt-outs and expirations of Project-based Section 8 Contracts; and 3) Other, which includes all other financing mechanisms that may expire, such as Low Income Housing Tax Credits, CalHFA, and other bond-issued affordable housing funds.

Table 4

Project Address	Number and Affordability of At-risk Units	Affordability Requirements	Actions Needed During this Planning Period
1850 Hanover Drive	184 Units	Comprised of two Section 236 HUD-insured projects. Affordability requirements expire: August 1, 2011.	Initiate discussions with HUD and project owner, exploring options for affordability preservation.
920 Cranbrook Court	38 Units	Section 236 HUD-insured project. Affordability requirements expire: February 21, 2044.	No actions needed during this planning period.
1221 Kennedy Place	70 Units	Refinanced with HUD under Section 223 (f) program. Affordability requirements expire: September 30, 2011.	Initiate discussions with HUD and project owner, exploring options for affordability preservation.
2033 F Street	59 Units	HUD Section 8 Housing Assistance Payments contract. Affordability requirements expire: March 6, 2020.	No actions needed during this planning period.

Although there are a number of units that have expiring affordability during this planning period, the city continues to work with Yolo County Housing and continues to assess local resources in hopes of determining options for ensuring ongoing affordability in these units. Many factors go into identifying opportunities to extend affordability in expiring units, including:

- the willingness of the owner to consider ongoing affordability requirements;
- the owner's need for reinvestment and rehabilitation of the units;
- the per unit costs of preserving affordability vs. per unit costs of developing new units that would be permanently affordable;
- the number, type, and existing affordability of the expiring units; and
- the availability of local resources to purchase more affordability through rent subsidies, rehabilitation, or purchase.

Homeless Inventory 91.210 (c)

16. *The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent*

supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

Please see completed Homeless and Special Needs Populations Table 1A in Appendix B.

There are three shelter options in Davis, including the Davis Community Meals Shelter and Resource Center, the Davis Community Meals Cold Weather Shelter, and the Interfaith Rotating Winter Shelter. Emergency hotel vouchers that Short-Term Emergency Aid Committee (STEAC) provides are also available. Davis Community Meals' Shelter and Resource Center at 1111 H Street provides 14 transitional housing beds and 2 emergency beds for clean and sober guests. The City's lease with Davis Community Meals (DCM) for the cold weather shelter at 512 Fifth Street sets the occupancy limit of its shelter at 10 individuals. The Temporary Use Permit (TUP) for the Interfaith Rotating Winter Shelter and the Memorandum of Understanding (MOU) with Davis Community Church sets capacity of the Interfaith Rotating Winter Shelter shelter at 25 individuals, although this capacity limit was increased to 30 during the extreme cold weather period.

Recognizing the need for addressing the variety of needs of homeless individuals and families at a regional level, the City also provides financial support for and participates in the countywide shelter at the Wayfarer Center in Woodland. The Wayfarer Center is supported by all Yolo county jurisdictions and serves all Yolo County residents. Wayfarer has capacity for up to 50 individuals, including men, women, and children. In addition to its location in Woodland, Wayfarer also differs from Davis shelters as a clean and sober shelter. Davis Community Meals and Interfaith Rotating Winter Shelter do not require guests to be clean and sober.

Davis Community Meals and Interfaith Rotating Winter Shelter have had higher occupancy percentages during the current cold weather season, averaging 8 individuals at Davis Community Meals and approximately 20-22 individuals at Interfaith Rotating Winter Shelter, while the Wayfarer has been averaging 30 individuals with vacancies at around 20 beds each night.

Special Need Facilities and Services 91.210 (d)

17. *Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.*

Through CDBG funded activities, the City of Davis pays for staff to provide support services to persons with severe mental illness through Yolo Community Care Continuum (YCCC) New Dimensions Supportive Housing (NDSH) program. YCCC uses a scattered site, congregate model, providing housing to residents.

Each resident has his/her own room; the kitchen and common areas are shared. YCCC and Community Housing Opportunities Corporation, a local affordable housing non-profit, acquired and rehabilitated Homestead Cooperative so that it also offers individuals their own room, shared living room and kitchen. The acquisition of Homestead made an additional 21 affordable units available to people with a mental illness.

YCCC staff provides individualized services to each resident and to each household as a group. Services provided include teaching independent living skills such as meal planning, shopping, cooking, cleaning and laundry. Staff meets weekly with each household as a group to ensure that the household is running smoothly, to mediate any house-mate difficulties, and to provide opportunities for socialization.

In addition to individualized and group support, YCCC services include locating housing, providing clinical and medical support, teaching vocational skills, ensuring safety and maintenance of each property, and providing transportation for clients to appointments.

Barriers to Affordable Housing 91.210 (e)

18. *Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*

Land Use Controls

The primary land use controls related to housing development in the City are discussed below. They include: General Plan, Specific Plan, Zoning Ordinance, parking standards, Planned Development zoning, Measure J, the City's 1% Growth Policy, the Affordable Housing Ordinance, the Middle Income Ordinance, and the Visitability/Accessibility Policy.

General Plan and Density Bonus

General Plan Land Use Element policies set forth densities for a mix of all types of housing, including single-family, mobile homes, split-lots, and multi-family units. The General Plan establishes residential density ranges that, together with limits on land to be developed, define the number of housing units to be added. Projects gain credit for additional units, or density bonuses, when they include either affordable or elderly housing units or dedicate land for the provision of affordable housing units. Density bonuses are provided by allowing one additional market rate unit for each affordable or elderly unit provided on-site or through affordable land dedication by the project. With the City's twenty-five to thirty-five percent affordable housing requirement, the permitted density of a project can increase substantially through the use of this density bonus. An elderly housing project can gain even greater amounts of density bonus if the project is entirely dedicated to elderly housing. The City density bonus results in a higher possible density than the use of the state's density bonus standards.

The City's program provides a one-to-one bonus, increasing the total allowed market-rate units and effectively lowering the required inclusionary units for that particular development. With the one-to-one density bonus, bonuses effectively go up to the thirty-five percent through the rental housing inclusionary requirement, consistent with state law. This is appropriate, as this is the type of housing that would provide the very low and extremely low income housing units that qualify for a thirty-five percent density bonus under state law.

In keeping with General Plan policies regarding the protection of open spaces, particularly agricultural properties, and in accordance with smart growth principles used for the region's Blueprint project through SACOG, the City continues to promote appropriate densities that maximum opportunity for unit development and utilization of properties within the City while accounting for surrounding neighborhood character and sensitivity. Recently, the City has seen increased project densities, including single-family projects with densities closer to 14 units per gross acre (303 Ensenada Drive) and mixed-use projects with densities up to the 30 units per gross acre (435 G Street) rather than 5 units per acre or 15 units per acre from earlier planning periods. With the social trends toward increased efficiency of land and energy, the City expects that it will continue to receive and to support applications for projects at these increased densities. The City finds that these land use and density policies do not hinder the production of housing.

Specific Plan

The Specific Plan is used to further define the parameters of development within an area. The plan is always consistent with the General Plan. There are three Specific Plans in the city. They are South Davis Specific Plan, Gateway/Olive Drive Specific Plan and Core Area Specific Plan. These plans establish standards for development within the plan areas. The plans allow residential densities consistent with the General Plan, therefore, they are not an impediment to availability and affordability of housing.

Zoning Ordinance

Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks and minimum parking spaces. Site development standards are comparable to other community requirements and are necessary to ensure a quality living environment for all households and to protect the City's historic and natural resources. The residential districts in Davis are:

- Residential One-Family District (R-1) – principally permitting single-family dwellings among others. The minimum lot area ranges from 6,000 to 15,000 square feet.
- Residential One and Two Family District (R-2) -- principally permitting up to two single-family dwellings per lot, or a duplex. The minimum lot area is 6,000 square feet. The maximum height is two stories or thirty feet, and maximum lot coverage is forty percent.
- Residential One and Two Family Conservation District (R2-CD) – principally permitting up to two single-family dwellings per lot, or a

duplex. The minimum lot area ranges from 5,250 to 6,000 square feet, based on the historical characteristics of the neighborhood. This zoning is used in both the Old North and Old East traditional neighborhoods in Davis.

- Core Area Residential Infill District (C-I) – principally permitting single-family dwellings, a duplex, or two-family dwellings. The minimum lot area is 5,500 square feet.
- Residential Restricted District (R-R) -- principally permitting single-family. The minimum lot area is 8,800 square feet.
- Residential One and Two-family and Mobile Home District (R2-MH) - principally permitting single-family dwellings, a duplex, or two-family dwellings. No minimum lot area is prescribed.

Single family zoning in the City typically allows for a maximum of thirty feet or two stories in height for the primary structure, limits lot coverage to forty percent, and has minimum setbacks of 20 feet for the front yard, 20 feet for the rear yard (25 feet for second story portions), and varying side setbacks that total 12 feet with minimum side setbacks of 3 to 5 feet (10 feet per side for second story portions). Street side yards require a fifteen foot setback. Adjustments are made in zoning based on the character of varying residential neighborhoods, including historic neighborhoods or those with larger lots.

- Residential Garden Apartment District (R-3) -- principally permitting single-family dwellings, duplexes, or multiple dwellings. The minimum lot area is 7,500 square feet.
- Residential High Density Apartment District (R-HD) -- principally permitting single-family dwellings, duplexes, or multiple dwellings. The minimum lot area is 7,500 square feet.
- Residential Transitional (R-T)- The purpose of a residential transitional (R-T) district is to provide areas which will tend to separate intense commercial development from residential development. These areas are intended to contain uses which are not detrimental to other uses in the district nor to the uses in areas they separate.
- Interim Residential Conversion (R-C) - To implement policies of core area plan; to preserve and enhance the tree-shaded ambience, and older architectural styles found in the near downtown; to provide for use and retention of existing residences as dwellings or commercial ventures, or both combined; to encourage intermingling or combining of residential and commercial activities; to insure that new construction or substantial remodeling be in harmony with surrounding structures and streetscape character; to provide sufficient flexibility to encourage creative solutions in the reuse of older structures and the utilization of contemporary design in a setting of older structures.
- Central Commercial (C-C)-The purposes of the central commercial district are as follows: To implement the core area plan; to provide for an increased variety and density of commercial activities; to preserve older

architectural styles where feasible, and to encourage a harmonious intermingling of other structures; to permit residential uses where feasible; to promote pedestrian use and enjoyment of the core; to provide an area of intensive commercial activity.

- Mixed Use (M-U)- The purposes of the mixed use (M-U) district are as follows: To implement the policies of the core area plan; to preserve the older architectural styles, and to encourage a harmonious intermingling of other structures; to provide for an increased variety and intermixture of residential and commercial activities; to enhance the tree-shaded ambience, the pedestrian usage and character of the district.

Multi-family zoning in the City typically allows for a maximum of three stories or thirty-eight feet, limits lot coverage to forty percent, and has minimum setbacks of twenty to twenty-five feet for the front, twenty to twenty-five in the rear, and six to twelve minimum side yards with a total of eighteen to thirty feet. The variations in setback are based on whether the building is two or three stories. Street side yards require a fifteen foot setback. These setback requirements and height and lot coverage restrictions are significantly reduced in the High Density District, but that zoning only exists in one neighborhood of the City and is not treated as standard multi-family zoning. Standards can be modified with planned development zoning, often used in the City.

- Residential Planned Development Districts -- the city has a significant portion of its residential districts zoned as planned developments. This allows for deviations from the standards of conventional residential districts listed above. In planned development (P-D) districts, the minimum lot areas are often reduced from the minimum of the conventional district. In some city subdivisions with P-D zoning, lot sizes range from 3,500 to 15,000 square feet. Also, other zoning standards, such as building height, yard setbacks, lot width, open space, and parking requirements are reduced. The P-D district promotes and encourages innovative design, variety and flexibility in housing types that would not otherwise be allowed in conventional districts. It ensures the provision of open space as part of an overall development and provides a greater diversity in housing choices and standards based on the actual context of a project. The densities of P-D districts are required to be consistent with the General Plan.

Parking Standards

Parking standards vary by the number of bedrooms in the unit for both single-family and multifamily developments. The city has historically used planned development zoning to reduce the required parking for some projects or allow parking to be provided for within landscape reserves. The parking requirements of the city do not hinder the availability and affordability of housing. Often affordable multifamily projects have received parking requirement reductions. The affordable housing multifamily projects with parking reductions or modified requirements include Homestead (2610 Grambling Court), Twin Pines (3333 F Street), Owendale (3023 Albany Avenue), Pacifico (1752 Drew Circle), Windmere I/II (3030-3100 Fifth Street), Moore Village (2444 Moore Boulevard), and Tremont Green (5663 Marden Street) developments.

The multifamily conventional parking standards are as follows:

Studio Unit	1.00 space per unit
One Bedroom Unit	1.00 space per unit
Two-Bedroom Unit	1.75 space per unit
Three Bedroom or more Unit	2.00 space per unit

In general, the parking requirements under this standard do not provide adequate parking to meet current vehicle ownership standards. Instead of a typical vehicle ownership of one to two cars per household, there tend to be one vehicle per tenant in the many all-student households that occupy a majority of market rate rental housing units in Davis. Additional parking has been provided in new multifamily projects in order to accommodate these heightened parking needs. With the increased planning for these households through additional parking spaces, the City has also required alternative transportation plans in order to address this need. Additional planning has included increased bike parking and shared bicycles, proximity to and promotion of bus options, and apartment parking permit requirements. Affordable housing projects have not demonstrated the same level of need for parking. Often the City will consider landscape reserves for parking within affordable housing projects. Doing this allows for increased open space in the project, while maintaining the flexibility for additional parking spaces if needed in the future.

Planned Developments

The stated purpose of the planned development district in the City's Zoning Ordinance:

"[I]s to allow diversification in the relationship of various buildings, structures and open spaces in order to be relieved from the rigid standards of conventional zoning. A planned development district shall comply with the regulations and provisions of the general plan and any applicable specific plan and shall provide adequate standards to promote the public health, safety and general welfare without unduly inhibiting the advantages of modern building techniques and planning for residential, commercial or industrial purposes. The criteria upon which planned development districts shall be judged and approved will include the development of sound housing for persons of low, moderate and high income levels, residential developments which provide a mix of housing styles and costs, creative approaches in the development of land, more efficient and desirable use of open area, variety in the physical development pattern of the city and utilization of advances in technology which are innovative to land development."

The P-D zoning does not hinder the production of housing. It allows for creative ways to provide housing that would otherwise not be provided under conventional zoning standards. The city has effectively utilized this provision to integrate housing on difficult sites that might not even be possible in cities with more rigid zoning provisions. The General Plan established densities for various residential types apply to the planned development district. Also, the High Density Residential designation in the General Plan can accommodate densities of

up to 24 units per net acre exclusive of density bonus. The General Plan densities apply to all P-D districts. Ordinarily, the effect of the P-D zoning is to increase the variety and feasibility of development through reduction in setbacks, flexibility in parking requirements, and similar project benefits.

Measure J Ordinance

The purpose of the Measure J Ordinance (Ordinance No. 2008) was "to establish a mechanism for direct citizen participation in land use decisions affecting City policies for compact urban form, agricultural land preservation and an adequate housing supply to meet internal City needs, by providing the people of the City of Davis the right to vote, without having to evoke referenda, on general plan land use map amendments that would convert any agricultural, open space, or urban reserve lands, as designated on the Land Use Map of the City of Davis General Plan, dated August 1, 1999, to an urban or urban reserve land use designation and on any development proposal on the Covell Center or Nishi properties.

The purpose of this Article is to ensure that the purposes and principles set forth in the City of Davis General Plan relating to voter approval, land use, affordable housing, open space, agricultural preservation and conservation are fully considered by establishing an expanded land use entitlement process for proposed conversion of properties to urban use that are designated or in agricultural or open space use. This action recognizes that continued conversion of agricultural lands to meet urban needs is neither inevitable nor necessary, and that any land use decision affecting such properties shall be subject to a public vote."

The only dissimilarity with a Measure J type project as compared to a similar project prior to Measure J adoption is the required voter approval. The normal entitlement applications review is done similarly for a Measure J and a pre-Measure J project depending on the types of applications involved.

The General Plan and Zoning Ordinance prescribe policies and standards that apply to new residential projects. New residential projects must identify basic features meeting these requirements, such as neighborhood greenbelt, minimum open space, recreational facility (i.e., park land dedication), infrastructure standards, affordable housing, and a host of other features. A Measure J project will also be expected to show how these features will be met or addressed consistent with the city policies and codes just as would be the situation prior to the measure. There are also the components that must be adequately identified for a valid analysis of the potential impacts of a project, under CEQA.

Historically developers propose a phasing plan that works for their project. A proposed residential development phasing plan is analyzed by the city using a number of factors prior to approval. Some factors that affect city decisions on a phasing plan include: project size, economic viability of the project based on the phasing plan, identified city housing needs, outstanding allocations and the city's ability to meet its regional housing need allocation. Most large subdivisions in the city have phasing plans, which in some cases were made part of the development agreement between the developer and the city. Measure J does not change this process. The Phased Allocation Plan establishes the policy that project build-out would be allowed within the general plan period or some other reasonable period. The process for review a developer proposed phasing plan

remains the same notwithstanding Measure J, which is the right of voter participation in land use decision through voting.

The basis for the statement that Measure J encourages infill can be found in the stated purpose of Measure J. The goal of Measure J is “to establish a mechanism for direct citizen participation in land use decisions affecting city policies for compact urban form, agricultural land preservation and an adequate housing supply to meet the internal city needs, by providing the people of the City of Davis the right to vote, without having to evoke referenda, on general plan land use map amendments that would convert any agricultural, open space, or urban reserve lands, as designated on the Land Use Map of the City of Davis General Plan, dated August 1, 1999, to an urban or urban reserve land use designation and on any development proposal on the Covell Center or Nishi properties.” The conversion of any agricultural, open space, or urban reserve lands, as designated on the Land Use Map of the City of Davis General Plan is what Measure J would impact.

Measure J requirements exempt affordable units needed to meet the Regional Housing Needs Allocation. The measure explicitly provides opportunity for five acres to be designated in the land use element of the General Plan for residential development, or more if the city cannot meet its Regional Housing Needs Allocation. Given that the city will meet its fair share allocation there is no expectation in the law for the City to document how the five acres would be designated. The methodology for designating the sites would depend on a number of factors, which include the type of housing needed to meet the allocation.

1% Growth Policy

The City’s 1% Growth Policy is to implement an annual average growth guideline of one percent limiting non-exempt housing units to a total of 325 units per year. Permanently affordable housing units for very low-, low- and moderate- income households including both required units and units provided in excess of standard requirements are exempt from the Policy. Permanently affordable housing units for seniors are also exempt but middle income units are not.

The City does not find that the 1% Growth Policy will have a negative effect on housing production, and specifically the City’s Regional Housing Needs Allocation, for the current planning period. The City’s Regional Housing Needs Allocation is 498 units for this planning period, which the City is more than able to provide for. Even a cap of one percent in growth during the current planning period allows for up to 2,300 new housing units to be built. This capped amount is approximately 1,800 units greater than the Regional Housing Needs Allocation that has been assigned to the City for this planning period.

Additionally, the City’s one-percent growth policy includes very specific exemption categories for second units, affordable housing units, and units in vertical mixed-use developments and also allows the Council to approve “extraordinary projects” above the growth cap based on community needs and benefits. The City finds that this growth cap does not negatively impact the production of housing; it is only used to manage its timing.

Affordable Housing Ordinance

The Affordable Housing Ordinance, the document used to implement this policy, was initially adopted in 1990, amended in 1993, and amended again in 2005. The ordinance requirements are intended to implement the General Plan policies that require affordable housing for all income categories, and to meet the City's share of the regional housing need for these impacted households at very low-, low- and moderate-income levels.

The developer is required to submit an Affordable Housing Plan prior to or at the time of application for the first discretionary approval for a project. The Plan must describe how many and what type of affordable units the project will produce. The guidelines are as follows:

Ownership Developments

- Developments of 5 or more units provide 25 percent of total units for very low-, low- and moderate-income households after City density bonus (one market unit for every affordable unit). Some required affordable units may be rental and some may be for sale. Developments less than five units are exempt.
- Developments of between 5 to 75 units must provide units on-site of project.
- Developments of 76 to 200 units must provide land dedication to the City sufficient for that projects designated affordable unit number.
- Developments of 201 or more must provide half of the 25 percent on-site and half through land dedication sufficient to build half of the total affordable housing requirement.
- Project individualized programs are also an option where the developer may meet the city's affordable housing requirement with a project individualized program that is determined to generate an amount of affordability equal to or greater than the amount that would be generated under the standard affordability requirements.
- For on-site construction of ownership units, a one-for-one City density bonus is awarded, a mix of two- and three-bedroom units with a minimum of fifty percent of the units as three bedroom units and in combination of unit types as approved within the Affordable Housing Plan through the appropriate review process. Smaller and larger size units can be provided depending on local housing needs and project character. The units will be affordable to moderate-income households, households with incomes ranging from 80% of Area Median Income to 120% Area Median Income, with the average affordability targeted.
- Land dedication also receives one-for-one density bonus on the basis of 15 units per acre. Housing build on dedicated land must be permanently affordable. Property is conveyed to third parties who enter into an agreement with the City to produce affordable housing with a certain period of time. Housing types should consist of: resident-controlled

housing, mutual housing, community based rental housing, limited equity cooperatives, public housing, land trusts, self-help housing, etc.

Rental Developments

- Multifamily project with 20 or more units must provide at least 25 percent of the total units affordable to low-income households and ten percent affordable to very low-income.
- A developer of multifamily rental developments containing between five and nineteen units shall provide fifteen percent of the units to low-income household and ten percent to very low- income households.
- Residential projects consisting of fewer than five market rate units will not be required to produce affordable units. Such housing shall be provided either by the construction of units on-site or by land dedication.
- Affordable rental units shall rent to low-income households at not more than thirty percent of eighty percent (thirty percent of eighty percent is twenty-four percent) of area median income, and to very low-income households at not more than thirty percent of fifty percent of area median income, adjusted for family size. An in-lieu fee is also offered as an option in the downtown area.

The ordinance has built-in flexibility to allow a "project individualized program", which is an alternative to the standard provisions if the program generates the same or more than the number and level of affordable units that would have been generated under the standard requirements. The City works with applicants prior to and during planning application submittal to clarify the requirements and identify options for compliance with this ordinance.

Some have argued that provision of affordable housing adds to the costs of the market-rate units, thus, increasing the cost of housing. This argument may be valid to some extent provided the cost of affordable housing contribution is not reflected in the value of land purchased by the developer or the profit made by the subdivider. However, to provide housing for all income segments of the city, it becomes necessary to require inclusion of affordable units in new residential development. The majority of the affordable units come at minimal direct cost to the subdivider, although they may have opportunity costs through reduced profit.

Middle Income Housing Ordinance

The purpose of the Middle Income Housing Ordinance is to provide housing opportunities for the local workforce in the Davis area. This Ordinance requires the following:

- A development with 26 or more residential units for purchase shall provide units that are affordable to middle income households. Middle income households consist of households earning a gross income of no greater than 180 percent of the median income for Yolo County adjusted for household size. The number of middle income units shall be equivalent to 10% for projects totaling 26 to 35 ownership units, 15% for projects

totaling 30 to 49 ownership units, and 20% for projects totaling 50 or more ownership units.

- Units built under the middle income requirement shall be made affordable to households with gross incomes of 120 percent to 180 percent of the median income for Yolo County, with an average affordability for households at 140 percent of the median income for Yolo County.
- No density bonus shall be granted for middle income units.

The Middle Income Housing Ordinance essentially required for-sale developments of more than 25 units to provide 10 to 20 percent of the units as “middle-income” units. Projects of less than 25 units have no middle income requirement. These units are targeted to households earning between 120 and 180 percent of the median income. This program emerged out of a study that showed representation of middle income households at 15 percent of households within the region, but only 12 percent of households within Davis.

Please note: as of May 2009, the Davis City Council suspended the Middle Income Housing Ordinance, citing the economic downturn that has significantly affected the housing market. Council has directed staff to develop a report analyzing the requirements and to recommend whether it shall continue or be permanently discontinued. Staff is due to present their findings to the City Council by June 20, 2011.

The Middle Income Housing Ordinance, the document used to implement this policy, was initially adopted in December 2005 and went into effect in early 2006. The addition of the middle income housing requirement to the affordable housing requirement results in a total inclusionary requirement of 20% to 45% depending on size of the residential project and whether a density bonus is utilized for the low-moderate housing component.

Accessible/Visitable Housing Policy

The City’s Accessible/Visitable Housing Policy encourages a variety of housing types that accommodate persons with disabilities and promote aging in place, including a target of one-hundred percent visitability in all new single-family residential units, with an emphasis on first-floor accessibility in newly-developed single-family affordable units, to the maximum extent feasible for all projects that require Final Planned Development approval by the Planning Commission and/or any planning approvals by the City Council, unless as result of an appeal to a Planning Commission action. Accessory structures, including secondary dwelling units and guest houses, are not subject to this policy.

After outreach to the local development community, architects, buyers, advocates for persons with disabilities and residents, the City Council adopted the above-stated policy in July 2007, after stating a goal for such in September 2006. The costs associated with various features that this policy requires were discussed and analyzed prior to the policy’s adoption. The majority of costs associated with accessible and visitable features were deemed negligible and not likely to have significant impact on the cost of construction if planned for early in project development stages. The most notable impacts of these requirements were anticipated to be found in small projects of less than five units, medium and

high density projects of 12.5 units/net acre or more, and projects of fifteen units or fewer in the Core Area that typically are planned on smaller lots and at greater density. These impacts were requirements associated with providing a bedroom and full bathroom on the first-floor to provide complete accessibility. As a means of removing this potential impact, these groups were included in the exempt project category.

The City has adopted the following local efforts to remove potential governmental constraints that might hinder housing availability and affordability:

- The City has exempted all affordable housing, second units, and vertical mixed-use projects from the one-percent growth cap.
- The City has granted density bonuses for provision of affordable housing and housing for seniors, consistent with state law and the Affordable Housing Ordinance.
- The City has adopted reduced affordable housing in-lieu fees and parking fees for downtown/Core Area mixed-use development.
- The City has continued to maintain a supply of land adequate to meet its Regional Housing Needs Allocation for housing at all income levels and is currently reviewing potential housing sites for other future city needs.
- The City has developed and implemented guidelines for infill development and offers fee reduction and reduced requirements for in-fill development comprised of mixed-use and/or condominium development.
- The City has provided exempted small projects and rental projects from the City's Middle Income requirements.
- The City has provided exemption categories for small projects (fewer than 5 units), medium and high density projects (12.5 unit/net acre and greater), and small projects (15 units or fewer) in the downtown/Core Area from the Visitability/Accessibility Policy requirements.

STRATEGIC PLAN

General Priority Needs Analysis and Strategies 91.215 (a)

19. *In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables prescribed by HUD. 92.215(a)(1)*

Please see completed Homeless and Special Needs Populations Table 1A in Appendix B, Special Needs (Non-Homeless) Populations Table 1B in Appendix B, Priority Housing Needs Table 2A in Appendix C, and Priority Community Development Needs Table 2B in Appendix C.

As shown in the attached tables, the City of Davis is intending to fund a variety of activities to assist low- and moderate-income residents. The priority for allocating funding to different activities is based on identified critical needs, input from public service agencies, community groups, and citizens, surveys, available funding, and consideration of both the Social Services Commission and City Council. As part of the Consolidated Plan preparation process, City staff conducted two surveys regarding local needs by surveying both individuals and service providers (Community Needs Surveys) to collect additional data to help with prioritizing needs. These surveys are contained in Appendix D and assist in documenting the need for continuing existing activities and expanding services to address unmet needs. Also, the City has just recently completed a Self Evaluation and Transition Plan (Appendix E) which identifies multiple areas in City facilities and infrastructure that need improvements to removal architectural barriers for persons with disabilities. Many of the City's community development needs in Table 2B are in response to this report.

Direct input from the public is an important part in establishing priorities and making funding decisions. The Social Services Commission and City Council each conduct public hearings before making funding recommendations and approving funding allocations, respectively. The primary reason for funding any activity is that there is a demand/need for the activity and it would not otherwise be provided without assistance from the City. Also, in funding the activity, it is determined that the activity will benefit residents individually and/or collectively. Due to a limit on available funding, not every desired activity is able to be funded, even if it is a priority.

20. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*

Assistance will be provided throughout the entire City since Davis does not have large pockets of low-income persons and families or areas of minority concentrations.

21. *If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*

Not applicable

22. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).*

The City of Davis did not allocate investments geographically.

23. *If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*

Funds will not be dedicated to Neighborhood Revitalization Strategy Areas or local target areas.

24. Identify any obstacles to meeting underserved needs.

The primary obstacle is a lack of available resources to implement all of the programs and projects necessary to meet community needs. Both private and public funding sources are diminishing in the State of California, affecting both local non-profit service providers and the city's budget.

Specific Objectives 91.215 (a) (4)

25. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity. **Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.**

<input checked="" type="checkbox"/>	Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Suitable Living Environment Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families and without discrimination on the basis of race, religion, creed, ancestry, national origin, religion, sex, sexual preference, marital status, family status, source of income physical or mental disability, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions(ARC), or any other arbitrary basis	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input checked="" type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Identify Specific Objectives and Proposed Outcomes by completing Table 1C or 2C – Summary of Specific Objectives

Please see completed Summary of Specific Housing/Community Development Objectives Table 1C in Appendix B and Summary of Specific Housing/Community Development Objectives Table 2C in Appendix C.

HOUSING

Priority Housing Needs 91.215 (b)

26. *Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*

Please see completed Priority Housing Needs Table 2A in Appendix C.

Priority housing needs are identified by renters, owners and non-homeless special needs. Non-homeless special needs is divided further into subcategories of elderly, frail elderly, serve mental illness, physical disability, developmental disability, alcohol/drug abuse, HIV/AIDS, and victims of domestic violence. The US Department of Housing and Urban Development (HUD) only provides Census data for renters and owners which are derived from the CHAS Tables contained in Appendix A. All of the non-homeless special needs data is generated from local estimates. For the most part, affordable housing need is based on housing cost burdens that exceed 30 percent of a household income and are then identified as a housing problem. Overall, a high priority of need was assigned to renters instead of owners because there are a greater number of renter households with housing cost burdens. However, staff reasons that the data also supports some ownership opportunities for affordable housing because it may alleviate the rental need as households change from tenants to owners providing greater stabilization of housing payments. The housing cost burden from rental units can increase as market conditions change, but once a household qualifies for a loan, housing payments may be stabilized for a 30 year period with a fixed-rate mortgage.

27. *Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.*

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

The main characteristic of the housing market in the City of Davis is that affordability is the greatest challenge. Therefore, most local households that are identified as having a housing problem are overpaying or are unable to pay for housing; it is less likely due to a substandard housing condition or overcrowding. The CHAS Tables in Appendix A confirm that this is the case because there is

very little difference in the percentage of households with a cost burden of over 30 percent and the percentage of households identified with any housing problem, of which cost burden is included as a subset.

The Priority Housing Needs Table 2A in Appendix C identifies priorities based on high, medium, low, or no such need. In general, household income categories with higher numbers of housing problems were assigned a higher priority than household income categories with a lower number of household problems. Therefore, renters in the "small related" and "all other" categories were given a higher priority than "large related" and "elderly," but all renters with a housing problem were given at least a medium priority, which includes extremely low-income, low-income and moderate-income households.

Since the numbers of households in ownership housing with any housing problem were significantly lower, all owning households, except elderly, were given a low priority for extremely low-income, low-income and moderate-income households. Elderly households were assigned a medium priority because there is less of an opportunity to recover if an elderly person loses their home.

28. *Identify any obstacles to meeting underserved needs.*

The City of Davis has limited funding available to address all housing needs. However, as previously discussed the City has been very successful in developing affordable housing units for households of different income levels through its Affordable Housing Ordinance. Please see question #18.

Specific Objectives/Affordable Housing 91.215 (b)

29. *Identify each specific housing objective by number (DH-1, DH-2, DH-2), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.*

Please see completed Summary of Special Housing/Community Development Objectives Table 2C in Appendix C.

Over the next 5 years the City anticipates the development of 72 units of affordable rental housing and 33 units of affordable ownership housing. The rental housing units are expected to come from the New Harmony and Third and J Street projects. (Since the Third and J Streets project is composed of 8 bedrooms instead of individual units, it was counted as being equal to 3 units of rental housing.) The ownership housing units are anticipated to be constructed on the city land dedication sites of Mace Parke and Woodbridge. The City may also provide affordability to low-income households with direct rental and homebuying assistance programs. The Priority Housing Needs/Investment Plan Goals in Table 2A (Appendix C) breaks down the units by income categories and plan year to be constructed.

30. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

All of the affordable housing projects will be leveraged with other sources beyond the CDBG and HOME programs. It is expected that state and federal tax credits, redevelopment housing set-aside funds, and local land donations are all reasonably expected to be available over the next five years to assist the identified affordable housing projects. These additional resources result in a high probability that the proposed activities will be successfully completed.

31. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.*

As previously explained, the City of Davis housing market is in good condition, with most housing problems being associated with affordability instead of substandard conditions. Therefore, the City has established programs that will increase the supply of affordable housing for extremely low- and low-income persons and families through the production of new units and potentially through rental and homebuyer assistance.

32. *If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.*

Over the next five year planning period, the City of Davis will consider the use HOME funds for tenant-based rental assistance. The local market conditions that support the use of HOME funds for this purpose is that there is a high housing cost burden in the City of Davis for low-income renters. According to Table 2A – Priority Housing Needs/Investment Plan, 6,890 household have some type of housing problems, the majority of which are housing cost burdens exceeding 30% of their income.

Public Housing Strategy 91.215 (c)

33. *Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).*

As previously mentioned, there are only seven units of public housing in Davis, which are operated by Yolo County Housing (YCH). The City is assisting in serving the needs of the residents of this project by providing Redevelopment Agency Housing Set-Aside funds for necessary rehabilitation work.

In order to assist persons and families on the Section 8 tenant-based waiting list, the City of Davis will continue to participate in the creation of affordable housing for extremely low-income, low-income, and moderate-income families through its housing programs.

34. *Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.*

The City is assisting with rehabilitation assistance to the seven farmworker units owned by YCH. If more work is needed beyond the current amount of assistance, the City is able to consider additional funding applications through its CDBG and HOME Request for Proposals application process.

35. *Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*

The City of Davis will continue to work with YCH to support their affordable housing projects in Davis.

36. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*

Not Applicable

37. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

Not Applicable

HOMELESS

Priority Homeless Needs

38. *Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.*

On January 29, 2009, the Yolo County Homeless & Poverty Action Coalition (HPAC) conducted a count that identified 114 persons as homeless in the City of Davis, including both sheltered and unsheltered persons. The count included a survey component and was a collaborative effort of community volunteers, including homeless and formerly homeless individuals, and HPAC members. The US Department of Housing and Urban Development (HUD) requires that a point-in-time homeless count occur within specific guidelines in order to qualify for Continuum of Care Supportive Housing Program (SHP) funding. The homeless count has been used by the City to complete Table 1A – the Homeless and Special Needs Populations (Appendix F). The City also used the results of its Community Needs Surveys (Appendix D) for input from homeless assistance

providers, homeless persons, and concerned citizens in determining its priority needs.

The homeless count showed that the nine homeless families with children were all sheltered and 34 of 82 homeless individuals did not have shelter during the time of the count. Also, during the count a total of 18 individuals were identified as chronically homeless with four being unsheltered. Therefore, the City's priority of needs is to continue to support existing shelters and provide basic services such as food other support services to assist homeless families and individuals, including those in emergency and transitional housing. The City also supports programs and affordable housing projects that provide transitional and permanent housing that will assist local homeless families and individuals, including persons who have been identified as chronically homeless.

39. *Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.*

Per question #38 above, it is a high priority of the City of Davis to maintain homeless services at the current level or possibly increase the service level for homeless families, individuals and the chronically homeless. The City regularly funds these services through its CDBG program and Support Housing Program grants. Of the 114 persons that were identified as being homeless, the vast majority of these homeless individuals were utilizing available assistance that provided shelter, food and other services, with partial funding from the CDBG program. It is thought that if funding for these services were reduced, the number of unsheltered homeless individuals would likely increase. The City will continue to make essential services available to the local homeless population as it has done in years past.

40. *Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*

As stated in question #38, the homeless count identified 18 persons in the City of Davis as chronically homeless and 4 of them were unsheltered at the time of the count. The City continues to work collaboratively in the Countywide Coalition to address needs of homeless individuals and families and connect those in need with local services. The City hopes to be able to prevent and reduce the number of homeless and chronically homeless individuals, particularly those that are unsheltered, as a result of its participation and implementation of the ten-year plan to end and prevent homelessness throughout Yolo County, which is further discussed in the following section.

Homeless Strategy 91.215 (d)

Homelessness

41. *Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services*

needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

The City of Davis participates in both local and regional approaches to address homelessness. The City is very fortunate to have the support and services of local faith-based organizations that have come together in a joint mission to assist with homelessness. This mission manifests itself as an Interfaith Rotating Winter Shelter that provides a rotating cold weather shelter to the Davis homeless population at different congregations throughout the City and includes a warm meal and other resources. The City of Davis grant programs do not provide financial assistance to the Interfaith Rotating Winter Shelter. Instead, it is funded by private donations from the local churches and the use of their facilities. The City encourages private participation of organizations to address community needs, in addition to directly funding various programs and activities as part of its strategy to address homelessness.

Through its CDBG, Supportive Housing Program, and other funding sources, the City provides assistance on a regular basis to the following organizations:

- Davis Community Meals (DCM): CDBG funds provide operational support for a transitional housing program for local single adults that include outreach and assessment. DCM manages a local transitional housing site, which includes the provision of day services to homeless adults in Davis. The services include job training, laundry facilities, mental health services, food and transportation referrals, and the provision of clothing. Using a Supportive Housing Program grant, DCM developed a transitional housing program at the shelter site. DCM coordinates transitioning housing for families and transitioning foster youth, and also manages a Cold Weather Shelter during winter months, serving up to 10 homeless individuals per night. The City not only provides funds for operations and the property for the cold weather shelter, but has and will continue to consider capital improvement projects as necessary to ensure that the facility remains in good condition.
- Short Term Emergency Aid Committee: CDBG funds are used for providing monthly food provisions to low and very-low income households. These provisions include fresh produce and meats and are adequate to ensure a daily meal for each household member.
- Sexual Assault and Domestic Violence Center: CDBG funds are used to provide emergency shelter and transitional housing services to adults and children escaping domestic violence.
- Yolo Food Bank: CDBG funds are used to assist in providing monthly food distributions to very low and extremely low income persons and families.
- Yolo County Homeless Coordinator: CDBG funds are used to coordinate a continuum of care for homelessness and identification of resources to expand and enhance services in Yolo County, which includes the City of

Davis. The Homeless Coordinator assists with securing the Supportive Housing Program funds. City support in the countywide homeless coalition project also assists in the support of a year-round emergency shelter for homeless men, women, and children.

While all of these organizations are able to provide shelter and services within the City, some connect to a larger regional network of organizations serving the homeless population throughout Yolo County.

42. *Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*

The City's strategy described above in response to question #41 also includes the strategy for helping extremely low- and very low-income individuals and families who are at-risk of becoming homeless. Particularly the services provided by the Short Term Emergency Aid Committee and the resources available from DCM are aimed at providing services to keep people out of homelessness. Keeping people out of homelessness and getting them rehoused are the focus of the countywide Homeless Prevention and Rapid Rehousing Program (HPRP) funds. These federal funds, provided to the countywide continuum, assist individuals and families with various forms of assistance in order to maintain or provide them housing. The City's strategy to help prevent homelessness also includes the development of affordable housing at income levels at or below extremely low- and very low-income households.

Chronic Homelessness

43. *Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.*

Yolo County and the cities of Davis, West Sacramento, Winters, and Woodland have maintained a countywide coalition on homelessness for over a decade and have recently completed and adopted a ten-year plan to end and prevent homelessness throughout the County (Appendix G). The goals of this plan are:

- PREVENTION: Prevent homelessness through early, comprehensive assistance to those at-risk
- HOUSING: Provide a wide range of opportunities and services to help people access and maintain extremely affordable permanent housing
- SUPPORTIVE SERVICES: Provide comprehensive, integrated services to help people access and maintain housing and maximize their self-sufficiency

- IMPLEMENTATION: Effectively administer, coordinate and finance implementation of the county's ten-year plan and its efforts to prevent and end homelessness

The plan summarizes the need for these goals and the strategies and steps needed to meet them, as well as how Yolo County will achieve them. A key part of the plan is supporting and maintaining the housing and services that are available in the County.

44. *Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless. (91.215(l))*

The plan to end and prevent homelessness (Appendix G) calls for collaborating with existing resources, to create and expand Housing Resource Centers in each of the four cities of Davis, West Sacramento, Winters, and Woodland by providing one-stop access to personal assistance with prevention services, housing assistance and streamline referrals to key services. The Housing Resource Centers will be available by drop-in, phone, or email and staff will also conduct outreach to the community.

The Housing Resource Centers will provide or refer clients to services including:

- Needs assessment
- Various levels of case management (depending on need) with follow-up services
- Rental & mortgage assistance, short and medium term
- Utility assistance
- Credit/eviction history repair, including eviction repair certification program
- Landlord mediation
- Tenancy counseling and skills workshops
- Housing search assistance, with updated listings
- Rent guarantee and move-in funds
- Financial counseling and money management workshops
- Benefits assistance, including use of Compass data system to clients to apply for many different benefits with one application
- Representative payee services
- Legal services, including eviction prevention linked with the landlord tenant court
- Financial literacy and other life skills counseling and workshops
- Transportation assistance
- On-site provision of or referrals for: employment and vocational training; health care; mental health services; substance abuse treatment, family life skill workshops, and other services

All families and individuals accepting some type of financial assistance must also accept case management and services outlined in their Individual Housing and Service Plan. This Plan will be written by skilled, informed case managers, who will be trained to serve this population and who will have up-to-the-minute information on available resources. Case managers will provide follow-up services to support ongoing maintenance of housing and to address the crisis that

caused homelessness or the threat of homelessness. Services will be provided more intensively the first few months and then will diminish over time as stability is regained. These housing resources centers have been created, with Davis' resource center at Davis Community Meals. Services at these centers and case management of clients is being provided countywide through the federal HPRP funds, as referenced above.

Homelessness Prevention

45. *Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*

In accordance with the plan to end and prevent homelessness (Appendix G), the coordinated approach discussed above in the response to question #44 will also be used to prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless. The strategy is based on countywide support of the following policies:

- **Engagement:** Engage and educate the community at large, broadening the ways the community is called to understand and support the breadth of homeless and at-risk populations: for example encourage volunteering and invite the public to homeless summits or meetings.
- **Employment:** Support efforts that help people become employable, productive citizens by increasing vocational training opportunities, job skills programs, employment readiness training, and life skills classes, such as budgeting and financial management.
- **Special Needs:** Support and meet the needs of special needs populations within the Yolo County, including people who are chronically ill, developmentally disabled, seniors, survivors of domestic violence, or individuals who have HIV/AIDS. Provide a range of mental health and substance abuse services.
- **Health Care:** Increase access to adequate health care for low-income Yolo County residents, including mental health care, substance abuse treatment, and dental care; in part by participating in Federal and State advocacy efforts.
- **Information Sharing:** Improve information available to Yolo County residents about available resources, presenting information in other languages and in culturally competent formats.
- **Affordable Housing:** Continue to support policies to develop and maintain affordable and accessible housing for low, very low, extremely low income populations.

Institutional Structure

46. *Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*

In implementing the plan to end and prevent homelessness (Appendix G), various Action Teams will be co-led by a member of the Ten-Year Plan Executive Commission and the Homeless & Poverty Action Coalition. Members will include elected officials and representatives from appropriate County Departments, City Housing Departments, local and regional services providers, service groups, faith-based organizations, neighborhood groups, community advisory boards, businesses and business associations, schools, and the general public.

Discharge Coordination Policy

47. *Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

The plan to end and prevent homelessness (Appendix G) includes a community-wide discharge coordinating policy.

Specific Objectives/Homeless (91.215)

48. *Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.*

Please see completed Summary of Special Housing/Community Development Objectives Table 1C in Appendix B.

NON-HOMELESS SPECIAL NEEDS

Priority Non-Homeless Needs 91.215 (e)

49. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*

Please see completed Special Needs (Non-Homeless) Populations Table 1B in Appendix B.

50. *Describe the basis for assigning the priority given to each category of priority needs.*

The priority of need for each of the categories of non-homeless special needs, which includes the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug additions, persons with HIV/AIDS and victims of domestic violence is primarily based on current requests for assistance from public services agencies geared to address the specific need in the community and direct dialog with the service providers specifically with Davis Community Meals. The need is based on maintaining or providing appropriate levels of supportive services to allow the special need populations to be served in place, but does not necessarily create housing projects specific to the individuals' needs. Question #52 does identify some specific projects that are for special needs populations.

51. *Identify any obstacles to meeting underserved needs.*

A major obstacle in meeting underserved needs is limitations on funding. Specifically, the 15% cap on CDBG funding of public services agencies hurts the City in meeting its needs, especially as private donations and state funding of services are being reduced due to the poor economy.

52. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*

A couple of new developments in Davis provide permanent housing options for some of the subgroups at risk of experiencing homelessness, including fixed-income seniors, persons with physical or mental disabilities, and persons with substance abuse problems. The renovated Homestead Cooperative is operated by the Yolo Community Care Continuum for individuals with mental illness. Nearly 20 of the one-bedroom units at Cesar Chavez Plaza are set aside for extremely low-income households with special needs, such as alcohol recovery and mental illness, and 21 units at Eleanor Roosevelt Circle are targeted for

extremely low-income seniors with physical or mental disabilities or substance abuse problems.

53. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

Over the next five year planning period, the City of Davis may consider the use HOME or other tenant-based rental assistance for the subpopulations identified in question #49. The local market conditions support the use of funds for this purpose. This is primarily based on the high cost of housing and the resulting cost burden for low-income renters in the City of Davis. According to Table 2A – Priority Housing Needs/Investment Plan (Appendix C), 6,890 household have some type of housing problems, the majority of which are housing cost burdens exceeding 30% of their income. It is reasonable to assume that the identified subpopulations are part of the group impacted by excessive cost burdens.

Specific Special Needs Objectives 91.215 (e)

54. *Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.*

Please see completed Summary of Special Housing/Community Development Objectives Table 1C in Appendix B.

55. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

All of the affordable housing projects will be leveraged with other sources beyond the CDBG and HOME programs. It is expected that state and federal tax credits, redevelopment housing set-aside funds, and local land donations are all reasonably expected to be available over the next five year to assist the identified affordable housing projects. These resources result in a high probability that the proposed activities will be successfully completed.

COMMUNITY DEVELOPMENT

Priority Community Development Needs 91.215 (f)

56. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table – i.e., public facilities, public improvements, public services and economic development.*

Please see completed Priority Community Development Needs Table 2B in Appendix C.

As indicated in the Community Development Needs table, the City has multiple non-housing community development needs, ranging from Americans with Disabilities Act (ADA) improvements to streets and sidewalks, removal of architectural barriers in public facilities, development of a youth center, assistance to numerous public services, and the creation of an economic development program for micro-enterprises.

57. *Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.*

The Community Development Needs Table 2B shows a high priority for funding public facility and infrastructure projects that address accessibility improvements in compliance with ADA requirements. In 2007, the City began a process of updating its ADA Self Evaluation and Transition Plan (SETP), which was originally created in 1992 in response to the Americans with Disabilities Act enacted in 1990, mandating equal opportunity for individuals with disabilities. (Appendix E contains a copy of the Preliminary SETP without the attachments). The scope of the SETP includes the assessment of City programs, activities and services as well as selected City facilities. The final SETP will include additional City facilities that are currently being surveyed. In 2008, the City of Davis contracted with the firm of Gilda Puente-Peters Architects to begin surveying city-owned facilities including each facility's surrounding public right-of-way. The City anticipates using CDBG funds to address the necessary ADA projects from the facility surveys in the SETP starting with the highest priority projects.

The City also identified a youth center as a priority need project because of the recent conversion of the existing facility to another use. The Community Needs Surveys (Appendix D) completed by the City supports youth centers as among the highest needs for public facilities projects. There were several specific comments in the Community Needs Surveys expressing disappointment of the loss of the previous facility for use by the local youth.

The City annually receives proposals from local nonprofit service providers that help document community needs by identifying services gaps that could be assisted with CDBG funds. Also, the Community Needs Surveys ranked the following items as high need for public service funding:

- Mental Health Services;
- Health Services;
- Youth Services;
- Services for Persons with Disabilities; and
- Senior Citizen Services.

These services along with homeless support services, substance abuse services child care, fair housing and tenant landlord counseling all were determined to be priority services for the funding of public services agency based on their need in Davis.

Lastly, the three highest needs identified for economic development in the Community Needs Surveys were job creation, neighborhood-based small

business and workforce training. Through the creation of a program to support the development of in-home child care businesses, the City plans to address these priority needs by providing micro-enterprise assistance. Through this program, the City's Child Care Services is proposing to teach low-income residents how to operate a small professional business in their home, as a licensed family child care provider. The program plans to do this by assisting them with the licensing process, paying licensing and required training fees, and providing business and child care training.

58. *Identify any obstacles to meeting underserved needs.*

Funding limitations is the primary obstacle to meeting all of the City's Community Development Needs. Some items listed on the Priority of Community Development Needs in Table 2A such as code enforcement, non-residential historic preservation, legal services, and transportation services did not include any dollars to address the corresponding needs. Transportation services did rank high in the Community Needs Surveys as a priority but it appeared to be more of an issue of the availability of buses passes rather than the City not having an adequate transportation system. City staff is working with local service providers to ensure that they continue to be able to secure bus passes for low-income residents from the county bus system. In the Community Needs Surveys, 65% of the respondents rank the transportation service as good or satisfactory and only 8% rank it as not satisfactory. The remaining respondents marked it as not applicable.

Specific Community Development Objectives

59. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4)

Please see completed Summary of Special Housing/Community Development Objectives Table 2C in Appendix C.

Community Development/Public Facilities Objectives

1. Removal of architectural barriers in public buildings, parking areas, and parks and recreation facilities to bring into compliance with City's Self Evaluation and Transition Plan (Appendix E)
2. Provide a Youth Center

Community Development/Public Improvements Objectives

1. Improve accessibility of streets and sidewalks (public right of way)

Community Development/Public Services Objectives

1. Provide senior services
2. Provide services to persons with disabilities
3. Provide services to youth
4. Provide child care services
5. Provide recovery services to persons who are substance abusers
6. Provide medical and dental services to persons without insurance
7. Provide fair housing services
8. Provide tenant landlord counseling
9. Provide services for individuals and families who are homeless or at-risk of homelessness

Community Development/Economic Development Objectives

1. Assist micro-enterprises to start a business, through the provision of quality child care services

Neighborhood Revitalization Strategy Areas 91.215(g)

60. *If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).*

The City of Davis does not have an approved Neighborhood Revitalization Strategy Area.

Barriers to Affordable Housing 91.215 (h)

61. *Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

As explained in question #18, the City's public policies related to land use controls are not considered barriers to affordable housing. In fact the opposite appears to be true. The City of Davis has been a leader in the State of California

in producing affordable housing through inclusionary zoning established in its Affordable Housing Program. Since 1987, over 1,800 affordable units (both rental and ownership) have been built or approved within approximately 35 rental projects and close to 15 subdivisions. This includes over 1,100 permanently affordable rental units and resale-restricted affordable ownership units built, multiple land dedications to the City for the construction of housing, and several special needs projects and shelters that address the needs of domestic violence victims, homeless individuals, seniors, students, and developmentally disabled adults.

Lead-based Paint 91.215 (i)

62. Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Half of the housing stock in the City of Davis has been built on or after 1978 and does not have any lead-based paint. In the early and mid 1990's the City rehabilitated a few apartment complexes and single-family homes that have been abated and reused for affordable housing with state and local housing funds. Since these rehabilitation projects of the nineties, the City has focused on new construction because of the relatively new housing stock in Davis. While no funds were used specifically for lead-based paint abatement in the prior years and none are anticipated to be needed over the five year period of the current Consolidated Plan, affordable rental projects (including those without any lead-based paint hazards) provide information to existing and exiting tenants about lead-based paint and its hazards as a form of education. Alerting households to the danger of lead-based paint educates them as they consider other housing options. This education tool at affordable housing projects does not require CDBG or HOME funding; it is monitored by City staff as part of the annual affordable housing monitoring cycle. The City also maintains an active Code Enforcement Division within the Community Development Department which investigates and monitors lead-based paint related complaints.

Antipoverty Strategy 91.215 (j)

63. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually

The City's antipoverty strategy is based on preserving housing affordability for very low- and low-income households, maintaining the existing housing stock to provide safe and decent places to live, creating additional affordable rental and ownership units, supporting micro enterprises through training and workshops and assisting social services agencies that provide food, clothing, and emergency shelter.

64. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

Davis' antipoverty strategy is more of a safety net approach to catch persons who may fall into poverty so that they will have a greater chance to recover before becoming a victim of the cycle of poverty. Support programs are limited by the availability of local, state, and federal resources. However, the City, working in conjunction with local nonprofits, faith based organizations, and other governmental agencies maximize available resources through the generous nature of the persons in the community. It is thought that this strategy will reduce the number of persons and families living in poverty, but specific quantitative analysis has not been completed.

Institutional Structure 91.215 (k)

65. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

The City of Davis Community Services Department is responsible for the implementation of the CDBG Program and will carry out the consolidated plan. The City will do this by partnering with local public service agencies, nonprofit affordable housing developers and other organizations that provide services to low- and moderate-income persons in the community. In addition, many of the public facility projects will be completed internally by the City's Public Works Department and the City's Parks and General Services Department. After the completion of a request for proposal process, the Community Services Department will execute contracts with applicable agencies to complete approved activities. The Community Services Department requires quarterly reporting and conducts annual site visits of funded agencies when possible.

66. Provide an assessment of the strengths and gaps in the delivery system.

The above delivery system of services has been in place for many years and has resulted in the successful completion of multiple activities benefiting low- and moderate-income persons. The strengths of the system include public disclosure of funding awards, separate oversight for compliance with federal regulations, and the utilization of many different local organizations with specific specialties.

For the most part, there are no existing gaps in the delivery system. Staff works to be proactive in addressing issues before they become problems and makes adjustments when necessary. For instance, there is no identified problem with the current contracts used by the City for program implementation, but the City Attorney is in the process of reviewing the contracts to ensure they remain consistent with program requirements.

67. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l))

The City of Davis supports local businesses whenever possible and annually accepts CDBG funding applications for economic development projects under its request for proposals process. There has been limited applications submitted within this category in recent years. However, in working with the City's Child Care Services, the City is considering funding for a program to create micro enterprises that establish in-home child care businesses at affordable housing complexes. If funded, the new program would assist participants with the licensing process and paying for orientation and licensing fees. Also, it will assist participants complete and pay all fees for the required Health and Safety classes and offer an educational program to model quality child care and age appropriate activities. The proposed activity creates an economic opportunity for low-income persons who may not be able to work outside their homes due to other responsibilities.

Coordination 91.215 (I)

68. Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.

The City of Davis regularly supports local service providers through its funding of public service agencies and housing projects. For example, the City recently assisted Yolo Community Care Continuum (YCCC) by partially paying for staff that provides in-home support to persons with serious mental illness. Services include teaching independent living skills such as meal planning, shopping, cooking, cleaning, and laundry. YCCC uses a scattered site congregate model, providing housing to residents with corresponding support services. Each resident has his/her own room and the kitchen and common areas are shared. In 2006, YCCC in partnership with Community Housing Opportunities Corporation, a local nonprofit housing organization, acquired Homestead Cooperative which also offers individuals their own room, shared living room and kitchen. The acquisition of Homestead made an additional 21 affordable units available to people with a serious mental illness that are supported by the services of YCCC. The City works to coordinate support services with housing providers whenever possible.

69. Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.

As previously explained, the City is participating in a countywide effort to end and prevent homelessness over the next ten years by coordinating resources through existing agencies and service providers under a Ten Year Plan to End and Prevent Homelessness (Appendix G). The strategy involves regular communication and sharing information and is based on countywide support of the following policies:

- **Engagement:** Engage and educate the community at large, broadening the ways the community is called to understand and support the breadth of homeless and at-risk populations: for example encourage volunteering and invite the public to homeless summits or meetings.
- **Employment:** Support efforts that help people become employable, productive citizens by increasing vocational training opportunities, job

skills programs, employment readiness training, and life skills classes, such as budgeting and financial management.

- **Special Needs:** Support and meet the needs of special needs populations within the Yolo County, including people who are chronically ill, developmentally disabled, seniors, survivors of domestic violence, or individuals who have HIV/AIDS. Provide a range of mental health and substance abuse services.
- **Health Care:** Increase access to adequate health care for low-income Yolo County residents, including mental health care, substance abuse treatment, and dental care; in part by participating in Federal and State advocacy efforts.
- **Information Sharing:** Improve information available to Yolo County residents about available resources, presenting information in other languages and in culturally competent formats.
- **Affordable Housing:** Continue to support policies to develop and maintain affordable and accessible housing for low, very low, and extremely low income populations.

70. Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.

The State of California is frequently a funding partner in the development of affordable housing projects and programs. Also, as previously mentioned, the City of Davis is participating in a regional effort with Yolo County and the cities of West Sacramento, Winters, and Woodland to address homelessness on a regional basis.

71. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.

The City of Davis is committed to promoting economic development. This commitment is reflected in the City's economic development vision to satisfy the economic development needs of the community. Specific goals are to provide retail opportunities to meet the needs of the citizens, promote high tech and biotech development, create diverse job opportunities, and to assist in the fiscal stability of the City.

To realize these goals, the City Council of Davis continues to maintain its Business and Economic Development Commission and the City's Economic Development Division. The current City Council, along with the dedicated efforts of the City's Business and Economic Development Commission and Economic Development Staff, is focused on the pursuit of new businesses and the success of existing businesses in Davis. The City recognizes the important role that businesses play in the vitality and economic stability of Davis.

72. *Describe the jurisdiction's efforts to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.*

The City of Davis evaluates housing projects and their proximity to public transportation as part of the development process of any affordable housing project. However, the City has recently gone even further by helping train residents in using the available public transportation system. Through a recent public services grant, the City of Davis funded a mobility training program to assist seniors and persons with disabilities. Trainings were provided at the Davis Senior Center and two senior affordable housing projects: Shasta Point and Eleanor Roosevelt Circle. Additionally, direct training was provided for persons who needed to learn to travel to specific destinations such doctor offices, clinics and shopping centers.

Monitoring 91.230

73. *Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Several levels of monitoring occur when a project is funded with federal entitlement funds. First, there is the initial monitoring of the proposed project to ensure its eligibility and compliance with all applicable federal, state and local regulations and consist with locally identified critical needs; second, there is monitoring of the project during the acquisition, construction or other project implementation processes; third, quarterly written progress reports are reviewed by program staff to monitor compliance and assess achievement of proposed project goals; and finally, the post monitoring and follow-up process is then initiated once the project is completed.

Monitoring consists of reviewing an organization's financial health, inspecting the physical site to ensure proper upkeep and safety, ensuring the project's service to income-qualified households, and obtaining certification of all programs and contractual requirements. The process begins with an appointment letter mailed to the organization which notifies them of the City's intent to review their programs. Staff completes a desk review of the organization's file to determine if all required reports, documents and source documentation is current and complete. During the monitoring site visit, staff meets with key staff of each organization and gathers information, provides technical assistance and evaluates program performance. After the site visit a letter is sent to the executive director of the organization with specific information about aspects of the operation that met or exceeded all regulatory and contractual requirements and areas that need to be improved or brought into compliance. CDBG monitoring site visits occur annually for several organizations, based on a sampling of recipients. HOME monitoring of affordable housing projects is done annually and includes financial and physical inspections, review of tenant files for compliance with rent and income eligibility requirements, and Community Housing Development Organization (CHDO) regulations compliance.

Housing Opportunities for People with AIDS (HOPWA)

74. *Describe the activities to be undertaken with HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living.*

The City of Davis does not receive Housing Opportunities for People with AIDS Program funds.

75. *Identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*

Not Applicable

76. *The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*

Not Applicable

77. *For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*

Not Applicable

78. *Provide an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*

Not Applicable

79. *Describe the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*

Not Applicable

Specific HOPWA Objectives

80. *Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD.*

Not Applicable

81. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Not Applicable

OTHER NARRATIVES AND ATTACHMENTS

82. *Include any Strategic Plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.*

Strategic planning information has been provided in the previous sections of the report along with the applicable tables.

83. *Attach copy of CHAS Housing Needs Data Tables:*

The CHAS Housing Needs Data Tables are contained in the Appendix A of this report.

84. *Section 108 Loan Guarantee*

If the jurisdiction has an open Section 108 project, provide a summary of the project. The summary should include the Project Name, a short description of the project and the current status of the project, the amount of the Section 108 loan, whether you have an EDI or BEDI grant and the amount of this grant, the total amount of CDBG assistance provided for the project, the national objective(s) codes for the project,

the Matrix Codes, if the activity is complete, if the national objective has been met, the most current number of beneficiaries (jobs created/retained, number of FTE jobs held by/made available to LMI persons, number of housing units assisted, number of units occupied by LMI households, etc.)

The City of Davis does not have an open Section 108 project.

85. *Regional Connections*

Describe how the jurisdiction's strategic plan connects its actions to the larger economic strategies for the metropolitan region. Does the plan reference the plans of other agencies that have responsibilities for metropolitan economic development, transportation, and workforce investment?

The City of Davis falls under the jurisdiction of the Sacramento Area Council of Governments (SACOG), which is the lead agency in developing the Regional Housing Needs Plan (RHNP) for the six counties and 22 cities that make up the Sacramento Region. Projected local need for affordable housing units within various income levels are provided to the City through the RHNP in the form of the city's Regional Housing Needs Allocation (RHNA) under the State-required Housing Element process. The strategic plan contained in the City's Consolidated Plan ties together with the City's RHNA because the CDBG and HOME programs are utilized as funding sources to meet the city's availability of housing sites for RHNA requirements and goals of housing production under RHNA.

ACTION PLAN

Annual Action Plan includes the [SF 424](#) and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

JURISDICTION:

Executive Summary 91.220(b)

1. *The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.*

As a Participating Jurisdiction and Entitlement Community receiving annual funding allocations from the Federal government to fund local housing and community development needs, the City of Davis is required to develop a Consolidated Plan once every five years. The Consolidated Plan serves as a comprehensive guide on how the City intends to utilize the allotted federal funds to address national objectives in a manner that will produce the greatest measurable impact on the local Davis community. For each succeeding year, the City is required to prepare a one year Action Plan to notify citizens and the US Department of Housing and Urban Development (HUD) of the City's intended actions during that particular fiscal year. The annual Action Plan includes citizen

and stakeholder input and is due to the HUD field office in San Francisco 45 days prior to the beginning of the fiscal year. The City of Davis has prepared a new Consolidated Plan covering the time period from July 1, 2010 to June 30, 2015. For this first year, the Consolidated Plan and the First-Year Action Plan will be submitted together as one document.

At the end of each fiscal year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and Davis citizens about the year's accomplishments. This information allows HUD, City officials, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped to meet the City's five year goals and to address priority needs identified in the Consolidated Plan and the annual Action Plan. This performance report, prepared with public review and comment, is to be submitted to HUD annually no later than 90 days after the conclusion of each program year.

The major objectives and expected outcomes for program year 2010 include:

OJECTIVES	OUTCOMES
Shelter homeless individuals and families, and provide them meals and other support services	Serve 9,699 persons with shelter, food and other resources
Assist the elderly with access to healthcare and to live independently	Serve 115 seniors with transportation to healthcare and in-home support
Provide youth services to low-income families	Serve 200 youths with mentoring and tutoring after school
Provide healthcare services to persons without insurance	Serve 735 persons, including children, with affordable healthcare
Provide assistance to persons who are physically, mentally and/or developmentally disabled	Serve 97 persons with a disability, assisting them in living independently or increasing access to City programs
Provide advocacy services for victims of domestic violence	Serve 98 persons impacted by domestic violence
Create greater accessibility for persons with disabilities by removing various architectural barriers in public facilities	Address priority architectural barriers in public facilities with 17 specific projects throughout the City
Train and assist persons in forming their own home-based childcare business as an economic development activity	Create 5 new micro-enterprises primarily located within existing affordable housing projects
Develop rental affordable housing units throughout the City for extremely low, very low, and low income persons and families	Commence construction on the 69-unit New Harmony project estimated to be complete in a subsequent program year and complete the Third and J Street project, which will generate the equivalent of 3 affordable housing units
Continue to participate in the regional effort towards the reduction and end of homelessness for Yolo County residents	Continue the City's participation in the Homeless Coordination project and begin implementation of the ten-year plan to end and prevent homelessness

OBJECTIVES	OUTCOMES
Promote fair housing and equal opportunity employment within the City of Davis	Respond to fair housing and employment issues, provide annual training for rental property managers, monitoring affordable housing projects, and offer mediation services for tenants and landlords.

In evaluating the past performance of program year 2009, the City accomplished the following activities:

- Completed a preliminary draft of its Self-Evaluation and Transition Plan regarding accessibility of public facilities and programs;
- Completed the accessibility pathway at Becerra Plaza affordable housing project;
- Completed creation and adoption of a ten-year plan to end and prevent homelessness in Yolo County;
- Completed accessibility improvements to the Senior Center Lobby;
- Installed approximately 80 curb-cuts and pathways with CDBG-R funds;
- Installed a new sewer line at a group home for persons with mental disabilities;
- Installed an accessible family bathroom at the Varsity Theatre;
- Continued to provide shelter for homeless individuals and families with meals and other support services;
- Assisted the elderly with access to healthcare and support services to live independently;
- Provided healthcare services to persons without insurance;
- Provided assistance to persons who are physically, mentally and/or developmentally disabled;
- Provided advocacy services for victims of domestic violence;
- Conducted predevelopment activities for two rental housing projects; and
- Continued to implement its Fair Housing and Mediation program.

These activities will be documented in more detail in the City's Consolidated Annual Performance and Evaluation Report (CAPER), which is anticipated to be available for public review in September 2010.

Citizen Participation 91.220(b)

2. *Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.*
3. *Provide a summary of citizen comments or views on the plan.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

The City of Davis' citizen participation process for the development of this First-Year Action Plan was coordinated by city staff working with the Social Services Commission, a citizen advisory board to the City Council. Public input was gathered at meetings, workshops and public hearings beginning with the Commission meeting of November 16, 2009 held to analyze and make

recommendations on priority community needs for the use of CDBG and HOME funds for the upcoming year. Public hearings were held on December 8, 2009, March 1, 2010, and April 13, 2010. Staff conducted a public workshop on January 14, 2010 for potential applicants in order to provide information about the availability and potential uses of CDBG and HOME funds and gathered public input regarding possible projects, while working with potential applicants to ensure the submittal of eligible activities.

Public meeting and hearing notices were published in the Davis Enterprise, a large circulation county-wide newspaper. A summary of the draft Annual Action Plan and notice of its availability was published in the Davis Enterprise on April 12, 2010. The public hearings were televised on the local cable government channel and were accessible through streaming video on the City's website. At the request of a local service provider, a Spanish interpreter was made available at one of the public hearings. All documents were made available through the City's website and in city offices for public review. The Consolidated Plan was also made available at the Davis Branch of the Yolo County Library.

Citizen comments on the proposed First-Year Action Plan included:

- **Comment:** Multiple individuals addressed the City Council requesting that the Davis Bridge Educational Foundation (Bridge) receive funding under the 2010 public services allocation. **Response:** Staff and the Social Services Commission did not originally recommend Bridge for funding because it was an educational program and the City's funding priorities have been focused on basic human needs of food, shelter, and basic healthcare. The City Council supported the funding of Bridge because it was an eligible public services activity that provided youth services for low-income families.
- **Comment:** One person expressed support for the funding of the contract for Yolo County Homeless Coordination stating that the need for services to assist the community's homeless population remains high. **Response:** The comment was accepted without response and the funding allocation for this item was approved by the City Council.
- **Comment:** It was suggested by a member of the City Council that approximately \$13,000 of CDBG administrative funds be used to increase the budget for Mediation & Fair Housing Services. **Response:** The motion was seconded and approved by the City Council.

Resources 91.220(c)(1) and (c)(2)

5. *Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.*

The City of Davis expects to utilize the following federal, state, or local resources to address the needs identified in the First-Year Action Plan:

- Community Development Block Grant Funds;

- Home Investment Partnerships Program Funds;
- Supportive Housing Program Funds;
- Low-Income Housing Tax Credits;
- Local Affordable Housing Land Dedication Sites; and
- Redevelopment Housing Set-Aside Funds.

6. *Identify federal resources the jurisdiction expects to receive from the Housing and Economic Recovery Act and the American Recovery and Reinvestment Act that will be used to address priority needs and specific objectives identified in the plan.*

Identify whether Neighborhood Stabilization Program funding is being used to address priority needs.

Although the City of Davis received an allocation of \$216,403 from the American Recovery and Reinvestment Act (ARRA) in 2009, these funds will be depleted by the start of federal program year 2010. The City does not anticipate any additional ARRA funding in 2010. The City of Davis did not receive any Neighborhood Stabilization Program funding.

Identify whether CPD funding will be coordinated with Department of Energy's Energy Efficiency and Conservation Block Grants, and the Department of Labor's Workforce Investment Act programs to provide opportunities for unemployed, lower-skilled, and low-income women and men to advance along a middle class career track of increasing skills and wages.

Not applicable

7. *Explain how federal funds will leverage resources from private and non-federal public sources.*

CDBG and HOME funds only provide a portion of the monies necessary to implement the activities and programs in the First-Year Action Plan. Additional funds will come from other sources, which are non-federal. For instance, the New Harmony affordable housing project, which is being assisted with HOME funds, currently has a commitment of \$4,393,699 of Redevelopment Agency Housing Set-Aside Funds from the City of Davis. The total amount of other funding for all of the CDBG activities for program year 2010 is \$1,978,186 and is shown for each project in Attachment 3. Although it is possible that some of these other sources may come from other federal programs, much of this funding is from private donations, foundations, and other small grants local service providers may receive to further support their proposed activities.

Annual Objectives 91.220(c)(3)

**If not using the CPMP Tool: Complete and submit Table 3A.*

**If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

8. *Provide a summary of specific objectives that will be addressed during the program year.*

Completed Table 3A provides a summary of specific objectives that are to be achieved during this program year (First-Year Action Plan Attachment 1). These activities included affordable housing development, micro-enterprise assistance, removal of architectural barriers in public facilities, assistance to aid and prevent homelessness, healthcare services, and other services to assist seniors, youth and persons with disabilities.

Description of Activities 91.220(d) and (e)

**If not using the CPMP Tool: Complete and submit Table 3C*

**If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

9. *Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.*

Each activity, including activities funded with administrative funds, has a Consolidated Plan Listing of Projects – Table 3C form completed that summarizes the activities that will take place during the current program year (First-Year Action Plan Attachment 3). The Table 3C forms identify the priority of need and correspond to the specific objects in the strategic plan section of the Consolidated Plan.

10. *Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).*

In accordance with Federal Register Notice dated March 7, 2006, the outcome measures for each activity are identified on each of the Table 3C forms (First-Year Action Plan Attachment 3).

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

11. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

Consistent with the Consolidated Plan, assistance has not been allocated based on geographic areas within the City of Davis.

12. *Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.*

Assistance will be provided throughout the entire City since Davis does not have large pockets of low-income persons and families or areas of minority concentrations.

Annual Affordable Housing Goals 91.220(g)

**If not using the CPMP Tool: Complete and submit Table 3B Annual Housing Completion Goals. *If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.*

13. *Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.*

For its 2010 allocation, the City of Davis has committed all of its non-administrative HOME funds to the construction of the New Harmony project, which when completed is anticipated to provide 69-units of new construction affordable housing. No units in the New Harmony project are expected to be completed in the 2010 program year due to the time it will take to acquire the necessary tax credits for funding and construct the project.

The Annual Affordable Housing Completion Goals in Table 3B (First-Year Action Plan Attachment 2) shows the completion of 3 units of rental affordable housing, which will not be funded by either CDBG or HOME. This project is identified in the Consolidated Plan as the Third and J Street project and is composed of 8 bedrooms instead of individual units. The bedrooms were counted as being equal to 3 units of rental housing. Although it will serve tenants at or below 80% of the area median income, it is not expected to meet the definition of Section 215 Affordable Housing.

Public Housing 91.220(h)

14. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*

As stated in the Consolidated Plan, public housing in the City of Davis is under the jurisdiction of Yolo County Housing (YCH) and there are only seven units of housing independently owned by YCH in Davis. These are farmworker units and have recently received \$152,765 in Housing Set-Aside funds from the City's Redevelopment Agency for the completion of rehabilitation work.

15. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

The City has no additional activities planned to assist public housing in the First-Year Action Plan.

Homeless and Special Needs 91.220(i)

16. *Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness. (answered under #18)*
17. *Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e). (answered under #18)*
18. *Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

Over the next year, the City of Davis will continue to use a portion of its CDBG administration funds to support its share of costs associated with the countywide Homeless Coordination Project, which funds planning, administrative, and coordination activities that serve homeless residents. The City will also continue to work with Yolo County and the cities of West Sacramento, Winters, and Woodland to implement the Yolo County Ten-Year Plan to end and prevent homelessness, as described in the Consolidated Plan.

To address the special needs of persons who are not homeless but may be at-risk of becoming homeless, the City has funded various public services agencies that provide the following services:

- Assist the elderly to live independently;
- Assist the frail elderly with healthcare;
- Assist persons with mental illness to live independently;
- Provide access to healthcare for at-risk, uninsured, special needs children;
- Provide access to City services to persons physically and developmentally disabled; and
- Aid victims of domestic violence.

Through its Supportive Housing Program and other public services grants the City will continue to fund food, shelter and other activities that support the homeless or those that may be at risk of becoming homeless. The City also secondarily supports the countywide efforts in the Homeless Prevention and Rapid Re-housing Program that local service providers are leading. Through referrals and support to service providers, this program is quite successful in assisting those at-risk or recently placed in homelessness.

Barriers to Affordable Housing 91.220(j)

19. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

The City of Davis is committed to reducing and removing barriers to affordable housing whenever possible. In accordance with programs outline in the City's Housing Element of the General Plan and discussed in the Consolidated Plan, the City will continue to remove barriers to affordable housing by:

- Exempting all affordable housing and multi-family projects from Phased Allocation Plan requirements under the growth management program.

- Exempting all affordable housing, second units, and vertical mixed-use projects from the one-percent growth cap.
- Granting density bonuses for provision of affordable housing and housing for seniors, consistent with state law and the City's affordable housing ordinance.
- Reducing affordable housing in-lieu fees and parking fees for downtown/core area mixed-use development.
- Maintaining availability of land supply adequate to meet the city's Regional Housing Needs Allocation for housing at all income levels, with review of potential sites for other future housing needs.
- Implementing guidelines for infill development and fee reductions and reduced requirements for infill development comprised of mixed use and condominium development.
- Exempting small projects (fewer than 5 units), medium and high density projects (12.5 unit/net acres and greater), and small projects (15 units or fewer) in the downtown core area from the City's Visitability/Accessibility Policy requirements.

Other Actions 91.220(k)

20. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

One of the primary obstacles to meeting underserved needs is the availability of funding. During the City's recent Request of Proposals process for CDBG and HOME program activities, many local services providers did not receive their total request for funds. The City received \$276,049 of requests for public services assistance but was only able to provide \$131,053 of funds, leaving a gap of \$144,996. The poor economy has resulted in an increased demand for services at the same time local service providers are receiving fewer donations and are losing other funding sources. Furthermore, due to the California state budget situation, it is likely that there will continue to be funding reductions to many state programs that serve those in need, resulting in additional demand on local service providers. During the next program year, the City will look to do what it can to protect the underserved by pointing out the impacts of funding cuts to necessary services for low and moderate income persons and families. If needed services are reduced or eliminated, the City will work with local service providers to consider alternative ways to further utilize funds and implement programs.

To foster and maintain affordable housing, the City of Davis will continue to monitor its affordable housing stock ensuring units are maintained in accordance with federal housing quality standards and in compliance with applicable federal, state and/or local regulations. The City will also attempt to save any affordable housing units that potentially may convert to market rate housing and the City will support the development of new suitable affordable housing by providing financial incentives and reductions of governmental barriers.

As part of its affordable housing monitoring of rental projects (including those without any lead-based paint hazards), the City will provide information to existing and exiting tenants about lead-based paint and its hazards as a form of education. Alerting households to the danger of lead-based paint educates them as they consider future housing options. This educational tool at affordable housing projects does not require CDBG or HOME funding. The City also maintains an active Code Enforcement Division within the Community Development Department which investigates and monitors lead-based paint related complaints.

The City's anti-poverty strategy is based on preserving housing affordability for extremely low-, very low-, and low-income households, maintaining the existing housing stock to provide safe and decent places to live, and supporting social services agencies that provide food, clothing and job training services. Specifically for the next year, the City will assist in providing the following programs to reduce the number of poverty-level families:

- A senior nutrition program
- Homeless and emergency services
- Food programs that help to sustain families and individuals
- Supportive services for individuals with disabilities
- Health and mental health services to uninsured, low income residents
- Affordable housing development

Institutional structure for carrying out the City's housing and community development activities is a basic component of the cooperative relationships within City departments and between government agencies and other organizations. The CDBG and HOME staff will continue to enhance the development of this structure through participation in the City's Housing Team, ADA Subcommittee, Social Services Commission, and in collaboration with concerned community organizations, businesses and private institutions, consumers of affordable housing, and local non-profits organizations. The City will also participate on a regional basis with Yolo County and other local cities as the agencies involved implement the Ten Year Plan to End and Prevent Homelessness.

21. Describe the actions to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The City of Davis evaluates housing projects and their proximity to public transportation as part of the development process of any affordable housing project. The proposed New Harmony affordable housing project is located within 500 feet of a bus stop, which provides access to almost anywhere in the City included the local Amtrak Station.

However, the City has recently gone even further by helping train residents in using the available public transportation system. Through a recent public services grant, the City of Davis funded a mobility training program to assist seniors and persons with disabilities in accessing public transportation. Trainings were provided at the Davis Senior Center and two senior affordable housing projects: Shasta Point and Eleanor Roosevelt Circle. Additionally, direct training

was provided for persons who needed to learn to travel to specific destinations such as doctor offices, clinics and shopping centers.

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(I)(1)

1. *Identify program income expected to be received during the program year, including:*
 - *amount expected to be generated by and deposited to revolving loan funds;*
 - *total amount expected to be received from each new float-funded activity included in this plan; and*
 - *amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.**(Questions #1-#8 answered in Question #8)*
2. *Program income received in the preceding program year that has not been included in a statement or plan.*
3. *Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.*
4. *Surplus funds from any urban renewal settlement for community development and housing activities.*
5. *Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.*
6. *Income from float-funded activities.*
7. *Urgent need activities, only if the jurisdiction certifies.*
8. *Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.*

The City of Davis did not receive any CDBG Program Income in the prior year nor does it anticipate that it will receive any in the current year. Additionally, the City did not receive any proceeds from Section 108 loan guarantees, surplus funds from urban renewal settlements, grant funds returned to the line of credit, nor income from float-funded activities. Lastly, the City of Davis was not certified as a jurisdiction for urgent need activities.

Based on the funded activities for the 2010 program year, the City of Davis estimates that 95% of the CDBG funds will be used for activities that benefit persons of very-low, low and moderate-income.

HOME 91.220(I)(1)

1. *Describe other forms of investment. (See Section 92.205)*
If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254. (Questions #1-#9

answered in Question #9)

2. *If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).*
3. *Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).*
4. *HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of a HOME funds for tenant based rental assistance program.*

If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

5. *If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.*
6. *Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.*
7. *Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.*
8. *If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).*
9. *If the PJ will receive American Dream Downpayment Initiative (ADDI) funds, describe:*
 - a. *planned use of the ADDI funds.*
 - b. *plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such persons.*
 - c. *actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

For the 2010 program year, the City will be using its allocation of HOME funds for the development of the New Harmony affordable housing project. In funding this project, the City will ensure compliance with HOME Program regulations for affirmative marketing and outreach to minority owned businesses by including

appropriate language in the loan agreement and regulatory agreement that requires the developer to comply with these and other federal regulations triggered by the use of HOME funds.

The City will provide technical assistance to the project developer in order to ensure that minority and women owned businesses have an opportunity to bid on different aspects of consultant, construction, and other work resulting in the letting of contracts. Additionally, the City follows up by requesting annual report data and monitoring of the project as it progresses.

As the HOME regulations pertain to the affirmative marketing of housing with five or more HOME-assisted units, the City of Davis' affirmative marketing procedures require the submittal of an affirmative marketing plan, which is to be implemented by the project developer/owner. The City conducts annual monitoring of all affordable housing projects and included in that process is a review of the affirmative marketing plan and the project's efforts to comply.

During the upcoming program year, the City does not anticipate using HOME funds for refinancing, ownership assistance or rental assistance. Also, the City will not be making other forms of investment with HOME. Lastly, the City does not anticipate receiving ADDI funds.

HOPWA 91.220(I)(3)

- 1. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.*

The City of Davis does not receive HOPWA assistance.

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Tables 3A, 3B, and 3C are contained in attachments one through three and are immediately after this First-Year Action Plan prior to the Appendices for the Consolidated Plan. No other narratives or attachments have been included.