

Executive Summary

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

1. Introduction

The Fiscal Year 2024/25 Annual Action Plan is a one-year plan to address the community development and low and moderate-income housing needs in the City of Woodland. It is a portion of the implementation of the five-year Consolidated Plan and provides a detailed summary of how the City's annual Community Development Block Grant (CDBG) entitlement and other funds will be spent in the fifth year of the City's 2020-2024 Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by staff from the Community Services Department. The City will receive \$475,086 during the program year.

2. Summarize the objectives and outcomes identified in the Plan

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

The following information details the proposed activities for the 2024/25 Action Plan and their consistency with the high priority needs from the City's Consolidated Plan.

Proposed 2024/25 Action Plan Activities:

Public Infrastructure:

- **City of Woodland**, ADA Accessibility Project
- **Yolo Community Care Continuum**, Safe Harbor Fire Suppression and Improvements

Public Services:

- **Meals on Wheels**, Operation Accelerate: Eat Well, Age Well Woodland
- **Yolo Wayfarer Center**, Emergency Shelter Services: Emergency Shelter Services
- **Yolo Food Bank**, Student Farmers Market at Woodland High Schools
- **Northern California Children's Therapy Center**, Project Hope for Children

- **Legal Services of Northern California**, Fair Housing Services
- **Yolo Community Care Continuum**, New Dimensions Supported Housing

Planning and Administration: City of Woodland, Administration of the City's CDBG program.

3. Evaluation of past performance

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

During the prior program year, the City's CDBG program supported the following activities.

Public Facilities:

- City of Woodland, ADA Accessibility Project - \$294,131.50

Public Services:

- Meals on Wheels Yolo County, Operation Accelerate - \$15,000
- Yolo Wayfarer Center, Emergency Shelter Services - \$15,000
- Northern California Children’s Therapy Center, Project Hope - \$12,876.50
- Legal Services of Northern California, Fair Housing Services - \$10,000
- Yolo Food Bank, Nurture Woodland - \$15,000

Status of Public Facilities Activities:

- ADA Accessibility Project – The project has been designed and construction will begin June 2024.
- Cottonwood Meadows Phase S-3 – New Hope Community Development Corporation hired an architect to design the improvements and construction is anticipated to begin in summer 2024.
- Garden & Outdoor Classroom – CommuniCare completed the construction of an outdoor classroom located at its Family Wellness Center in 2023.
- Affordable Housing Security Gates – The installation will begin during calendar year 2024.
- Haven House Interim Care Program Upgrades – The construction of the replacement of the deck surrounding the building and the front entry deck is anticipated to begin in Spring 2024.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Outreach efforts for the Action Plan included (1) emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for

Woodland's 2020 - 2024 Consolidated Plan, and a copy of the CDBG funded activities for FY 2023/24 to current and previous CDBG subrecipients and other interested parties (approximately 25 nonprofits and public agencies that provide programs in Woodland and/or Yolo County); (2) emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition who shared with 175 individuals who provide programs in Woodland and/or Yolo County; (3) publishing the notice of funding availability in the January 31, 2024 edition of the Daily Democrat; (4) posting the NOFA and other attachments from the NOFA email on the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (5) providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter); (6) holding a virtual public meeting/applicant workshop on February 21, 2024 via Zoom; (7) holding a publicly noticed public meeting on May 20, 2024 for citizens to review the proposed funding recommendations for FY 2024/25; (8) noticing the availability of the draft FY 2024/25 Action Plan, 30-day public comment period, and the City Council's July 2, 2024 public hearing on the Action Plan in the May 22, 2024 edition of the Daily Democrat in Spanish and English; (9) posting the draft FY 2024/25 Action Plan to the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (10) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2024/25 Action Plan/30-day Public Comment period and the City Council's July, 2, 2024 public hearing on the Action Plan; (11) making copies of the Draft Action Plan available at the public counters at the Woodland City Hall (300 First Street, Community Development Department, first floor of City Hall) and Woodland Community and Senior Center (2001 East Street, Community Services Department); and (11) holding a public hearing at the July 2, 2024 City Council meeting to receive public comments and take final action on the Action Plan. (Section will be updated after public hearing on July 2, 2024).

5. Summary of public comments

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

At the public meeting/applicant workshop on February 21, 2024 prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program.

At the July 2, 2024 Public Hearing... (Section will be updated after public hearing on July 2, 2024).

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

The City did not decline comments.

7. Summary

At the public meeting/applicant workshop on February 21, 2024 prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program. (Section will be updated after public hearing on July 2, 2024).

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WOODLAND	Community Services Department

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency that prepared the 2024/25 Action Plan was the City of Woodland's Community Services Department.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Woodland consults and partners with a number of nonprofit services providers, private sector entities, and government agencies on programs/projects that address the needs of low and moderate income individuals and families. This covers CDBG-funded activities as well as activities supported through other funding streams including the City's general fund, American Rescue Plan, affordable housing resources, and other sources.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC is a nonprofit organization and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and the same individual administers the City's CDBG and affordable housing program and works on homeless-related issues. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. Current members of HPAC include an individual with homeless lived experience, Yolo County Children's Alliance, Davis Opportunity Village, CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults and respite program for homeless), Davis Community Meals and Housing, Yolo Wayfarer Center (shelter, permanent supportive housing, and treatment programs), Grace in Action (services for homeless and low income individuals), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC transitioned is a nonprofit organization serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last

several years, HPAC has become increasingly involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and the same individual administers the City's CDBG and affordable housing programs and works on homeless-related issues. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. Current members of HPAC include an individual with homeless lived experience, Yolo County Children's Alliance, Davis Opportunity Village, CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults and respite program for homeless), Davis Community Meals and Housing, Yolo Wayfarer Center (shelter, permanent supportive housing, and treatment programs), Grace in Action (services for homeless and low income individuals), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

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

The City is a board member of the local continuum of care, the nonprofit Homeless and Poverty Action Coalition (HPAC). HPAC serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. HPAC is responsible for holding a local competition for the allocation of ESG funds. For performance standards, they are driven by the type of project undertaken by an ESG applicant. For a shelter project, for example, the grantee will be asked to report on the number of bed nights provided. Other reporting standards may include the number of individuals exited to permanent housing and whether individuals were provided with case management services and the results (obtain ID, increased income, etc.). Results based accountability will typically be used to assess outcomes: 1) how much did we do, 2) how well did we do it, and 3) is anyone better off.

For HMIS, HPAC has established a Data Subcommittee that oversees the development and implementation of data collection in the Homeless Management Information System in compliance with the most current HMIS data standards published by HUD. Tasks assigned to the Data Subcommittee include, but are not limited to the following.

- Designate a single HMIS for Yolo County and designate an HMIS lead agency.
- Review the HPAC HMIS Policies and Procedures and HMIS Training Handbook document at least once annually and revise, if appropriate. As needed throughout the year, the subcommittee will

draft new policies and/or revisions to address policy and training needs encountered outside the annual review process.

- Develop, implement, and monitor compliance with HPAC's Data Security and Data Quality plans to ensure compliance with HUD requirements.
- Develop procedures and data collection and quality review plans related to the annual Housing Inventory Count (HIC) and Point-in-Time (PIT) count of sheltered individuals, the biannual Point-in-Time (PIT) count of unsheltered individuals.
- Review and approve submission of HUD mandated data reports, such as: 1) Point-in-Time, 2) Housing Inventory Count, 3) System Performance Measures (SPM), and 4) Longitudinal Systems Analysis (LSA).
- Monitor training needs of HMIS end-users in Yolo County and work with HMIS lead and HMIS Administrators to meet those needs.
- The HMIS Lead and HMIS Administrator may present HMIS updates that affect system utilization by end-users at Data Subcommittee meetings.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Yolo Wayfarer Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works extensively with the Yolo Wayfarer Center on the operation of their shelter, through the Federal Continuum of Care Program, and on other initiatives to improve the outcomes for vulnerable members of the community. For the program year, the City will be supporting operation of YWC's 100-bed shelter for women and men. The City homeless coordinator who is licensed mental health professional with 20 years of experience working in the mental health field has worked with the shelter staff with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive environments. The homeless coordinator assists with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support.
2	Agency/Group/Organization	Yolo County Health and Human Services Agency
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Yolo County has been one of the key partners for development of the East Beamer Way Campus on City-owned land. Yolo County provided financial support for the construction of the 100-bed homeless shelter that was completed in December 2020 and opened in early January 2021 and committed resources for the 61-unit permanent supportive housing project that was fully constructed and occupied in November 2022. Yolo County has assigned a case manager to work at the shelter for approximately several days each week with clients who have medical and mental health issues and assigned case managers for half of the permanent supportive housing tenants with the intent of providing case management services to all tenants in the future.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City of Woodland has consulted with many agencies and groups known to have an interest in the needs of low-income persons in Woodland. The City will make an effort to consult with any existing broadband providers that may exist in Woodland who engage in narrowing the digital divide. The City will also make an effort to consult with any resilience specific entities that may exist in Woodland whose primary responsibilities include the management of flood prone areas, public land or water resources.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless and Poverty Action Coalition (HPAC)	<p>The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC transitioned to a nonprofit organization in early 2021 and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds separate in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and this individual also administers the City's CDBG program and works on affordable housing issues, programs, and projects. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. While not funded with CDBG funds, the 61-unit permanent supportive housing project being developed by staff by the non-profit Friends of the Mission with assistance from the City and constructed on City-owned land with grant assistance from the City is consistent with HPAC goals that include providing the homeless with permanent housing and the services to support them in housing. The PSH project was completed and occupied in November 2022.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Woodland Housing Element for 2021-2029	City of Woodland	The following Strategic Plan goals overlap with goals of the City's Housing Element: Fair Housing Services - The City will fund the Fair Housing Hotline Project operated by Legal Services of Northern California (LSNC). The project provides free information and advice on fair housing issues, case intake and compliant processing, and investigation of alleged fair housing violations. The project also includes an annual fair housing conference in April that is open to landlords and tenants. Affordable Housing Monitoring - City staff will conduct annual affordable housing monitoring for affordable rental units and owner-occupied affordable units. At least 700 housing units will be monitored each year. Rehabilitation, Multi-Unit Residential - The City shall support the rehabilitation of at least 60 residential units during the Consolidated Plan period. Multi/Single Family Affordable Units Construction - The City will provide funding to support the construction of 136 affordable rental units during the period of the Consolidated Plan including units for special needs populations.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City provided multiple opportunities for nonprofit service providers, the private sector, and government agencies to provide input on the City's 2024/25 Action Plan and the CDBG program in general. These efforts included the City's monthly participation as a board member of the local continuum of care (Homeless and Poverty Action Coalition or HPAC) and taking part in monthly meetings of HPAC's Technical Subcommittee.

AP-12 Participation – 91.105, 91.200(c)

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

Outreach efforts for the Action Plan included (1) emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for Woodland's 2020 - 2024 Consolidated Plan, and a copy of the CDBG funded activities for FY 2023/24 to current and previous CDBG subrecipients and other interested parties (approximately 25 nonprofits and public agencies that provide programs in Woodland and/or Yolo County); (2) emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition who shared with 175 individuals who provide programs in Woodland and/or Yolo County; (3) publishing the notice of funding availability in the January 31, 2024 edition of the Daily Democrat; (4) posting the NOFA and other attachments from the NOFA email on the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (5) providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter); (6) holding a virtual public meeting/applicant workshop on February 21, 2024 via Zoom; (7) holding a publicly noticed public meeting on May 20, 2024 for citizens to review the proposed funding recommendations for FY 2024/25; (8) noticing the availability of the draft FY 2024/25 Action Plan, 30-day public comment period, and the City Council's July 2, 2024 public hearing on the Action Plan in the May 22, 2024 edition of the Daily Democrat in Spanish and English; (9) posting the draft FY 2024/25 Action Plan to the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (10) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2024/25 Action Plan/30-day Public Comment period and the City Council's July, 2, 2024 public hearing on the Action Plan; (11) making copies of the Draft Action Plan available at the public counters at the Woodland City Hall (300 First Street, Community Development Department, first floor of City Hall) and Woodland Community and Senior Center (2001 East Street, Community Services Department); and (11) holding a public hearing at the July 2, 2024 City Council meeting to receive public comments and take final action on the Action Plan. (Section will be updated after public hearing on July 2, 2024).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	A notice of funding availability (NOFA)/notice of public meeting-applicant workshop was emailed to current CDBG subrecipients and other interested parties on January 31, 2024. The information was emailed to the local continuum of care's email list (175 recipients)	Prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program.	The City did not decline comments.	
2	Newspaper Ad	Non-targeted/broad community	The notice of funding availability (NOFA)/notice public meeting-applicant workshop was published in the January 31, 2024 edition of the Woodland Daily Democrat.	Comments were not submitted in response to the newspaper advertisement.	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Email	Non-targeted/broad community	The notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking system for CDBG applications, the Community Development Needs Table for Woodland's 2020-2024 Consolidated Plan, and a copy of a table with the CDBG-funded activities for 2023/24 were posted to the City's website on January 31, 2024.	Comments were not submitted in response to the website posting.	The City did not decline comments.	https://www.cityofwoodland.org/597/Community-Development-Block-Grant
4	Physical Posting	Non-targeted/broad community	Copies of the notice of funding availability (NOFA)/notice of public meeting-applicant workshop and application materials were made available at the Woodland City Hall (300 First Street - Community Development Department public counter) and Woodland Community & Senior Center (2001 East Street Community Services Department) on January 31, 2024.	Comments were not submitted in response to the availability of the NOFA and application materials.	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Newspaper Ad	Non-targeted/broad community	The notice of public meeting on May 20, 2024 was published in the May 16, 2024 edition of the Woodland Daily Democrat.	Comments were not submitted in response to the newspaper advertisement or at the meeting.	The City did not decline comments.	
7	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A notice of availability of the draft 2024/25 Action Plan/notice of July 2, 2024 City Council public hearing for the Action Plan and 30-day Public Comment period was published in the May 22, 2024 edition of the Woodland Daily Democrat. The notice was published in English and Spanish.	(Section will be updated after public hearing on July 2, 2024).	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The Draft Annual Action Plan, a notice of availability of the draft 2024/25 Action Plan/notice of July 2, 2024 City Council public hearing for the Action Plan and 30-day Public Comment period was posted to the City website on May 22, 2024. The notice was published in English and Spanish.	(Section will be updated after public hearing on July 2, 2024).	The City did not decline comments.	https://www.cityofwoodland.org/597/Community-Development-Block-Grant
9	Public Meeting	Non-targeted/broad community	The Draft Annual Action Plan, a notice of availability of the draft 2024/25 Action Plan/notice of July 2, 2024 City Council public hearing for the Action Plan and 30-day Public Comment period was emailed to the local of continuum of care's email list on May 22, 2024.	(Section will be updated after public hearing on July 2, 2024).	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Hearing	Non-targeted/broad community	The Woodland City Council held a public hearing at its July 2, 2024 meeting to receive public comments on the proposed 2024/25 CDBG Action Plan. The public was provided with opportunities to comment on the Action Plan for a 30-day period before the meeting and during the meeting.	(Section will be updated after public hearing on July 2, 2024).	The City did not decline comments.	(Section will be updated after public hearing on July 2, 2024).

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	475,086	0	5,649	480,735	45,000	The City has \$5,648.58 in CDBG funds that were returned to the CDBG line of credit for an overage that exceeded the 2015 Planning and Administration Cap.

Table 5 - Expected Resources – Priority Table

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

The CDBG Program does not require matching funds. However, the City of Woodland strives to leverage federal funding with State, local, and private resources. For Program Year 2024, federal funds will be leveraged with the following CDBG-funded public service activities.

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

The City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed substance use disorder treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost. The phase two infrastructure work for the PSH and treatment facility sites was completed and the State awarded the City and co-applicant Friends of the Mission a \$15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds allowed Friends of the Mission to complete the purchase/installation of the housing units; will allow the purchase/install a 2,500 square foot community center with offices, conference space, gather area, and a medical examination room; and receive a three-year operating subsidy. The housing units were installed and occupied by November 2022. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. The construction of the treatment facility began in Spring 2024.

Discussion

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and the Permanent Local Housing Allocation grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center's 100-bed homeless shelter and the 61-unit permanent supporting housing project with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In February 2024, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities & Improvements (includes ADA)	2020	2024	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$308,805.90	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 444 Persons Assisted
2	Public Services (Other: Emergency Food & Shelter)	2020	2024	Homeless Individuals At-Risk		Public Services (Other: Emergency Food & Shelter)	CDBG: \$50,262.90	Public service activities other than Low/Moderate Income Housing Benefit: 630 Persons Assisted Homeless Person Overnight Shelter: 280 Persons Assisted
3	Fair Housing Services (Subject to PS Cap)	2020	2024	Fair Housing Services		Fair Housing Activities (Subject to PS Cap)	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Health Services	2020	2024			Health Services	CDBG: \$11,000	Public service activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Affordable Housing Monitoring	2020	2024	Affordable Housing Monitoring			CDBG: \$0	Other: 700 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities & Improvements (includes ADA)
	Goal Description	ADA compliant curb ramps and sidewalks will be constructed in at least 12 locations within the City’s ADA priority route. Disabled individuals will benefit from the ADA curb ramps and sidewalk improvements.
2	Goal Name	Public Services (Other: Emergency Food & Shelter)
	Goal Description	Projects will provide meals and shelter to qualified seniors, low-income households, housing and support services to individuals experiencing homelessness, and overnight emergency shelter beds/services for individuals experiencing homelessness.
3	Goal Name	Fair Housing Services (Subject to PS Cap)
	Goal Description	Project will provide fair housing assistance to lower income qualified residents who have housing issues or complaints.
4	Goal Name	Health Services
	Goal Description	Projects will provide health care access for low-income qualified special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.

5	Goal Name	Affordable Housing Monitoring
	Goal Description	Other: Affordable Housing Monitoring 700 units.

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Projects

AP-35 Projects – 91.220(d)

Introduction

Public Facilities activities include:

ADA Accessibility Program (City of Woodland)

Public Services activities include:

Meals on Wheels Yolo County, Operation Accelerate: Eat Well, Age Well Woodland

Yolo Wayfarer Center, Emergency Shelter Services

Northern California Children's Therapy Center, Project Hope

Legal Services of Northern California, Fair Housing Services

Yolo Food Bank, Student Farmers Market at Woodland High Schools

Administration and Planning activities include:

City of Woodland, CDBG Program Administration

While not supported with CDBG funds, the City expects to make progress on providing permanent supportive housing for individuals experiencing homeless, individuals at-risk of homelessness and supporting homeless outreach and related services during the program year through the following activities:

The City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed substance use disorder treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost. The phase two infrastructure work for the PSH and treatment facility sites was completed and the State awarded the City and co-applicant Friends of the Mission a \$15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds allowed Friends of the Mission to complete the purchase/installation of the housing units; will allow the purchase/install a 2,500 square foot community center with offices, conference space, gather area, and a medical examination room;

and receive a three-year operating subsidy. The housing units were installed and occupied by November 2022. In June 2022, Friends of the Mission was awarded a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new “Walter’s House” substance use disorder treatment facility. The construction of the treatment facility will be completed in the Fall of 2024.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and the Permanent Local Housing Allocation grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center’s 100-bed homeless shelter and the 61-unit permanent supporting housing project with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In February 2024, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

Projects

#	Project Name
1	City of Woodland, ADA Accessibility Project
2	Yolo Community Care Continuum, Safe Harbor Fire Suppression and Improvements
3	Meals on Wheels Yolo County, Operation Accelerate: Eat Well, Age Well Woodland
4	Yolo Wayfarer Center, Emergency Shelter Services
5	Northern California Children's Therapy Center, Project HOPE for Children
6	Legal Services of Northern California, Fair Housing Services
7	Yolo Food Bank, Student Farmers Market at Woodland High Schools
8	Yolo Community Care Continuum, New Dimensions Supported Housing
9	City of Woodland, CDBG Program Administration

Table 7 - Project Information

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

The allocation priorities address high priority needs established in 2020-2024 Consolidated Plan and are being implemented by the 2024-2025 Action Plan. While not supported with CDBG funds, other efforts consistent with the Consolidated Plan that will occur during the program year include completion of the 61-unit permanent supportive housing project and the start of construction of a 60-bed substance use disorder treatment facility at the East Beamer Way Campus and employing a full-time homeless coordinator to address citywide needs for individual and families that are homeless or at risk of homelessness. While funding streams for addressing homeless-related issues and affordable housing in general have increased in the last couple of years and particularly to address impacts of the COVID-19 Pandemic, additional resources are needed. One particular challenge is addressing the case management needs of homeless individuals on the street, in shelter, and in permanent housing. While the City had been using CDBG CV3 funds to support behavioral health services provided by the Yolo Wayfarer Center for its emergency shelter and permanent supportive housing programs, these are one-time funds. Although sheltering and housing the homeless is important, the success of homeless individuals progressing in these programs, establishing stability for physical and mental health, and maintaining their housing can be undermined without regular case management services. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	City of Woodland, ADA Accessibility Project
	Target Area	
	Goals Supported	Public Facilities & Improvements (includes ADA)
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$283,805.90
	Description	Funds will be used to design and construct improvements in at least 6 locations including ADA compliant curb ramps, sidewalks, and driveways. The improvement locations are on the City's ADA priority route.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	900 disabled individuals
	Location Description	Locations within the ADA priority route: Oak Street/First Street, Laurel Street/First Street, Marshall Avenue/First Street
	Planned Activities	Funds will be used to design and construct improvements in at least 12 locations including ADA compliant curb ramps, sidewalks, and driveways. The improvement locations are on the City's ADA priority route.
2	Project Name	Yolo Community Care Continuum, Safe Harbor Fire Suppression Upgrades and Facility Improvements
	Target Area	
	Goals Supported	Public Facilities & Improvements (includes ADA)
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$25,000
	Description	Funds will be used to make interior and exterior improvements the the Safe Harbor facility. Improvements include: Replacement of the fire suppression panel, water heaters replacement, wall replacement in bathrooms, new laundry facilities for clients, and dishwasher repairs.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	60 low income individuals
	Location Description	584 Kentucky Avenue, Woodland, CA 95695
	Planned Activities	Funds will be used to make interior and exterior improvements the the Safe Harbor facility. Improvements include: Replacement of the fire suppression panel, water heaters replacement, wall replacement in bathrooms, new laundry facilities for clients, and dishwasher repairs.
3	Project Name	Meals on Wheels Yolo County, Operation Accelerate: Eat well, age well Woodland
	Target Area	
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: \$15,000
	Description	Meals on Wheels will deliver nutritious meals five days per week for at least 60 disabled low-income senior citizens.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	60 disabled, low-income seniors
	Location Description	711-B Main Street, Woodland, CA 95776
	Planned Activities	Meals on Wheels will deliver nutritious meals five days per week for at least 60 disabled low-income senior citizens.
4	Project Name	Yolo Wayfarer Center, Emergency Shelter Services
	Target Area	
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: \$12,000
	Description	Project will provide meals, overnight shelter, and services at the East Beamer Way emergency shelter to at least 232 individuals experiencing homelessness.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will provide meals, overnight shelter, and services at the East Beamer Way emergency shelter to at least 232 individuals experiencing homelessness.
	Location Description	1901 East Beamer Way, Woodland, CA 95776
	Planned Activities	Project will provide meals, overnight shelter, and services at the East Beamer Way emergency shelter to at least 232 individuals experiencing homelessness.
5	Project Name	Northern California Children's Therapy Center, Project Hope for Children
	Target Area	
	Goals Supported	Health Services
	Needs Addressed	Health Services
	Funding	CDBG: \$11,000
	Description	Project will provide health care access for 250 low-income, special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	250 low-income, special needs children
	Location Description	1321 College Street, Suite E Woodland, CA 95695
	Planned Activities	Project will provide health care access for 250 low-income, special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
6	Project Name	Legal Services of Northern California, Fair Housing Services
	Target Area	
	Goals Supported	Fair Housing Services (Subject to PS Cap)
	Needs Addressed	Fair Housing Activities (Subject to PS Cap)
	Funding	CDBG: \$10,000

	Description	Project will provide fair housing services through phone and in-person consultations to at least 100 Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	100 low-moderate income individuals
	Location Description	619 North Street Woodland, CA 95695
	Planned Activities	Project will provide fair housing services through phone and in-person consultations to at least 100 Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.
7	Project Name	Yolo Food Bank, Student Farmers Market at Woodland High Schools
	Target Area	
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: \$13,262.90
	Description	500 low-income students
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	500 low-income students
	Location Description	233 Harter Avenue, Woodland, CA 95776
	Planned Activities	Project will provide seasonal fruits and vegetables through a student farmers project to 500 low-income students at Woodland High School and Pioneer High School (Woodland, CA).
8	Project Name	Yolo Community Care Continuum, New Dimensions Supported Housing
	Target Area	
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: \$10,000
	Description	Project will provide housing and support services to 31 low-income adults with mental illness and at-risk of homelessness at the Haven House Intermediate Care Program, New Dimensions Apartment Complex, and Supported Housing Program location.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	31 low-income adults with mental illness and at-risk of homelessness
	Location Description	168 College Street, 166 College Street, 582 Kentucky Avenue Woodland, CA 95695
	Planned Activities	Project will provide housing and support services to 31 low-income adults with mental illness and at-risk of homelessness at the Haven House Intermediate Care Program, New Dimensions Apartment Complex, and Supported Housing Program location.
9	Project Name	City of Woodland, CDBG Program Administration
	Target Area	
	Goals Supported	General Program Administration
	Needs Addressed	General Program Administration
	Funding	CDBG: \$95,017.20
	Description	CDBG Program Administration by City of Woodland staff.

Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	300 First Street, Woodland, CA 95695
Planned Activities	CDBG Program Administration by City of Woodland staff.

AP-50 Geographic Distribution – 91.220(f)

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

The following construction activities are located in low-moderate income Census Block Groups.

City of Woodland, ADA Accessibility Program (at least 12 of the accessible ramp locations)

Yolo Community Care Continuum, Safe Harbor Fire Suppression and Improvements

For public service activities, the following activities are located in low-moderate income Census Block Groups; however, these activities as well as the other activities proposed for funding are available on a citywide basis to income-eligible individuals.

Meals on Wheels Yolo County, Operation Accelerate: Eat Well, Age Well Woodland

Yolo Wayfarer Center, Emergency Shelter Services

Northern California Children's Therapy Center, Project HOPE for Children

Legal Services of Northern California, Fair Housing Services

Yolo Food Bank, Student Farmers Market at Woodland High Schools

Yolo Community Care Continuum, New Dimensions Supported Housing

According to the most recent American Community Survey five-year estimates (2013-2017 ACS 5-Year Estimates), the distribution of minority persons based on race at the Census block group level does not include any concentrations. A concentration is defined as 51 percent or more. For Asians, the greatest concentration occurs in Block Group 2, Census Tract 111.02 at 21.2 percent. For Black or African American, the greatest concentration occurs in Block Group 1, Census Tract 109.02 at 11.8 percent. While there are no race concentrations at the Census block group level, there are ethnic concentrations. The 2013-2017 ACS 5-Year Estimates shows 48.3 percent of Woodland is Hispanic or Latino. For the Hispanic or Latino ethnicity, there are concentrations in fourteen Census block groups and eleven of the block groups (marked in bold) are located in low-moderate income Census block groups: **Block Groups 1 and 3**, Census Tract 108; **Block Group 1**, Census Tract 109.01; **Block Groups 2 and 3**, Census Tract 109.01; **Block Groups 1 and 2**, Census Tract 109.02; **Block Group 2**, Census Tract 110.01; **Block Group 1**, Census Tract 111.01; **Block Group 2**, Census Tract 111.01; **Block Groups 1 and 2**,

Census Tract 111.02; **Block Group 1**, Census Tract 111.03; and **Block Group 3**, Census Tract 112.05.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted in the above item (Description of the areas of the entitlement...), a number of the CDBG projects and programs that will be funded are located in low-moderate income Census Block Gropes. However, the programs offered by the organizations are available citywide to income-eligible households.

Discussion

Target Areas are not designated for Woodland's Consolidated Plan. Proposed public service activities are available to residents throughout the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For the program year, the City will use CDBG and other funds to provide affordable housing assistance through the following activities.

1. Yolo Wayfarer Center, Emergency Shelter Services (Food and Shelter support services for approximately 300 individuals experiencing homelessness)

The City will use non-CDBG funds to provide affordable housing for the homeless through the following project.

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop permanent supportive housing units (2022) and a new substance use disorder treatment facility (2024) at the East Beamer Way campus on previously City-owned property at 1901/1903 East Beamer Street, Woodland, CA 95776. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters.

Directly north of the shelter facility is the site where 61 units of permanent supportive housing for homeless individuals was constructed. The City and grant co-applicant Friends of the Mission were awarded a \$15,770,467 State Homekey grant in March 2022; the grant was used to purchase/install the housing units, provided funding for a community center, and establish a three-year operating subsidy for the PSH project. The final component of the East Beamer Way campus is a new 60-bed substance use disorder treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work for the treatment facility site has been completed. In June 2022, Friends of the Mission was awarded \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. The existing treatment facility may be converted into a family shelter once the new facility is operational. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and has provided approximately \$1,400,000 with a majority of the funds being derived from affordable housing revenues received by the City.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0

One Year Goals for the Number of Households to be Supported	
Total	0

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

Discussion

The City continues to partner with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo county; and regional health care providers including Dignity Health to develop the East Beamer Way Neighborhood Campus for individuals experiencing homelessness or at-risk of homelessness.

AP-60 Public Housing – 91.220(h)

Introduction

Yolo County Housing (YCH) serves as the public housing authority for Yolo County, administers the countywide Housing Choice Voucher program (individual vouchers, project-based vouchers, and special purpose vouchers); operates public housing facilities, agricultural housing, and other affordable housing projects throughout Yolo County; and offers other programs. In Woodland, YCH operates two public housing developments: Yolano Village (60 family units) and Donnelly Circle (72 family units) which are generally fully occupied. A total of 6,711 families were on the wait list for the two developments in 2021.

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

For the program year, the City plans to fund the following public service activities which are available to public housing residents and other eligible Woodland residents: **Northern California Children's Therapy Center**, Project HOPE (health care access for special needs children), **Meals on Wheels Yolo County**, Operation Accelerate (home-delivered meals to low income senior citizens).

While not funded through the CDBG program, the City provides other programs that may benefit public housing residents. The City through funding from its Measure J sales tax measure provides scholarships for youth day camps, swim lessons, lifeguard training, and tennis classes. Scholarships result in a substantial fee reduction (except tennis, which is free) and are available to families that earn no more than 60% of the countywide median household income, adjusted for household size. Generally, families that meet the requirements for the school lunch program are eligible for the scholarships. In addition, the City operates a Summer at City Hall program. This program is a partnership between the City and Woodland Joint Unified School District. The program exposes high school students to how local government works, positive approaches to influence decision making, and democracy. Students tour City and County departments, received lessons on civics, participate in job shadowing City personnel, and participate in an advocacy project. Upon completion of the program, students receive a stipend from the City and school credit from the School District.

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

Yolo County Housing (YCH) is governed by a board of commissioners separate from the City of Woodland's jurisdiction. Two of the commissioners are residents of YCH developments which includes public housing facilities and other low-income developments. A public housing residents group meets on a quarterly basis to discuss issues affecting public housing residents and provide YCH management with input. While the City of Woodland is not involved in the governance or oversight of YCH and its public housing program, City programs including recreation scholarships, first time homebuyer loan assistance, Rec2Go (mobile recreation van), part-time employment opportunities for high school

students through the City's recreational programs, and Summer at City Hall are available to public housing residents. Summer at City Hall is a partnership between the City and Woodland Joint Unified School District that exposes youth to how local government works, positive approaches to influence decision-making, and democracy. Participants receive a stipend and school credit after completion of the program.

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

Yolo County Housing which serves as the PHA for Yolo County is not designated as troubled.

Discussion

Public housing is funded through Congressional appropriations. According to the National Housing Law Project (NHLP), Congress has not adequately funded public housing for decades and it is estimated that public housing units nationwide need at least \$45 billion in repairs. While NHLP notes that HUD's Rental Assistance Demonstration (RAD) program creates some opportunities to preserve and rehabilitate existing public housing units, it cautions that these efforts must be balanced to lessen the impacts on existing tenants. While the public housing units in Woodland (Yolano Village and Donnelly Circle) are in good condition; funds will be needed to preserve and modernize them. Yolo County Housing is engaged in discussions with HUD on converting the public housing provided at Yolano Village (60 family units) and Donnelly Circle (72 family units) into a housing choice voucher supported program. Potentially, moving to a voucher supported program and exiting public housing could result in construction of new units for public housing residents. However, this is a long process predicated on HUD's approval of the conversation to a voucher supported program and the ability to finance new construction. If successful, YCH would construct approximately 400 rental units in a multi-story mixed income development to accommodate the existing 132 public housing units and other housing units for low to moderate income households. The development would also include first floor retail uses.

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

Introduction

The Yolo County Homeless and Poverty Action Coalition conducted the 2024 Yolo County Homeless Point-In-Time Count on January 24, 2024. The Homeless Count is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. It is important to recognize that the count reflects only those persons identified as homeless within the county on a single day. Many individuals and families move in and out of homelessness during the course of a year, meaning that the actual number of people experiencing homelessness in 2024 may be higher than the numbers included in the count. In the 2022 Point-In-Time count, a total of 783 homeless individuals (368 sheltered and 415 unsheltered) were counted countywide. The previous homeless count occurred took place on January 22, 2019. A total of 655 individuals were identified as homeless in 2019: 258 sheltered and 397 unsheltered. The numbers for the 2024 Point-In-Time count numbers have not been released but are expected to be higher than previous counts.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals.

Yolo Community Care Continuum, New Dimensions Supported Housing – The program provides housing and support services to low-income adults with mental illness and at-risk of homelessness at the Haven House Intermediate Care Program, New Dimensions Apartment Complex, and Supported Housing Program location.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless persons will be assisted through the following CDBG-funded public service activities. Please

see the above narrative for a description of the activities.

Yolo Wayfarer Center, Emergency Shelter Services

Yolo Community Care Continuum, New Dimensions Supported Housing

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

Continuum of Care Program – In May 2024, HUD awarded the City a grant renewal (\$334,193) for the 2023 Continuum of Care Competition for the permanent supporting housing project: Reallocation from Transitional Housing to Permanent Supportive Housing. The City's subrecipient, the Yolo Wayfarer Center, will use the grant funds to provide permanent supportive housing for homeless individuals and families. The Action Plan includes funding for Yolo Wayfarer Center to provide services at the emergency homeless shelter.

Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals.

Yolo Community Care Continuum, New Dimensions Supported Housing – The program provides housing and support services to low-income adults with mental illness and at-risk of homelessness at the Haven House Intermediate Care Program, New Dimensions Apartment Complex, and Supported Housing Program location.

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

City of Woodland, Homeless Coordinator - This activity which is not funded through the City's CDBG program addresses citywide needs for individuals and families that are homeless or at risk of

homelessness.

Discussion

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is the 61 unit permanent supportive housing project for homeless individuals. The final infrastructure work for the PSH site was completed and the housing units were constructed and installed in November 2022. The final component of the East Beamer Way campus is a new 60-bed substance use disorder treatment facility (Walter's House) that will replace an existing facility with 44 beds. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. Construction will begin in 2024. The existing treatment facility may be converted into a family shelter. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$1,400,000 with a majority of the funds being derived from affordable housing revenues received by the City. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

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

Introduction:

Addressing barriers to affordable housing often involves actions at the federal and state government levels as well as market conditions that the City has little or no control over. However, the City began a concerted planning effort in 2018 to affect significant changes in the resources available and delivery system for homeless services with the ultimate goal of transitioning individuals into permanent supportive housing. The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is the 61 unit permanent supportive housing project for homeless individuals. The final infrastructure work for the PSH site was completed and the housing units were constructed and installed in November 2022. The final component of the East Beamer Way campus is a new 60-bed substance use disorder treatment facility (Walter's House) that will replace an existing facility with 44 beds. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. Construction will begin in 2024. The existing treatment facility may be converted into a family shelter. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$1,400,000 with a majority of the funds being derived from affordable housing revenues received by the City. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City is working on a comprehensive update to its Zoning Ordinance in order to bring it in alignment with the 2017 comprehensive update to the City's General Plan. A number of the changes will be focused on easing development requirements for residential development. The City has already taken a number of steps encourage residential development including allowing staff level design and site plan review for multi-family rental projects that are consistent with development standards and significantly increasing residential development densities in older sections of the City to promote infill development. The Comprehensive update to the Zoning Ordinance will go before the City Council for approval in June

2024.

Discussion:

Perhaps the most significant barrier to affordable housing in California, the region, and the city (Woodland) is the shortage of housing units. There are a number of reasons for this, but efforts must be focused on increasing the supply of rental and for sale units. Woodland has taken a number of steps to increase housing particularly in the older, central areas of the City by increasing densities and working with developers on objective development standards and other aspects to lessen the barriers for residential projects. For example, in December 2020, City staff completed a staff level site plan and design review for a multi-family rental project at 310 W. Main Street. A second developer was able to use City staff's approval of the site plan and design review to move forward with an affordable housing project at the site and construction of the first phase (72 units) began in April 2022. These efforts will continue and hopefully result in a significant number of new units. Construction was completed in March 2024 and tenant move-ins began in April 2024. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Woodland will continue efforts addressing obstacles to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City is a member of the board of directors for the new nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County. As a result of California's increased focus on homelessness and affordable housing and resources made available by the federal government because of the COVID-19 pandemic, significant financial resources are administered through HPAC for award to social services agencies and local governments to provide services for the homeless, shelter for the homeless, and funding for affordable housing projects. The City continues to work with other HPAC board members to award funds as strategically as possible to address obstacles to meeting underserved needs.

Actions planned to foster and maintain affordable housing

The City continues to explore opportunities to develop affordable housing through collaborative efforts with affordable housing developers. The City will use available resources to ensure that affordable housing projects remain viable and do not convert to market rate. The City will also continue creating affordable housing through its Inclusionary Housing Program. Specific actions that the City will take during the Action Plan period include the following.

1. The City has an active first time homebuyers loan assistance program funded through HOME, BEGIN, and CalHome Program Income (repaid housing loans) and the existing funding is currently sufficient to assist at least eight and potentially additional households purchase new or resale homes with City assistance not to exceed \$120,000.
2. City staff will monitor the current inventory of affordable units to ensure that the affordability restrictions are being met. Activities will include on-site monitoring visits to multi-family projects, desk reviews of multi-family projects, and mailings to owner-occupied affordable units to verify continued residency.
3. The City will continue its service as a member of the board of directors for the nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County.
4. The program year CDBG-funded public service activities include support of the Yolo Wayfarer Center's

emergency shelter and Yolo Community Care Continuum's New Dimensions Supported Housing (housing and supportive services for mentally ill adults at-risk of homelessness).

5. The City will continue its partnership with nonprofit Friends of the Mission to ensure that the 60-bed substance use disorder treatment facility is being constructed on previously City-owned land is completed during calendar year 2024.

Actions planned to reduce lead-based paint hazards

The City of Woodland will continue to take action to evaluate and reduce lead-based paint hazards, including disseminating information through the service-provider agencies, securing funding to assess lead hazard risk in CDBG-funded facilities, remediating lead hazards in CDBG-funded facilities, and cooperating with the County Health Department in promoting comprehensive health programs, risk screening, public education and prevention. The City will take the following actions during the program year to reduce lead-based paint hazards.

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements;
- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.
- Update current Lead-Based Paint Polices and Procedures.

The City will continue providing technical assistance and support to programs and projects that require lead-based paint testing and abatement.

Actions planned to reduce the number of poverty-level families

While the East Beamer Way Campus (100 bed shelter for adult men and women, 61 permanent supportive housing units, and a 60-bed treatment facility) is focused on homeless individuals, completion of the overall development will benefit homeless families. The existing treatment facility in Woodland which is an eleven-room facility with a commercial kitchen and meeting spaces will be repurposed for homeless families. Yolo County's Health and Human Services Agency has expressed interest in master leasing the facility for homeless families under the County's CalWorks Housing Allocation program. While Yolo County has been successful in reducing the number of homeless families in the County to virtually zero, there is a need to have alternatives to sheltering homeless families in local motels. The use of the existing treatment facility would provide a more holistic setting for families and their children than motel rooms and enable a programming component to be included as these families seek job training, employment, permanent housing, and other resources in order to exit poverty

and develop fiscal stability.

Actions planned to develop institutional structure

The City will continue to improve coordination and eliminate gaps in the institutional structure. The City works regularly with Yolo County Housing (Housing Authority) on affordable housing and related areas and is also a member of the board of directors for the nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County and allocates resources (Continuum of Care Grants, ESG funding, and other programs) countywide.

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

The City will continue to support affordable housing projects with loans and other assistance when the projects include resident service programs. In March 2022, the City closed on a \$500,000 gap loan for the 72-unit Vista del Robles affordable housing development at 310 W. Main Street. Vista del Robles will serve households earning between 30 and 60% of median household income and offer a resident services program. The Vista Del Robles Project was completed in March 2024 and move ins began in April 2024. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits

Discussion:

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is the 61 unit permanent supportive housing project for homeless individuals. The final infrastructure work for the PSH site was completed and the housing units were constructed and installed in November 2022. The final component of the East Beamer Way campus is a new 60-bed substance use disorder treatment facility (Walter's House) that will replace an existing facility with 44 beds. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. Construction will begin in 2024. The existing treatment facility may be converted into a family shelter. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$1,400,000 with a majority of

the funds being derived from affordable housing revenues received by the City. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

Program Specific Requirements

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

Introduction:

The City expects to achieve a 100% overall benefit for the Program Year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	5,649
5. The amount of income from float-funded activities	0
Total Program Income:	5,649

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

As a recipient of CDBG funds from HUD, the City of Woodland is required to present information regarding funds to be available during program year 2024/25. Any program income available for program year 2024/25 will be awarded during the 2024/25 program year. Woodland does not have any Section 108 loan guarantees, float funded activities or urban renewal settlements. The City has \$5,648.58 in CDBG funds that were returned to the CDBG line of credit for an overage that exceeded the 2015 Planning and Administration Cap.

Attachments