

CR-05 - Goals and Outcomes

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

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

Program Year 2024

1. City of Woodland ADA Accessibility Project – Project began construction in late June of 2025 and is scheduled to be completed in August (NOTE: PY 2023 AND 2024 PROJECTS WERE COMBINED)
2. Yolo Community Care Continuum Safe Harbor Fire Suppression and Facility Improvements – Project was completed in May of 2025 and has assisted special needs and mental health rehabilitation efforts at the Safe Harbor Program
3. Friends of the Mission Security Gates, Emergency Shelter Bathroom/Shower Trailers - These projects were completed in 2024/2025 and assist the homeless and special needs population of the East Beamer Way shelter with vital access to amenities and security.
4. Public Services - 71% of the CDBG public service funds were used for food/shelter programs: Meals on Wheels (meals for senior citizens), Yolo Wayfarer Center (emergency shelter), and Yolo Food Bank (food). Other public service activities included Northern California Children’s Therapy Center (therapy for young children), Legal Services of Northern California (fair housing), and Yolo Community Care Continuum (housing and supportive services for adults with a mental illness).

Program Year 2023

1. City of Woodland ADA Accessibility Project – The project was combined with the PY 2024 project.

Program Year 2022

1. New Hope CDC Cottonwood Meadows Phase S-3 –New Hope has nearly completed plans for rehabilitation of Cottonwood and partnered with the City to apply for PLHA funds to construct the rehabilitation work.

Program Year 2021

1. Friends of the Mission Affordable Housing Security Gates – FOM has completed the security gates of the 925 North Street Affordable Housing project in April of 2025.

OTHER ACTIVITIES

Use of City Hall Annex – The City leased the annex to the Woodland Opera House at a cost of \$1 for youth theatre/dance programs. Leasing the annex would have generated estimated revenue of \$5,000 per month.

Youth Camperships for Summer Programs – Camperships were available for income-qualified families of youth participants of Swim Lessons, Summertime Fun Club, Summer Teen Pack, and Lifeguard Training. Camperships are scholarships resulting in a fee reduction for the program. The Woodland Kiwanis Club provided a \$6,000 donation, equivalent to 93 camperships, and the City provided \$3,536 of Measure R funds for 55 more camperships. This partnership provided 148 TOTAL youth swim lesson camperships for summer 2025. Additionally, 1 person received a Lifeguard Training campership, and 6 people received camperships for the Woodland Wreckers swim team. For the Summertime Fun Club, \$17,835 of Measure R funds were distributed to provide 63 camperships, and for Summer Teen Pack, \$860 of Measure R funds were distributed to provide 4 camperships.

Homeless Coordinator – In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of becoming homeless. This social services manager provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are homeless or at risk of homelessness. The homeless coordinator also assists with management and strategic planning as well as performs a variety of duties related to social services and counseling programs/operations within the City of Woodland.

This year, homeless coordination was focused on outreach hours at the Shelter, Empower Yolo, and Yolo Laundry. The newly added Community Enhancement Specialist reports to this position, and the first year incorporated training for this staff on our local ordinances and implementation of quick cleaning of encampments and blight impacts from the unhoused. H.O.S.T. needed this position to alleviate some of the labor-intensive tasks. Other tasks of the homeless coordinator include managing a combination of issues surrounding unhoused individuals: referrals to local agencies, connections to services, education to business owners, and a liaison between providers. Furthermore, the individual coordinates with the Shelter and P.D. on the influx of “calls for services” at their campus and assist with interviews for potential residents for the “tiny homes”.

The individual in this position also holds weekly office hours at the emergency shelter, transports homeless individuals to local service providers for coordination of care when needed, and served as one of the two organizers for the 2024 point-in-time count of homeless individuals in Woodland. The homeless coordinator who is a licensed mental health professional with more than 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 Health and Human Services Agency (HHSA) to coordinate services and housing options whenever possible.

Countywide Homeless Coordination Project – The City partnered with Yolo County/other cities to support the emergency shelter during winter and Yolo County Homeless Coordinator position.

Utility Assistance Program – A total of 520 low income households benefitted from the utility assistance program funded at a total of \$250,000 through Measure R during the program year.

After School Teen Pack Program – Operated by the City, the program takes place at the Douglass and Lee Middle Schools during the school year

Monday-Thursday immediately after school until 5 p.m. Designed for drop-in visits by students to participate any time after school, the program provides supervised activities. During the 2024/25 school year, Douglass’s Teen Pack received 2,555 student visits and Lee’s Teen Pack received 1,754 student visits.

Permanent Supportive Housing Land Dedication – The City deeded a 2.923-acre parcel at no cost for the East Beamer Way 60-unit permanent supportive housing development. In addition, the City approved parking and storm drainage easement deeds over adjacent City property for the benefit of the overall East Beamer Way Campus, for which the permanent supportive housing units (PSH) units completed construction in 2024.

Walter’s House Treatment Facility – Walter’s House was opened in December, 2024. The City of Woodland executed a land use covenant conveying the fee title of parcel owned by the City to the owner of the Walter’s House facility herein for use to develop this Project. The City oversaw the drafting and execution of the MOU for operations of the treatment center as a condition of approval for the land use agreement and subsequent use of the site at no additional cost to the nonprofit, Friends of the Mission.

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

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

Column marked **Actual Strategic Plan** shows the City’s progress for the Strategic Plan period of July 1, 2020 – June 30, 2025 while the column marked **Actual Program Year** shows the City’s results for the 2023/24 Program Year (July 1, 2023 – June 30, 2024).

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Monitoring	Affordable Housing Monitoring	CDBG: \$ / General Fund: \$10,000	Other	Other	2500	1990	79.60%	700	460	65.71%

Employment Training		CDBG: \$ / General Fund: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%	0	0	0.00%
Fair Housing Services (Subject to PS Cap)	Fair Housing Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	736	147.20%	100	218	216.00%
Health Services		CDBG: \$ / Private, State, and Local Funds Used by CDBG Subrecipients: \$14,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	801	320.40%	255	259	101.60%
Multi/Single Family Affordable Units Construction	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	136	72	52.94%	0	0	N/A
Parks, Recreational Facilities	Parks, Recreational Facilities	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1600	0	0.00%	0	0	N/A

Public Facilities & Improvements (includes ADA)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1755	175.50%	444	0	0.00%
Public Services (Other: Emergency Food & Shelter)	Homeless Individuals At-Risk	CDBG: \$ / General Fund: \$100,000 / Private, State, and Local Funds Used by CDBG Subrecipients: \$118677	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	2509	100.36%	630	872	138.41%
Public Services (Other: Emergency Food & Shelter)	Homeless Individuals At-Risk	CDBG: \$ / General Fund: \$100,000 / Private, State, and Local Funds Used by CDBG Subrecipients: \$118,677	Homeless Person Overnight Shelter	Persons Assisted	0	1307	N/A	280	302	107.86%

Public Services (Other: Emergency Food & Shelter)	Homeless Individuals At- Risk	CDBG: \$ / General Fund: \$10,0000 / Private, State, and Local Funds Used by CDBG Subrecipients: \$118,677	Homelessness Prevention	Persons Assisted	0	555	N/A	0	0	N/A
Rehabilitation Administration	Rehabilitation Administration	CDBG: \$	Other	Other	5	0	0.00%	0	0	N/A
Rehabilitation, Multi-Unit Residential	Affordable Housing Rehabilitation, Multi-Unit Residential	CDBG: \$	Rental units rehabilitated	Household Housing Unit	60	0	0.00%	0	0	N/A
Rehabilitation, Single Unit Residential		CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%	0	0	N/A
Youth Centers	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%	0	0	N/A

Youth Services	Youth Services	CDBG: \$ / General Fund: \$120,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	666	59.20%	50	148	296.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

The following CDBG public service activities addressed Consolidated Plan high priority area of emergency food and shelter for the homeless and at risk homeless: Meals on Wheels (senior citizen meals), Yolo Wayfarer Center (emergency shelter), Yolo Food Bank (food), and Yolo Community Care Continuum (housing). Legal Services of Northern California (fair housing services) addressed the high priority area of fair housing counseling while Northern California Children’s Therapy Center (therapy for young children) addressed the high priority area of health services.

The following CDBG construction activities addressed the Consolidated Plan high priority area of public facilities and improvements (general, including accessibility for physically disabled – ADA): City of Woodland (ADA Accessibility Project, funded in PY 2024), Yolo Community Care Continuum (Safe Harbor Fire Suppression and Facility Improvements – funded in PY2024 and completed in 2025), New Hope Community Development Corporation (Cottonwood Meadows Phase S-3 funded in Program Year 2022), and Friends of the Mission (Affordable Housing Security Gates funded in Program Year 2021 and completed in Spring of 2025).

Other activities that addressed the Consolidated Plan high priority area of emergency food and shelter.

The City participated with Yolo County and other cities in the Countywide Homeless Coordination Project to provide funding assistance for a countywide homeless coordinator and operation of Woodland’s emergency shelter (Yolo Wayfarer Center) during the winter.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of becoming homeless. This social services manager provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are

homeless or at risk of homelessness. The homeless coordinator also assists with management and strategic planning as well as performs a variety of duties related to social services and counseling programs/operations within the City of Woodland.

This year, homeless coordination was focused on outreach hours at the Shelter, Empower Yolo, and Yolo Laundry. The newly added Community Enhancement Specialist reports to this position, and the first year **incorporated training for this staff on our local ordinances and implementation** of quick cleaning of encampments and blight impacts from the unhoused. H.O.S.T. needed this position to alleviate some of the labor-intensive tasks. Other tasks of the homeless coordinator include managing a **combination of issues surrounding unhoused individuals: referrals to local agencies, connections to services, education to business owners, and a liaison between providers.** Furthermore, the individual coordinates with **the Shelter and P.D. on the influx of “calls for services”** at their campus and assist with interviews for potential residents for the “tiny homes”.

The individual in this position also holds weekly office hours at the emergency shelter, transports homeless individuals to local service providers for coordination of care when needed, and served as one of the two organizers for the 2024 point-in-time count of homeless individuals in Woodland. The homeless coordinator who is a licensed mental health professional with more than 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 Health and Human Services Agency (HHS) to coordinate services and housing options whenever possible.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	1,126
Black or African American	125
Asian	114
American Indian or Alaskan Native	53
Native Hawaiian or Other Pacific Islander	37
American Indian/Alaskan Native & White	7
Asian & White	22
Black or African American & White	14
Balance/Other	151
Total	1,651
Hispanic	595
Not Hispanic	1,056

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

Narrative

The table accounts for the six CDBG-funded public service activities: Northern California Children’s Therapy Center (therapy for young children), Legal Services of Northern California (fair housing services), Meals on Wheels (meals for senior citizens), Yolo Wayfarer Center (emergency shelter services), Yolo Food Bank (food), and Yolo Community Care Continuum (housing with supportive services). Data from activities funded through City resources is not included in the table. These activities include City Hall Annex use for youth theatre and dance programs, Youth Camperships, Homeless Coordinator, Countywide Homeless Coordination Project, Utility Assistance Program, After School Teen Pack Program, and Walter’s House Treatment Facility land dedication. Walter’s House was opened in December, 2024. The City of Woodland executed a land use covenant conveying the fee title of parcel owned by the City to the owner of the Walter’s House facility herein for use to develop this Project. The City oversaw the drafting and execution of the MOU for operations of the treatment center as a condition of approval for the land use agreement and subsequent use of the site.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG (PY 24 Entitlement)	public - federal	475,086.00	\$413,872.77
Competitive McKinney-Vento Homeless Assistance Act (HUD CoC)	public - federal	\$334,193.00	\$297,341.72

Table 3 - Resources Made Available

Narrative

CDBG resources made available includes the Program Year entitlement amount of \$475,086 and \$623,132 from CDBG funds carried over from previous years, remaining CDBG-CV3 (CARES Act) funds, and program income funds. The \$297,341.72 in Competitive McKinney-Vento Homeless Assistance Act represents actual expenditures. City of Woodland Resources of \$338,231 covers City support through the general fund, Measure R funding, lease revenue foregone, and land donation for activities not funded through CDBG (Use of City Hall Annex, Youth Camperships, Homeless Coordinator, Countywide Homeless Coordination Project, Utility Assistance Program, After School Teen Pack Program, and Permanent Supportive Housing site land dedication.) The California State HHAP grant was awarded the Yolo Wayfarer Center for its emergency shelter and a portion of the grant was included in the table above to cover Woodland clients who received shelter services. Donations are covered under the CDBG Subrecipients category. Donations are covered under the CDBG Subrecipients category.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City did not designate target areas during the program year.

Leveraging

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

CDBG funds were leveraged with approximately \$1,057,077 in local, state, and private funds. City of Woodland resources covers the following non-CDBG activities: Use of City Hall Annex for youth theatre/dance programs, Youth Camperships, Homeless Coordinator, Countywide Homeless Coordination Project, Utility Assistance Program, After School Teen Pack Program, and Permanent Supportive Housing site land dedication. The Yolo Wayfarer Center, Meals on Wheels, and Northern California Children’s Therapy Center leveraged their CDBG funds with donations.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

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

Table 6 – Number of Households Supported

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

these goals.

Goals for the construction of new affordable units were not included in the action plan; however, there are a number of opportunities in the near term including the following: market rate rental project near the downtown area that will include low income units, multi-family site in the downtown, an affordable senior citizen project in the Spring Lake Specific Plan Area, an affordable project adjacent to Kentucky Avenue in the northwest section of the City, and a second phase in addition to an affordable rental project that opened during the program year on West Main Street for 72 units. This Phase II would develop 96 additional units to the 72 existing lower income units. For the latter second phase project described, Vista Del Robles Phase II, the City purchased for \$2.3 million dollars a 5.73-acre site at 310 West Main Street in Woodland. The City has committed the value of this land in a land dedication and City funding in the form of a Disposition, Development, and Loan Agreement (DDLA) in order to construct the new development leveraging state Low-Income Housing Tax Credits (LIHTC).

The City during the program year also approved a \$900,000 loan for a project adjacent to Kentucky Avenue (Woodland Opportunity Village development - WOV). This project will result in the construction twelve low income units. WOV has secured project based vouchers for all units and this will allow residents to pay only 30 percent of gross monthly income towards rent. Finally, the City has committed funding toward a future 72-unit Affordable Housing and Sustainable Communities (AHSC) development for Extremely-, Very-, and Low-Income households in one of the City’s infill sites. Development of this project also includes a number of Sustainable Transportation Improvements (STIs), including bike lanes, sidewalks, and zero emission infrastructure. Future action plans will reflect City efforts to support the development and construction of affordable housing.

Discuss how these outcomes will impact future annual action plans.

While affordable housing goals were not included in the action plan, future action plans will reflect City efforts to support the development and construction of affordable housing. The 2025-2029 Consolidated Plan specified approximately \$100,000 of CDBG funding to be allocated to development of affordable housing for up to 4 additional units rehabilitated as a prospective goal/outcome.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	942	N/A
Low-income	367	N/A
Moderate-income	37	N/A
Total	1,346	N/A

Table 7 – Number of Households Served

Narrative Information

The table covers the beneficiaries of the CDBG-funded public services: Northern California Children's Therapy Center (therapy for young children), Legal Services of Northern California (fair housing services), Meals on Wheels (meals for senior citizens), Yolo Wayfarer Center (emergency shelter services), Yolo Food Bank (food), and Yolo Community Care Continuum (housing with supportive services).

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City provided funding assistance for the Yolo Wayfarer Center's emergency shelter (CDBG and City contribution to Countywide Homeless Coordination Project.) The clients of the shelter received case management and were connected with services and housing whenever possible. HUD awarded the City a HUD Continuum of Care renewal grant (Reallocation project) in 2024 in the amount of \$334,193 for permanent supportive housing to assist homeless families and individuals. The funds are being used to provide permanent supportive housing for homeless individuals and families at facilities operated by the Yolo Wayfarer Center.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of becoming homeless. This social services manager provides community outreach and coordination with internal/external partners on services, programs, and projects; and referrals to address community social service needs, including at-risk youth and individuals and families that are homeless or at risk of homelessness. The homeless coordinator also assists with management and strategic planning as well as performs a variety of duties related to social services and counseling programs/operations within the City of Woodland.

This year, homeless coordination was focused on outreach hours at the Shelter, Empower Yolo, and Yolo Laundry. The newly added Community Enhancement Specialist reports to this position, and the first year incorporated training for this staff on our local ordinances and implementation of quick cleaning of encampments and blight impacts from the unhoused. H.O.S.T. needed this position to alleviate some of the labor-intensive tasks. Other tasks of the homeless coordinator include managing a combination of issues surrounding unhoused individuals: referrals to local agencies, connections to services, education to business owners, and a liaison between providers. Furthermore, the individual coordinates with the Shelter and P.D. on the influx of "calls for services" at their campus and assist with interviews for potential residents for the "tiny homes".

The individual in this position also holds weekly office hours at the emergency shelter, transports homeless individuals to local service providers for coordination of care when needed, and served as one of the two organizers for the 2024 point-in-time count of homeless individuals in Woodland. The homeless coordinator who is a licensed mental health professional with more than 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 Health and Human Services Agency (HHSA) to coordinate services and housing options whenever possible.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City provided funding assistance for the Yolo Wayfarer Center's emergency shelter (CDBG and City contribution to Countywide Homeless Coordination Project.) The clients of the shelter received case management and were connected with services and housing whenever possible. The City's Homeless Coordinator and Homeless Outreach Street Team worked with non-profit service providers and the Yolo

County Health Human Services Agency to connect homeless families and individuals to services and shelter whenever possible.

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

City CDBG funds were awarded to Legal Services of Northern California for fair housing services. LSNC's work in some instances assists individuals and families remain in their rental units.

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

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

Actions taken to address the needs of public housing

Yolo County Housing serves as the public housing authority for Yolo County and operates two public housing facilities in Woodland - Yolano Village (60 units) and Donnelly Circle (72 units). While the City's Program Year Action Plan did not include activities that directly address the needs of public housing, residents of Yolano and Donnelly may have benefitted from services funded through the CDBG program (Northern California Children's Therapy Center, Meals on Wheels Yolo County, and Yolo Food Bank) and City resources (Use of City Hall Annex for youth theatre/dance programs, Youth Camperships, After School Teen Pack Program, and Woodland Police Activities League).

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

The City of Woodland does not have oversight or governance jurisdiction over the local public housing authority (Yolo County Housing or YCH). However, YCH has taken a number of actions to facilitate resident involvement. YCH is governed on a day-to-day basis by a seven-member housing commission, which includes two resident commissioners. In addition, YCH staff facilitates Yolo County Housing Quarterly Resident Meetings for the residents of the Yolano Village (60 units) and Donnelly Circle (72 units) which are public housing developments located in Woodland. YCH provides opportunities for public housing residents to apply their housing choice voucher assistance to a home mortgage (monthly mortgage payments). The City operates a first time homebuyer loan assistance program for low income households and maintains an interest list for the program. When loan funding is available, the City contacts families on the interest list and invites them to participate in the City's program. Public housing residents are welcome to participate in the City's homebuyer loan assistance program.

Actions taken to provide assistance to troubled PHAs

Not applicable, the local public housing authority (Yolo County Housing) is not designated as troubled.

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

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

The City adopted the Comprehensive Zoning Code update in 2024, which included several measures that streamline housing development including granting “by-right” development approval for a variety of housing types in most zones and provide objective design standards. This is the current iteration of the CZC, and as such, the overall benefit of this CZC is a more efficient and robust development review process to assist residents, development partners, staff and decision makers to allow qualified development proposals expedited review, thereby helping reduce the front-end design/development costs particularly for new housing projects. Other highlights of CZC including increasing the density of the Duplex Residential Zone from 1-8 to 5-15 dwelling units/acre and permitting residential units in the Community Commercial Zone at a range of 15-35 du/acre.

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

During the program year, the City approved a \$900,000 loan to assist Woodland Opportunity Village (WOV) with the construction of a twelve-unit housing development for low income households. WOV has secured project based vouchers for all units and this will permit residents to pay only 30 percent of gross monthly income towards rent. Vista del Robles, a 72-unit development for low and very low income households, opened during the program year after receiving City loan assistance in the previous program year. The City deeded over a 2.923-acre parcel at no cost for the land to nonprofit Friends of the Mission for the East Beamer Way 60-unit permanent supportive housing development. As part of the conveyance of the parcel, the City also approved parking and storm drainage easement deeds over adjacent City property for the benefit of the overall East Beamer Way Campus which include the PSH units, emergency shelter, and treatment facility (under construction).

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

In order to reduce lead-based paint hazards, the City of Woodland provides information and technical assistance to individuals undertaking home improvement projects. CDBG-funded construction activities that occurred during the program year did not involve the abatement of lead-based paint.)

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

City actions include supporting the construction of new affordable housing units, monitoring of affordable housing developments, and aiding service providers with programs that address the needs of low income households. The City is supporting a number of construction opportunities for affordable housing in the near term including the following: market rate rental project near the downtown area that will include low income units, multi-family site in the downtown, an affordable senior citizen project in the Spring Lake Specific Plan Area, an affordable project adjacent to Kentucky Avenue in the northwest section of the City, and a second phase in addition to an affordable rental project that opened during the program year on West Main Street for 72 units. This Phase II would develop 96 additional units to the 72 existing lower income units. For the latter second phase project described, Vista Del Robles Phase II, the City purchased for \$2.3 million dollars a 5.73-acre site at 310 West Main Street in Woodland. The City has committed the value of this land in a land dedication and City funding in the form of a Disposition, Development, and Loan Agreement (DDLA) in order to construct the new development leveraging state Low-Income Housing Tax Credits (LIHTC).

The City during the program year also approved a \$900,000 loan for a project adjacent to Kentucky Avenue (Woodland Opportunity Village development - WOV). This project will result in the construction twelve low income units. WOV has secured project based vouchers for all units and this will allow residents to pay only 30 percent of gross monthly income towards rent. Finally, the City has committed funding toward a future 72-unit Affordable Housing and Sustainable Communities (AHSC) development for Extremely-, Very-, and Low-Income households in one of the City’s infill sites. Development of this project also includes a number of Sustainable Transportation Improvements (STIs), including bike lanes, sidewalks, and zero emission infrastructure. Future action plans will reflect City efforts to support the development and construction of affordable housing.

Finally, the City deeded over a 2.923-acre parcel at no cost for the land to nonprofit Friends of the Mission for the East Beamer Way 60-unit permanent supportive housing development. As part of the conveyance of the parcel, the City also approved parking and storm drainage easement deeds over adjacent City property for the benefit of the overall East Beamer Way Campus which include the PSH units, emergency shelter, and treatment facility (under construction).

Affordable housing monitoring is conducted at projects that received City loan assistance to ensure the tenants are charged the correct rents and for owner-occupied affordable units to confirm they continue to be owner-occupied. Onsite monitoring is also conducted at three HOME projects which includes a review of overall site conditions and inspecting a sample of units to verify the satisfaction of housing conditions requirements. Approximately 460 units (rental and owner-occupied units) were monitored during the program year.

The City aided a number of services providers that assist lower income households including the Northern California Children's Therapy Center (therapy for young children), Legal Services of Northern California (fair housing services), Meals on Wheels (meals for senior citizens), Yolo Wayfarer Center (emergency shelter), Yolo Food Bank (food) Legal Services of Northern California (fair housing services), and Yolo Community Care Continuum (housing and supportive services).

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

The City participated with Yolo County and the cities in the county on the Countywide Homeless Coordination Project during the program year. This program provides funding assistance for a countywide homeless coordinator and the operation of a cold weather shelter (Yolo Wayfarer Center) in Woodland during the winter months. In addition, a City staff member represents the City at meetings of the local continuum of care, Yolo County Homeless and Poverty Action Coalition (HPAC) and City staff participated in approximately 15 HPAC meetings during the program year.

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

The Yolo County Homeless and Poverty Action (HPAC) serves as the continuum of care for Yolo County. A City staff member represents the City on HPAC's board of directors. HPAC has a number of responsibilities including the coordination of services and housing resources for the homeless and overseeing the local selection process for the annual Continuum of Care funding competition. City staff participated in approximately 15 HPAC meetings during the program year.

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

A majority of the city is considered low resource according to the California Tax Credit Allocation Committee (TCAC). Generally, the low resource areas are south of Kentucky Avenue, north of Gibson Road, and west of Bourn Drive. TCAC and the California Department of Housing and Community Development and HCD define these as areas where there are fewer opportunities to access jobs, education, and lower home values in addition to other economic, environmental, and educational indicators. The City's Housing Element which was adopted in 2023 includes a policy to invest in historically underserved areas in order to transform low resource areas into areas of opportunity. For a number of years, the City has made and continues to make significant infrastructure investments in low resource areas to address water, sewer, road, and parks infrastructure. For example, the majority of the ADA accessible ramps installed for the City's ADA Accessibility Project during the program year (PY 2021 and 2022 funding) occurred in low resource areas. While the City does not have the ability to address all the factors contributing to a low resource area, it has been able to make considerable infrastructure

investments in low resource areas.

The City adopted the Comprehensive Zoning Code update in 2024, which included several measures that streamline housing development including granting “by-right” development approval for a variety of housing types in most zones and provide objective design standards. This is the current iteration of the CZC, and as such, the overall benefit of this CZC is a more efficient and robust development review process to assist residents, development partners, staff and decision makers to allow qualified development proposals expedited review, thereby helping reduce the front-end design/development costs particularly for new housing projects. Other highlights of CZC including increasing the density of the Duplex Residential Zone from 1-8 to 5-15 dwelling units/acre and permitting residential units in the Community Commercial Zone at a range of 15-35 du/acre. It is anticipated that the CZC will help facilitate additional investments in Woodland including housing for a variety of income ranges.

CR-40 - Monitoring 91.220 and 91.230

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

The City requires subrecipients to submit quarterly and annual reports on the progress and results of their activities. Subrecipients provided written narratives on the progress/results of their activities as well as ethnicity and income data on the beneficiaries of the CDBG-funded activities. Onsite subrecipient monitoring did not occur during the program year. City staff was responsible for monitoring construction activities during the program year for contract, labor (Davis-Bacon and Related Acts), and other Federal overlay compliance. This included running debarment checks through the System for Award Management, reviewing draft construction contracts to verify inclusion of Federal overlay language, assisting subrecipients with the preparation bid notices (notice to contractors), conducting field wage interviews, and reviewing certified payrolls.

While the City of Woodland ADA Accessibility Project (with Program Year 2023 CDBG funding) will not be constructed until 2025, the initial bidding process which occurred during this program year resulted in the project plans and specifications being made available to the following bid houses and other sources of construction bid opportunity information. A similar process will occur next year when the project is bid out a second time.

1. Construction Bidboard, Inc.
2. Dodge Data & Analytics
3. Sacramento Regional Builders Exchange
4. Placer County Contractors Association and Builders Exchange
5. Marin Builders Association
6. El Dorado Builders Exchange
7. Peninsula Builders Exchange
8. Valley Contractors Exchange
9. Shasta Builders Exchange
10. Construction Data Company
11. BidAmerica
12. Bay Area Builders Exchange

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

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

The City's CDBG Public Participation Plan requires that the CAPER be available for public comment for a minimum period of 15 days. The City published a notice (in English and Spanish) on September 2, 2025 in the local newspaper (Woodland Daily Democrat) on the availability of the CAPER and that public comments would be accepted through September 16, 2025. In addition, notification was provided that a public hearing would be held on September 16, 2025 before the Woodland City Council to receive public comments on the CAPER. The notice included the phone number and email for the City staff contact. On September 2, 2025 email was sent to the members of the local continuum of care (HPAC) and HPAC's distribution list (150-plus individuals who work for service providers that provide programs

in Woodland and/or Yolo County) to inform the community about the CAPER public comment period and public hearing. On September 1, 2025 the CAPER notice was posted in the front entrance of City Hall (300 First Street, Woodland, CA 95776) and the lobby of the Community and Senior Center (2001 East Street, Woodland, CA 95776).

Copies of the CAPER were made available at the Woodland Community and Senior Center, Community Services public counter (2001 East Street, Woodland, CA 95776, Woodland City Hall, Community Development public counter (300 First Street, Woodland, CA 95695) and through the City's website (Community Services Department, CDBG section) starting on September 4, 2024.

The agenda packet for the September 16, 2025 City Council meeting was posted to the City's website starting on September 11, 2025 and the meeting agenda was posted to the City Hall outdoor display case on the same day. On September 16, 2025, the City Council approved the CAPER after holding a public hearing.

CR-45 - CDBG 91.520(c)

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

The City has not changed its CDBG program objectives.

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

No

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

Not applicable.

CR-45 - CDBG 91.520(c)

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

The City has not changed its CDBG program objectives.

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

No

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

Not applicable.

CR-58 – Section 3

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

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

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of Woodland ADA Accessibility Project was bid out during the Program Year with PY 2024 and 2023 funding. While the contractor awarded the bid for the project was not a Section 3 business and did not employ Section 3 workers, the City bid documents stated that the project is subject to Section 3 requirements. As part of the bid notification process, the City made the project plans and specifications available to the following bid houses and other sources of bid opportunity information for construction projects.

1. Construction Bidboard, Inc.
2. Dodge Data & Analytics
3. Sacramento Regional Builders Exchange
4. Placer County Contractors Association and Builders Exchange
5. Marin Builders Association
6. El Dorado Builders Exchange
7. Peninsula Builders Exchange
8. Valley Contractors Exchange
9. Shasta Builders Exchange
10. Construction Data Company
11. BidAmerica
12. Bay Area Builders Exchange