



2025-2029 CONSOLIDATED PLAN

AUGUST 2025



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EXECUTIVE SUMMARY



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

1. INTRODUCTION

Every five years, the City of Woodland must prepare a strategic plan (known as the Consolidated Plan) which governs the use of federal housing and community development grant funds that it receives from the United States Department of Housing and Urban Development (HUD). When preparing Consolidated Plans, grantees must assess needs and issues in their jurisdictions. Community Development Block Grant (CDBG) program funds received by the City from HUD are covered in this Consolidated Plan.

The City must also submit to HUD separate Annual Action Plans for each of the five years during the Consolidated Plan period. The Annual Action Plan serves as the City's yearly application to HUD and is required for the City to receive the annual allocation from the grant program. This type of grant from HUD is known as an Entitlement Grant Program because communities receive the funds every year if they meet program requirements and criteria associated with the grant. Under HUD's grant program regulations, the City of Woodland must use its grant funds within the City limits.

2. SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN NEEDS ASSESSMENT OVERVIEW

Grantees must assess the needs in their jurisdictions as a key part of the Consolidated Plan process. To inform development of priorities and goals over the next five years, the Consolidated Plan's Needs Assessment discusses housing, community development, and economic development needs in Woodland. The Needs Assessment relies on data from the US Census, 2019-2023 American Community Survey (ACS) five-year estimates, and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted living is included. Finally, public input gathered through focus groups, meetings, and a community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Woodland.

Priorities identified during the development of the City’s 2025-2029 Five-Year Plan include:

1. Expanded Access to Affordable Housing
2. Provision of Community Services
3. Infrastructure and Public Facility Improvements
4. Community Engagement, Planning, and Administration

3. EVALUATION OF PAST PERFORMANCE

During the most recently completed program year (2023-2024 CAPER), the City of Woodland met or exceeded its one-year goals in the following programs:

- Fair housing services (1-year goal: 102 persons assisted; actual: 244 persons assisted)
- Health housing services (1-year goal: 255 persons assisted; actual: 265 persons assisted)
- Multi/single-family affordable units construction (1-year goal: 0 units constructed; actual: 72 units constructed)
- Homelessness services (1-year goal: 225 persons assisted; actual: 549 persons assisted)

The city did not meet its one-year goals in the following programs:

- Public facilities & improvements (1-year goal: 444 persons assisted; actual: 0 persons assisted)
- Homelessness: overnight shelter (1-year goal: 297 persons assisted; actual: 250 persons assisted)
- Youth services (1-year goal: 450 persons assisted; actual: 418 persons assisted)

4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

An important component of the research process for this Consolidated Plan involved gathering input from residents and stakeholders regarding housing and community development conditions, needs, and opportunities in Woodland. The planning team used a variety of approaches to achieve meaningful community engagement with residents and other stakeholders, including community meetings, a stakeholder questionnaire, resident focus groups, pop-up events, and a community-wide survey.

Community Meetings

The City of Woodland hosted one in-person and one virtual community meeting to understand housing and community development needs and opportunities in the city. Each meeting began with a brief presentation that provided an overview of the Consolidated Plan, the community engagement process, the project website and survey, the project timeline, and the types of analysis to be included in the study. The presentations were followed by interactive discussions of community need, fair housing, and access to opportunity. One meeting was held virtually via Zoom—residents could join online or by phone—and one was held in-person in the Woodland City Council Chambers. A total of one participant joined a community workshop.

Stakeholder/Service Provider Questionnaire

The planning team also engaged with stakeholders and service providers representing a variety of perspectives through an open-ended questionnaire. Topics included housing and community development needs, barriers to affordable housing, gaps in the homeless service delivery system, fair housing issues, and opportunities to build on existing successes using CDBG funds. A total of 9 community stakeholders participated in the questionnaire, representing a range of backgrounds and viewpoints.

Focus Groups

In addition to stakeholder consultations, the planning team engaged with residents through focus groups intended to seek the perspective of residents with specialized needs. Five focus groups were held for the following groups:

- Seniors (in-person, no attendees)
- People experiencing homelessness (in-person, 13 attendees)
- People living in supportive housing (in-person, 14 attendees)
- People with severe supportive mental health needs (in-person, 7 attendees)
- People using housing vouchers (virtual, no attendees)

No residents attended the senior citizen focus group or the housing voucher focus group. Focus groups with attendees included an interactive discussion of housing and community development needs, fair housing issues, and access to opportunity.

Community Survey

The fourth method for obtaining community input was a 26-question survey available to the public, including people living or working in the city and other stakeholders. Survey questions focused on housing and community development needs and opportunities, fair housing, and access to opportunity. The survey was available online on the project website and in hard copy in English and Spanish during April and May 2025. Hard copies were distributed at in-person community meetings, and pop-up and focus group participants were directed to the virtual version. A total of 96 survey responses were received.

Pop-Up Events

The planning team and City staff conducted three pop-up engagement activities, during which facilitators engaged with residents informally in community locations. Pop-up engagement is useful for raising awareness of the plan and obtaining input from residents who may not be sufficiently tuned into fair housing issues to attend a meeting on the subject, but who have opinions to share nonetheless. The planning team held two pop-up events, one at the Café Yolo Senior Lunch Program, which engaged 22 people, and one at Hyman Park, which engaged 12 people. Additionally, City staff facilitated a pop-up event via a booth held at Concert on the Court, which engaged 48 people. Each pop-up event used different engagement strategies:

- At the Concert on the Court event, City staff engaged the public in a mock funding activity in which participants were given 5 poker chips in varying denominations and asked to use them to

represent how much funding should be given to various housing and community development projects in Woodland.

- At the Senior Lunch event, team members engaged participants in a discussion about senior needs and resources within Woodland.
- At the Hyman Park event, team members engaged the public with a dot-voting exercise about housing & community needs within the City.

Publicity for Community Engagement Activities

Advertisement for the community workshops and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Public notice of community input opportunities was provided through announcements on the City’s website and social media, the project website, newspaper articles and public notices, and e-mails to community stakeholders. A Stakeholder Questionnaire was sent to contacts representing a variety of viewpoints, including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others. Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

5. SUMMARY OF PUBLIC COMMENTS

The City of Woodland held a 30-day public comment period to receive comments on the draft Consolidated Plan and Annual Action Plan from June 13 to July 13, 2025. During that time, copies of the draft plans were made available for public review at Woodland City Hall (300 First Street) via the City’s website (www.cityofwoodland.gov), and on the project website, WoodlandCommunityPlans.com, and residents and stakeholders were invited to provide written comments. Interested parties were invited to submit comments via mail to the City of Woodland Community Development Department, or through email to franklin.cui@cityofwoodland.gov. The City held a final public hearing on the draft plans on July 15, 2025. A summary of community engagement results is provided in the following section. Complete survey results and outreach materials can be found in the appendix.

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

All public comments were accepted and taken into consideration in preparing the Consolidated Plan.

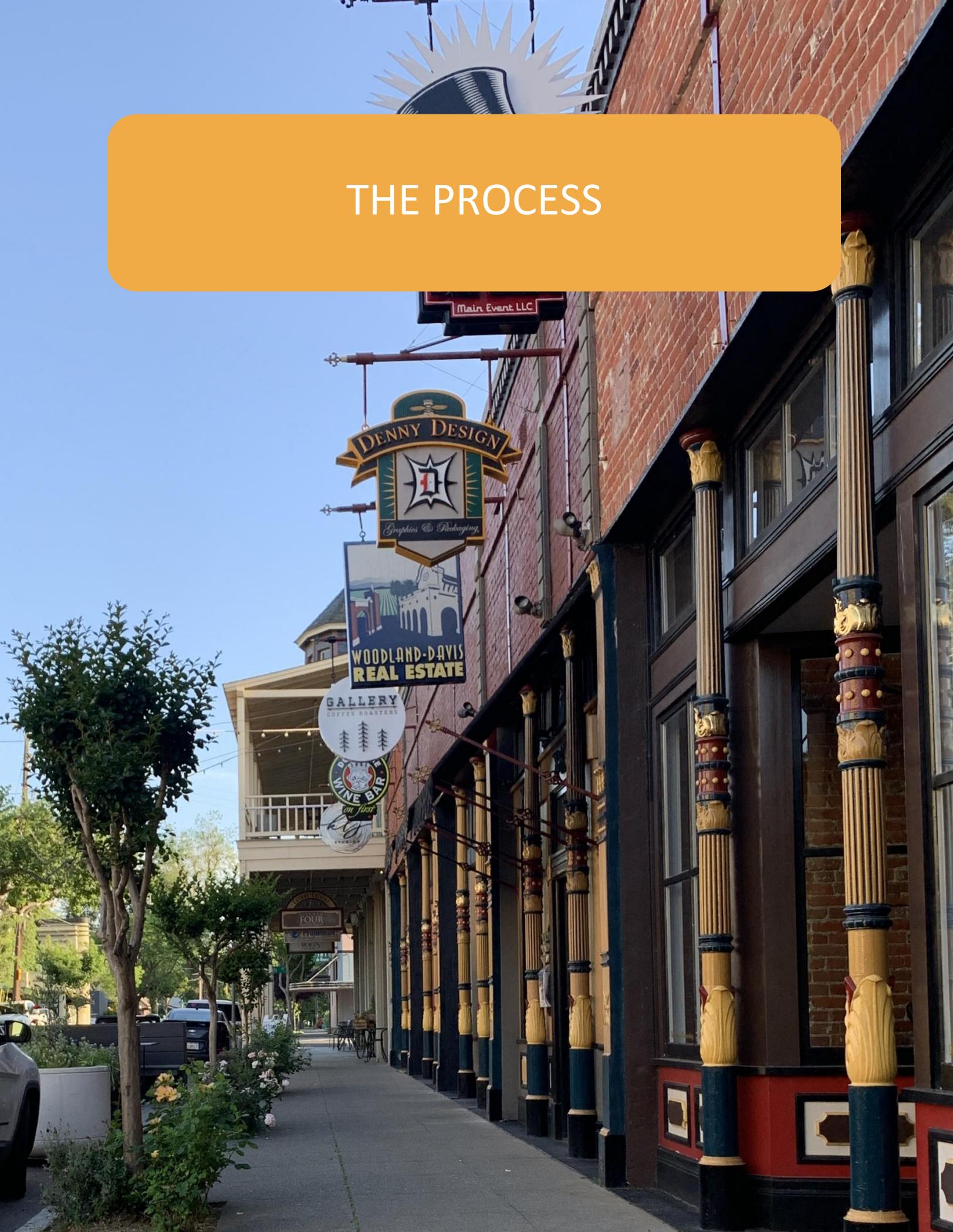
7. SUMMARY

During the development of the Consolidated Plan, the City identified a set of priority needs through community engagement and analysis of housing and community development data. These priorities include homelessness housing and services, housing access and quality, infrastructure and public facility improvements, public services, and community engagement, planning, and administration. Over the

Consolidated Plan period of 2025-2029, federal grant funding will be focused on addressing these highest priority needs. The Consolidated Plan also contains goals, measurable objectives, and implementation actions for each of the plan's elements.

Coinciding with the development of the Consolidated Plan is the development of the first year Annual Action Plan, including the Notice of Funding Availability (NOFA) process. Through this process, the City sub-awards federal grant funds to eligible entities including non-profits, government agencies, and developers that provide the services to make progress toward the priority needs.

THE PROCESS



PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. DESCRIBE AGENCY/ENTITY RESPONSIBLE FOR PREPARING THE CONSOLIDATED PLAN AND THOSE RESPONSIBLE FOR ADMINISTRATION OF EACH GRANT PROGRAM AND FUNDING SOURCE

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
CDBG Administrator	City of Woodland	Community Development Department

NARRATIVE

The Woodland Community Development Department is responsible for preparing the City's CDBG Consolidated Plan and administering the City's CDBG program.

CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. INTRODUCTION

PROVIDE A CONCISE SUMMARY OF THE JURISDICTION’S ACTIVITIES TO ENHANCE COORDINATION BETWEEN PUBLIC AND ASSISTED HOUSING PROVIDERS AND PRIVATE AND GOVERNMENTAL HEALTH, MENTAL HEALTH AND SERVICE AGENCIES (91.215(I)).

The City of Woodland utilized a robust public engagement process to develop its updated Five-Year Consolidated Plan. Prior to drafting the Consolidated Plan, the City of hosted two public engagement meetings, five focus groups, three pop-up events, and offered both a public survey and a service provider questionnaire. A total of 96 people participated in the public survey, 9 in the service provider survey, 32 in focus groups, 82 in pop-up events, and one in open community meetings. Results of these outreach efforts are summarized in the Community Participation section of the Plan.

The City of Woodland held a 30-day public comment period to receive comments on the draft Consolidated Plan and Annual Action Plan from June 13 to July 13, 2025 to receive input from residents and stakeholders on the draft Consolidated Plan. The City held a final public hearing on the draft plans on July 15, 2025 prior to approval by the Woodland City Council and submission to HUD.

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 of Woodland is a member of the local continuum of care Homeless and Poverty Action Coalition (HPAC). A City representative who administers the City's CDBG program and works on affordable issues, programs, and projects also serves on HPAC's 15-member board of directors, which includes representatives from service provider entities and government agencies. The City representative attends monthly meetings 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, Yolo Community Builders, Turning Point Community Programs (nonprofit behavioral health & services provider), CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and human trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults

and respite program for homeless), Davis Community Meals and Housing, Fourth and Hope (shelter, permanent supportive housing, and treatment programs), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

In addition to HPAC, other homeless service providers invited to participate in the planning process include the Yolo Community Care Continuum (YCCC), the Fourth & Hope Yolo Wayfarer Center (YWC), the Yolo County Homeless and Poverty Action Coalition (HPAC), and CommuniCare.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS

Woodland is a member of HPAC, as described above. 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.

2. DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTIONS CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES

Representative agencies, groups, and organizations that participated in the planning process for Woodland's 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan are shown in the table on the following pages. In addition to the agencies listed, others may have participated in the online survey, which was anonymous.

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization	Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
<i>To be updated pending close of Stakeholder Questionnaire</i>			

IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING

Efforts were made to consult as broad a group of community stakeholders as possible. Email notifications and invitations regarding the community meetings and survey were distributed to stakeholders by the City of Woodland. No agency types were excluded from participation.

OTHER LOCAL/REGIONAL/STATE/FEDERAL PLANNING EFFORTS CONSIDERED WHEN PREPARING THE PLAN

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2023 Yolo County Hazard Mitigation Plan	Yolo County	Identifies potential hazards, their risk to the public, and mitigation strategies.
2023-2026 Yolo County Plan to Address Homelessness	Yolo County	Establishes a plan to address homelessness in Yolo County, including the City of Woodland.
2019 Sacramento Valley Analysis of Impediments to Fair Housing Choice	Sacramento Valley Fair Housing Collaborative	Investigates whether all residents of the jurisdiction have equal access to fair housing, identifies barriers to fair housing choice, and proposes mitigation strategies.
City of Woodland 2020-2024 Consolidated Plan	City of Woodland	Jurisdiction’s previous consolidated plan.
City of Woodland Housing Element - 2023	City of Woodland	Identifies housing goals, priorities, and strategies for the City of Woodland.
City of Woodland 2035 General Plan	City of Woodland	Identifies Woodland’s overall priorities and growth strategies through the year 2035.
2025-2029 Yolo County Housing Authority 5-Year Agency Plan	Yolo County	Governing 5-year plan for jurisdiction’s housing authority.

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L))

The City of Woodland coordinates with the HPAC and other Continuum of Care member agencies, such as the Yolo County Housing Authority, to expand both housing and services for the region’s homeless and low- to moderate-income populations.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING

An important component of the research process for this Consolidated Plan involved gathering input from residents and stakeholders regarding housing and community development conditions, needs, and opportunities in Woodland. The project team used a variety of approaches to achieve meaningful community engagement with residents and other stakeholders, including community workshops, a stakeholder/service provider questionnaire, resident focus groups, pop-up events, and a community-wide survey.

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- At the Senior Lunch event, team members engaged participants in a discussion about senior needs and resources within Woodland.
- At the Hyman Park event, team members engaged the public with a dot-voting exercise about housing & community needs within the City.

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nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others. Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

CITIZEN PARTICIPATION OUTREACH

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
Community Meetings	Broad community	One participant	None
Focus Groups	Special needs populations	34 participants	<ul style="list-style-type: none"> • A lack of ADA accessibility measures in both housing and public facilities greatly impacts senior and/or physically disabled residents. • There is a need for more bus stops, especially near places where many senior and/or physically disabled residents live. • Waitlists for housing assistance programs are many years long. • Bike lane, lighting, sidewalk, and other cyclist and pedestrian safety measures would greatly improve accessibility. • All current shelter options for those experiencing homelessness are extremely high barrier, contributing to unsheltered homelessness. • There is a lack of day center resources for homeless residents. • There is a great need for a domestic violence and family shelter. • Alternative housing options like tiny homes and ADUs should be considered as potential housing solutions. • There is a lack of education and awareness around the housing and supportive service needs of residents with non-physical or non-visible disabilities (ex: hearing impairment, autism, developmental delays, etc)

			<ul style="list-style-type: none"> • There is a severe lack of adequate mental health services that contributes to homelessness. • Most people do not know their fair housing rights or how to enforce them.
Service Provider Survey	Local service providers	TBD	TBD
Community Survey	Broad community	96 participants	<ul style="list-style-type: none"> • There is a pressing need for improvements in every area of transit accessibility, including more bus stops, pedestrian and cyclist infrastructure, and public transportation improvements. • There are not enough homelessness, mental health, and substance abuse treatment resources available to meet the needs of the community. • The largest barrier that prevents people from accessing existing community resources is an inability to travel to the resource. • The most pressing housing need is making sure landlords keep rental housing in acceptable condition. • There is a significant need for more accessible housing for seniors and/or disabled residents. • It is difficult to find and access information about what resources are available to residents in need of housing or community service assistance. • There is virtually no affordable housing for single adults. • It is difficult to get to the grocery store for residents without vehicles.
Pop-up Events	Broad community	82 participants	<ul style="list-style-type: none"> • Affordable housing is Woodland’s most pressing need. • One of Woodland’s best aspects is its strong parks and

recreation programs, and this area should continue to receive funding and attention.

- Children are the community's future and seniors are the community's present; therefore, youth and senior programming and resources should be prioritized.
- Homelessness is a growing problem in Woodland, and there are not enough resources available.
- There should be some attention given to economic development incentives, but these are not nearly as pressing as the need for housing and community services.
- There is a significant need for more rental assistance options.
- Assistance and resources for renters is a much more pressing issue than assistance and resources for homebuyers.

NEEDS ASSESSMENT



NA-05 Overview

NEEDS ASSESSMENT OVERVIEW

To inform the development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in the City of Woodland. It relies on data from the U.S. Census, the 2016-2020 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Woodland.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

SUMMARY OF HOUSING NEEDS

According to the 2016-2020 5-Year American Community Survey, the City of Woodland is home to 59,760 residents and 20,530 households. The city grew by about 5% since 2009, adding 2,765 residents and 985 households. Median household income in Woodland is estimated at \$71,477, up by about 28% since 2009.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 9,985 households in Woodland have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)) and together comprise 49% of city households.

For many low- and moderate-income households in Woodland, finding and maintaining suitable housing at an affordable cost is a challenge. Tables 7 through 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

To assess affordability and other types of housing needs, HUD defines four housing problems:

- **Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
- **Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
- **Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or

more of the following: cooking facilities, refrigerator, or a sink with piped water.

- **Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

Overall, the most common housing problem in Woodland is cost burdens, which impact 3,748 renters and 1,498 owners with incomes below 80% HAMFI (52.5% of all households earning below 80% HAMFI). Severe cost burdens affect 1,185 renters and 795 owners with incomes under 80% HAMFI (19.8% of households earning below 80% HAMFI). While the primary housing issue facing low- and moderate-income residents is affordability, there are other housing needs in the county, including lack of complete plumbing and kitchen facilities; overcrowding; lead-based paint hazards; substandard housing; and homelessness. The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless, and others).

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	56,995	59,760	5%
Households	19,545	20,530	5%
Median Income	\$55,893.00	\$71,477.00	28%

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

NUMBER OF HOUSEHOLDS TABLE

TABLE 6 - TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	2,700	2,950	4,335	2,050	8,490
Small Family Households	805	1,365	2,245	1,020	4,710
Large Family Households	230	430	495	175	990
Household contains at least one person 62-74 years of age	740	545	900	410	2,070
Household contains at least one person age 75 or older	325	425	535	225	610
Households with one or more children 6 years old or younger	405	900	1,075	405	895
<i>Data Source: 2016-2020 CHAS</i>					

HOUSING NEEDS SUMMARY TABLES

1. Housing Problems (Households with one of the listed needs)

TABLE 7 – HOUSING PROBLEMS TABLE

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total

NUMBER OF HOUSEHOLDS

Substandard Housing - Lacking complete plumbing or kitchen facilities	150	200	35	0	385	20	0	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	70	75	10	200	20	30	4	0	54
Overcrowded - With	135	175	190	4	504	30	15	35	10	90

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
1.01-1.5 people per room (and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)	1,125	300	140	0	1,565	360	300	175	45	880
Housing cost burden greater than 30% of income (and none of the above problems)	270	825	550	80	1,725	70	125	425	330	950
Zero/negative Income (and none of the above problems)	85	0	0	0	85	0	0	0	0	0

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

TABLE 8 – HOUSING PROBLEMS 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total

NUMBER OF HOUSEHOLDS

Having 1 or more of four housing problems	1,460	750	445	20	2,675	430	345	215	55	1,045
Having none of four housing problems	635	1,310	2,010	955	4,910	175	550	1,670	1,025	3,420
Household has	0	0	0	0	0	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
negative income, but none of the other housing problems										
<i>Data Source: 2016-2020 CHAS</i>										

3. Cost Burden > 30%

TABLE 9 – COST BURDEN > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	545	780	375	1,700	150	170	280	600
Large Related	195	160	4	359	15	105	65	185
Elderly	335	170	180	685	259	135	145	539
Other	585	265	154	1,004	45	24	105	174
Total need by income	1,660	1,375	713	3,748	469	434	595	1,498
<i>Data Source: 2016-2020 CHAS</i>								

4. Cost Burden > 50%

TABLE 10 – COST BURDEN > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	160	160	120	140	0	260

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	0	0	10	10	15	55	10	80
Elderly	195	80	130	405	235	95	95	425
Other	0	500	110	610	30	0	0	30
Total need by income	195	580	410	1,185	400	290	105	795

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

TABLE 11 – CROWDING INFORMATION – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	180	320	190	14	704	30	24	4	10	68
Multiple, unrelated family households	0	20	30	0	50	20	10	35	0	65
Other, non-family households	0	0	45	0	45	0	10	0	0	10
Total need by income	180	340	265	14	799	50	44	39	10	143
<i>Data Source: 2016-2020 CHAS</i>										

TABLE 12 – CROWDING INFORMATION – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	<i>Data not available</i>							

DESCRIBE THE NUMBER AND TYPE OF SINGLE PERSON HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE.

Estimates of the number of non-elderly single persons in need of housing assistance are included in the “other, non-family” category of Table 9 and Table 10. This category includes multi-person households whose members are unrelated (e.g., roommates, unmarried partners, etc.). There are an estimated 1,178 single-person or multi-person unrelated households with incomes under 80% HAMFI who spend more than 30% of their income on housing. Single-person and multi-person unrelated households comprise 22.5% of all households with cost burdens. The majority (71%) are renters and the remaining 29% are homeowners.

Severe cost burdens impact 640 “other, non-family” households with incomes under 80% HAMFI, the vast majority (95%) of whom are renters. Single-person and multi-person unrelated households comprise 32% of all households with severe cost burdens.

Table 11 provides data for “other” household types which indicate that these households are significantly less likely to experience overcrowding than single-family households or multiple, unrelated family households.

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE WHO ARE DISABLED OR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING.

People with Disabilities

CHAS data provides estimates of housing need for Woodland households in which one or more residents have a disability. Housing needs by disability type for households with incomes under 80% HAMFI are outlined below:

- Hearing or vision impairment: There are an estimated 1,100 low- or moderate-income households with one or more housing problems (cost burden, overcrowding, lack of complete kitchen or plumbing facilities) where a household member has hearing or vision impairments.
- Ambulatory limitation: There are an estimated 1,285 low- or moderate-income households with housing problems where a household member has an ambulatory impairment.
- Cognitive limitation: There are an estimated 935 low- or moderate-income households with a housing need and a household member with a cognitive limitation.
- Self-care or independent living limitation: There are an estimated 1,210 low- or moderate-income households with a housing need and a household member who has a self-care or independent living limitation.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

According to data from the National Intimate Partner and Sexual Violence Survey conducted by the Centers for Disease Control and Prevention (CDC)’s National Center for Injury Prevention and Control, about 58% of women and 30.5% of men in California have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetimes.¹ Applying these figures to Woodland’s latest population figures results in estimates that about 17,756 women and 9,345 men in Woodland have experienced any intimate partner violence in their lifetimes.

WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

¹ World Population Review, “Domestic Violence by State 2025,” <https://worldpopulationreview.com/state-rankings/domestic-violence-by-state>

CHAS data indicates that the most common housing problem in Woodland regardless of tenure is unaffordable housing costs. More than half (53%) of low- and moderate-income households (incomes under 80% HAMFI) in Woodland experience cost burdens, and for 20% this cost burden is severe. Renter households are generally more likely to experience cost burdens than owners.

While the most common housing problem is affordability, about 4% of all households with incomes under 80% HAMFI experience substandard housing (i.e., lack of complete plumbing or kitchen facilities) and 8% experience overcrowding. Community members also noted both overcrowding and substandard housing as housing issues in Woodland, in addition to issues related to housing affordability.

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?

Renter households are disproportionately affected by housing problems compared to owner households. Generally, lower income households are also more likely to experience one of the housing problems tracked by HUD. Table 7 indicates that renters with incomes less than 80% HAMFI comprise about 68% of households experiencing one or more housing problems, while renters make up 47% of households citywide. Severest need occurs for households with incomes under 30% HAMFI, of whom 86% have one or more housing problems. In comparison, 69% of households with incomes from 30% to 50% HAMFI and 38% of households with incomes from 50% to 80% HAMFI have one or more housing problems. The next section examines housing needs in more detail by looking at the incidence of housing problems by race and ethnicity.

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMEDIATE RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED 91.205(C)/91.305(C)). ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage jobs, rents that are more than 30% or 50% of their incomes, and unaffordable childcare, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness may have additional issues present such as family conflicts, domestic violence, housing with code or safety violations, household members with a disability, criminal histories, histories of mental health issues or substance abuse, difficulty navigating systems to access public benefits or community services, temporary housing situations (couch surfing or doubling up), and prior experiences with homelessness.

For formerly homeless families and individuals nearing the termination of assistance, a top need is to secure safe, affordable permanent housing. Other needs may include access to job training, employment

and education programs, including supportive employment agencies; access to Social Security disability and other benefits; linkages to health, mental health, and legal services; access to affordable transportation, childcare, and food; and other case management and supportive services.

IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES:

The City of Woodland does not develop local estimates of the number of households or individuals at-risk of homelessness. However, the California Department of Housing and Community Development (CA HCD) provides the HUD definition of “at risk of homelessness,” as follows:

- I. Their income must be less than 30% of the area median income (AMI);
- II. They do not have sufficient resources or support networks (e.g. family, friends, faith based or other social networks) to prevent them from moving into an emergency shelter or another location described in Section II.B.1 of this Policy;
- III. They meet at least one of the additional criteria below:
 - a. They have moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - b. They are living in the home of another because of economic hardship;
 - c. They have been notified in writing that their right to occupy their current housing or living situation will be terminated within 24 days after the date of their application for assistance;
 - d. They live in a hotel or motel and the cost of that hotel or motel stay is paid for by an entity other than a charitable organization or a federal, state, or local government program for low-income individuals;
 - e. They live in a single-room occupancy or efficiency apartment unit in which there reside more than two people; or, they live in a larger housing unit in which there reside more than 1.5 people per room as defined by the U.S. Census Bureau;
 - f. They are exiting a publicly funded institution, or system of care (such as a health care facility, a mental health facility, a foster care or other youth facility, or corrections program or institution); or
 - g. They otherwise live in housing that has characteristics associated with instability and an increased risk of homelessness as identified in CA HCD’s approved consolidated plan.²

² California Department of Housing and Community Development (CA HCD). “Homelessness Eligibility and Documentation Policy,” May 11, 2022. <https://www.hcd.ca.gov/docs/grants-and-funding/ca-hcd-esg-homelessness-eligibility-policy-508c.pdf>

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are most at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low-income homeowners at risk of foreclosure and subsequent homelessness.

DISCUSSION

N/A

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to overall need by income level to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Table 13 through Table 16 identify the number of households experiencing one or more of the four housing problems by household race, ethnicity, and income level. The four housing problems include: (1) cost burden (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

The latest income classifications include:

- Extremely low income – up to 30% of the area median income (AMI) or \$37,750 for a family of four in the Yolo County, CA Metro Fair Market Rent (FMR) Area;
- Very low income – between 30% and 50% AMI or \$37,751 to \$62,950 for a family of four in the Yolo County, CA Metro FMR Area;
- Low income – between 50% and 80% AMI or \$62,951 to \$100,700 for a family of four in the Yolo County, CA Metro FMR Area; and
- Moderate income – between 80 and 100% AMI or \$100,701 to \$135,900 for a family of four in the Yolo County, CA Metro FMR Area

0%-30% OF AREA MEDIAN INCOME

TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,230	475	0
White	900	160	0
Black / African American	105	0	0
Asian	165	34	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	1,030	214	0
<i>Data Source: 2016-2020 CHAS</i>			

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% OF AREA MEDIAN INCOME

TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,045	910	0
White	680	280	0
Black / African American	4	0	0
Asian	105	35	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,230	585	0
<i>Data Source: 2016-2020 CHAS</i>			

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% OF AREA MEDIAN INCOME

TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,635	2,705	0
White	550	1,175	0
Black / African American	0	0	0
Asian	80	35	0
American Indian, Alaska Native	30	10	0
Pacific Islander	50	0	0
Hispanic	910	1,470	0

Data Source: 2016-2020 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% OF AREA MEDIAN INCOME

TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	480	1,570	0
White	205	830	0
Black / African American	0	14	0
Asian	4	170	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	265	495	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<i>Data Source: 2016-2020 CHAS</i>			

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

DISCUSSION

Housing needs are most likely to impact the lowest income households. For households with incomes under 30% of the Area Median Income (AMI), more than four-fifths (82%) of households have a housing problem. Housing needs also impact 69% of households in the next income band (i.e., very low-income households, or those with incomes from 30% to 50% AMI). At low incomes (50% to 80% AMI) about 38% of households have one or more housing needs, and at moderate incomes (80% to 100% AMI) about 23% are impacted by housing needs. Disproportionate housing needs impact Black or African American, American Indian or Alaska Native, Asian, Pacific Islander, and Hispanic or Latino households at various income levels, as described below.

Extremely Low Incomes

Overall, 82% of extremely low-income households have a housing problem. Black or African American have a disproportionate need: all 105 Black households in this income band have a housing problem (100%). No other group shows a disproportionate need.

Very Low Incomes

Overall, 69% of very low-income households have a housing problem. Again, Black households in this income bracket experience disproportionate need, with 100% of very low-income households experiencing at least one housing problem. Additionally, all very low-income American Indian and Alaska Native households have a housing problem as well. However, total numbers are low for each group, with 4 Black households and 15 American Indian households earning between 30% and 50% AMI.

Low Incomes

Overall, 38% of low-income households have a housing problem. Three racial or ethnic groups have disproportionate housing needs at this income level: 70% of Asian households (80 households with a housing problem out of 115); 75% of American Indian and Alaska Native households (30 households out of 40); and 100% of Pacific Islander households (50 households).

Moderate Incomes

Overall, 23% of moderate-income households have a housing problem. At this income level, Hispanic or Latino exhibit disproportionate need, with 35% experiencing a housing problem (265 households out of 760 total).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to overall severe need by income level to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Table 17 through Table 20 identify the number of households experiencing one or more of the four severe housing problems by household race, ethnicity, and income level. The four severe housing problems include: (1) severe cost burdens (paying more than 50% of income for housing costs); (2) severe overcrowding (more than 1.5 people per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

The latest income classifications include:

- Extremely low income – up to 30% of the area median income (AMI) or \$37,750 for a family of four in the Yolo County, CA Metro Fair Market Rent (FMR) Area;
- Very low income – between 30% and 50% AMI or \$37,751 to \$62,950 for a family of four in the Yolo County, CA Metro FMR Area;
- Low income – between 50% and 80% AMI or \$62,951 to \$100,700 for a family of four in the Yolo County, CA Metro FMR Area; and
- Moderate income – between 80 and 100% AMI or \$100,701 to \$135,900 for a family of four in the Yolo County, CA Metro FMR Area

0%-30% OF AREA MEDIAN INCOME

TABLE 17 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,890	810	0
White	710	355	0
Black / African American	105	0	0
Asian	165	34	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	885	365	0

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% OF AREA MEDIAN INCOME

TABLE 18 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,095	1,860	0
White	425	540	0
Black / African American	4	0	0
Asian	60	80	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	595	1,220	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<i>Data Source: 2016-2020 CHAS</i>			

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% OF AREA MEDIAN INCOME

TABLE 19 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	660	3,680	0
White	175	1,545	0
Black / African American	0	0	0
Asian	8	105	0
American Indian, Alaska Native	20	20	0
Pacific Islander	25	25	0
Hispanic	425	1,960	0
<i>Data Source: 2016-2020 CHAS</i>			

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% OF AREA MEDIAN INCOME

TABLE 20 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	75	1,980	0
White	25	1,010	0
Black / African American	0	14	0
Asian	0	175	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	50	710	0

Data Source: 2016-2020 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

DISCUSSION

Severe housing needs are most likely to impact the lowest income households. For households with incomes under 30% of Area Median Income (AMI), 70% of households have a severe housing problem. Thirty-seven percent (37%) of very low-income households (30% to 50% AMI) have a severe housing problem, as do 15% of low-income households (50% to 80% AMI) and 4% of moderate-income households (80% to 100% AMI). Disproportionate severe housing needs impact Black or African American, Hispanic or Latino and American Indian and Alaska Native households at various incomes, as described below.

Extremely Low Incomes

Overall, 70% of extremely low-income households have a severe housing problem. Three groups have disproportionately high levels of need at this income level: 100% Black or African American households (all 165 households); 83% of Asian households (165 of 199 households); and 86% of American Indian and Alaska Native households experience at least one severe housing problems (25 of 29 households).

Very Low Incomes

Overall, over one-third (37%) of very low-income households have a severe housing problem. Again, Black or African American households have a disproportionate need, with all 4 households in this income band having a severe housing problem (100%). No other group shows a disproportionate need.

Low Incomes

Overall, about 15% of low-income households have a severe housing problem. At this income level, two groups have disproportionate levels of severe housing problems: half (50%) of both American Indian and Alaska Native households (20 of 40 households) and Pacific Islander households (25 of 50 households) experience at least one severe housing problem.

Moderate Incomes

Only 4% of moderate-income households have a severe housing problem, with no racial or ethnic group experiencing a disproportionate need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION:

This section assesses the need of any racial or ethnic group that has disproportionately greater levels of cost burdens or severe cost burdens in comparison to the county overall. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on the share of their income households spend on housing. Data is broken down into groups spending less than 30% of their income on housing costs, those paying between 30% and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, from whom housing as a share of income cannot be calculated. No racial or ethnic group has more than 2% of households with no or negative income.

HOUSING COST BURDEN

TABLE 21 – GREATER NEED: HOUSING COST BURDENS AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,090	3,600	2,724	115
White	6,860	1,465	1,175	45
Black / African American	70	20	90	0
Asian	1,125	165	210	4
American Indian, Alaska Native	55	25	40	0
Pacific Islander	0	25	25	0
Hispanic	5,650	1,790	1,180	30

Data Source: 2016-2020 CHAS

DISCUSSION:

Table 21 shows that approximately 31% of all households in Woodland are considered cost burdened or severely cost burdened. Pacific Islander households are the most likely to spend more than 30% of income on housing costs (100% of the 50 Pacific Islander households in Woodland are cost burdened or severely cost burdened), followed by 61% of Black or African American households, and 54% of American Indian and Alaska Native households. All three of these groups exhibit disproportionate cost burdens relative to Woodland overall.

Looking at severe cost burdens (i.e., households spending more than 50% of their income on housing), 13% of all households in the City of Woodland are impacted. White, Asian, and Hispanic or Latino households exhibit rates of severe cost burden similar to that of the city overall, while the same three groups mentioned in the prior paragraph also exhibit disproportionate rates of severe cost burdens: Black or African American households (50% with severe cost burdens), American Indian and Alaska Native households (33%), and Pacific Islander households (50%).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

ARE THERE ANY INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED THAN THE NEEDS OF THAT INCOME CATEGORY AS A WHOLE?

There are several income categories in which a racial or ethnic group has a disproportionately greater need than the needs of the income category as a whole, summarized below.

Extremely Low Incomes (Under 30% AMI)

- At extremely low incomes, 82% of all households have a housing problem and 70% have a severe housing problem.
- Black or African American households have disproportionate housing needs and severe housing needs. All (100%) of the 105 Black households in this income band have a severe housing problem.
- Asian households have disproportionate severe housing needs at this income level, with 83% experiencing a severe housing problem.
- American Indian and Alaska Native households have disproportionate severe housing needs at this income level. Of the 29 American Indian and Alaska Native households in this income band, 86% have a severe housing problem.

Very Low incomes (30% to 50% AMI)

- At low incomes, 69% of all households have a housing problem and 37% have a severe housing problem.
- Again, Black or African American households have disproportionate housing needs and severe housing needs. All (100%) of the 4 Black households in this income band have a severe housing problem.
- American Indian and Alaska Native households have disproportionate housing needs. All (100%) of the 15 American Indian and Alaska Native households in this income band have a housing problem.

Low Incomes (50% to 80% AMI)

- At low incomes, 38% of all households have a housing problem and 15% have a severe housing problem.
- Asian households have disproportionate housing needs at this income level, with 70% experiencing a housing problem.
- American Indian and Alaska Native households have disproportionate housing needs and severe housing needs. Of the 40 American Indian and Alaska Native households, 75% have a housing problem and 50% have a severe housing problem.

- Pacific Islander households also have disproportionate housing needs and severe housing needs. All (100%) of the 50 low-income Pacific Islander households have a housing problem, while half (50%) have a severe housing problem.

Moderate Incomes (80% to 100%)

At moderate incomes, 23% of all households have a housing problem and 4% have a severe housing problem. No racial or ethnic group has a disproportionate need in this income band.

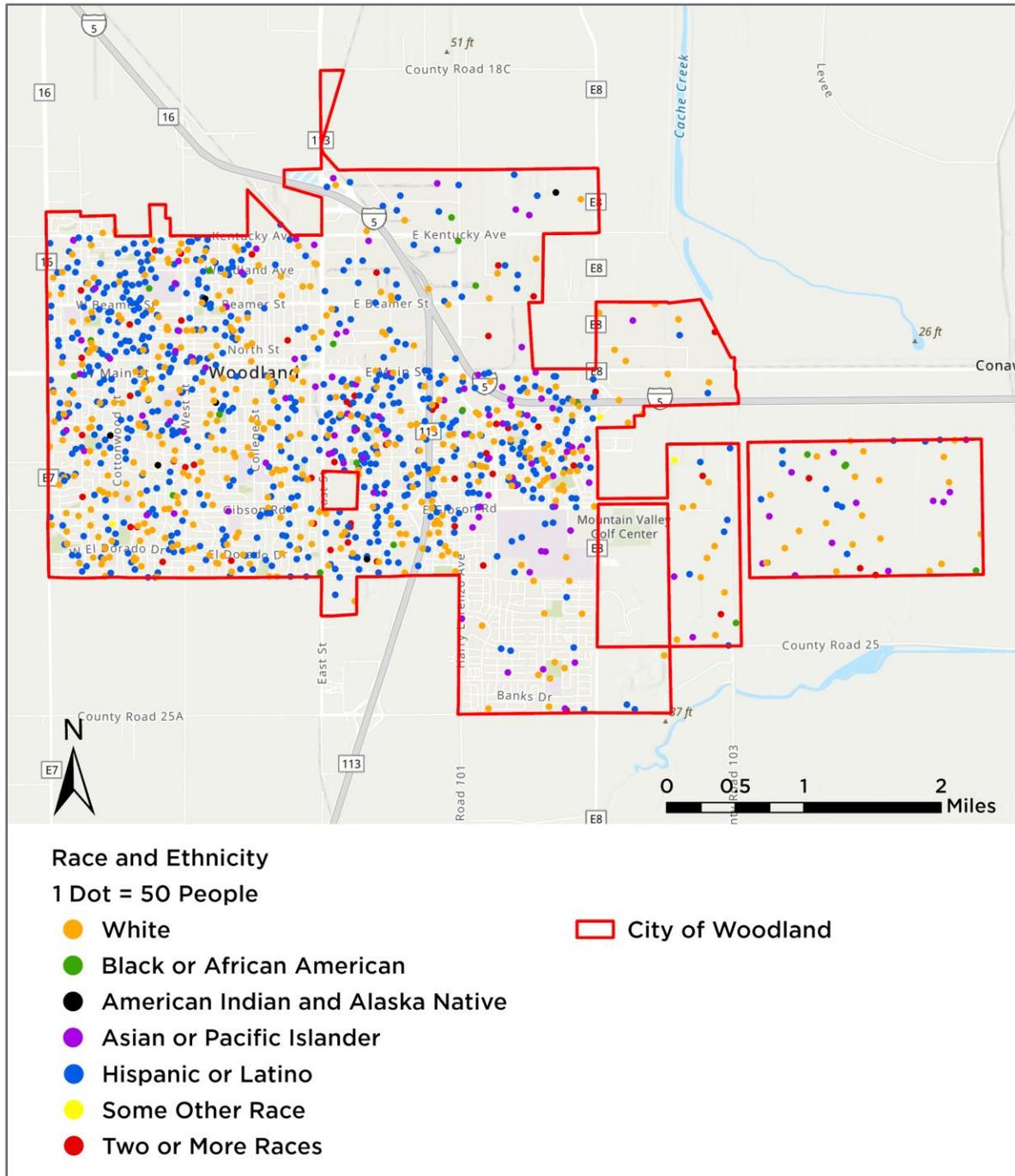
IF THEY HAVE NEEDS NOT IDENTIFIED ABOVE, WHAT ARE THOSE NEEDS?

Community input gathered from stakeholders and other community members identified housing needs within Woodland, particularly among elderly, disabled, and low-income households. Overall, participants in community meetings, focus groups, and the community survey consistently noted a high need for more affordable housing for households at a range of income levels. In addition to high housing costs, survey respondents identified discrimination by landlords or rental agents, a lack of ADA accessible units, and landlords refusing to accept Section 8 vouchers as barriers to accessing housing. Additionally, community members identified a high need to help property management companies/landlords maintain safe, quality conditions of rental housing.

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

Based on a dot density map by race/ethnicity (Figure 1), there is no notable geographic concentration of any one racial or ethnic group in the City of Woodland, which is predominantly Hispanic/Latino (49.7% based on 2019-2023 ACS estimates).

FIGURE 1. RACE AND ETHNICITY IN WOODLAND



Data Source: 2019-2023 ACS

NA-35 Public Housing – 91.205(b)

INTRODUCTION

Publicly supported housing options for low-income residents living in Woodland is managed by the Yolo County Housing Authority. According to PIC data from the PIH Information Center depicted in Table 22, there are 422 public housing units, 38 Project-Based Section 8 units, and 1,260 tenant-based Housing Choice Vouchers in use, for a total of 1,723 assisted households within Yolo County. Additional data specific to the City of Woodland, HUD's 2024 A Picture of Subsidized Housing data, shows that Woodland has a total of 122 public housing units, 460 tenant-based Housing Choice Vouchers, 243 Project-Based Section 8 units, and 14 Section 811 units for a total of 839 total households assisted. According to APSH data, the total capacity of assisted housing in Woodland in 2024 was 987, for an overall utilization rate of 85%.

Additional PIC data, displayed in Tables 23-25, displays demographic information of households assisted by the Yolo County Housing Authority. Average annual income of assisted households ranges from \$13,962 to \$16,954 per year, with an average length of stay ranging from one year for Project-Based Section 8 households to 7-8 years for public housing and HCV households. A total of 555 assisted households have one or more elderly family members, while 496 households have one or more members with a disability. All assisted households requested accessibility features, indicating a substantial need for increased housing opportunities for disabled residents.

About 8.5% of assisted household residents are Black, 4.4% are Asian, 1.9% are Native American, and 0.8% are Pacific Islanders. In comparison, Black residents make up about 3.7% of Woodland's total population, Asian residents 9.9%, Native American residents 3.4%, and Pacific Islander residents 1.1%. This indicates that Black residents are overrepresented among assisted households, while Pacific Islander residents are about equally represented, Native American residents are somewhat underrepresented, and Asian residents are significantly underrepresented.

Around two-thirds of public housing residents are Hispanic or Latino, while just under one-quarter of voucher households are Hispanic or Latino. This discrepancy is unusual and may indicate a language barrier for Spanish-speaking residents in utilizing Housing Choice Vouchers, which require the voucher holder to work with an independent landlord. About half of Woodland's total population is Hispanic or Latino, meaning that residents in this group are overrepresented in public housing and underrepresented in voucher housing.

TOTALS IN USE

TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	422	1,301	38	1,260	0	0	0

Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

CHARACTERISTICS OF RESIDENTS

TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	16,594	14,032	14,250	13,962	0	0
Average length of stay	0	0	8	7	1	7	0	0
Average Household size	0	0	2	2	1	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	120	435	34	401	0	0
# of Disabled Families	0	0	78	418	4	413	0	0
# of Families requesting accessibility features	0	0	422	1,301	38	1,260	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

RACE OF RESIDENTS

TABLE 24 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	391	1,063	34	1,028	0	0	0
Black/African American	0	0	12	135	2	131	0	0	0
Asian	0	0	12	63	2	61	0	0	0
American Indian/Alaska Native	0	0	3	30	0	30	0	0	0
Pacific Islander	0	0	4	10	0	10	0	0	0
Other	0	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

ETHNICITY OF RESIDENTS

TABLE 25 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	276	317	7	310	0	0	0
Not Hispanic	0	0	146	984	31	950	0	0	0
<i>Data Source: PIC (PIH Information Center)</i>									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

SECTION 504 NEEDS ASSESSMENT: DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS:

As depicted above, just over one-quarter of assisted households have at least one family member with a disability; however, every assisted household is reported to have requested accessibility accommodations, indicating a large unmet need for accessible units. A 2022 research study conducted by the Joint Center for Housing Studies of Harvard University shows needs for accessible units most often include entrance requirements (ground floor entry or wider entryways) and bedroom, bathroom, and kitchen accommodations³.

MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS

APSH data indicates that the average wait time for Housing Choice Vouchers in Woodland was 15 months, or a little over a year, while average wait times for public housing units were 111 months, or nearly 10 years. Wait times were not available for Project-Based Section 8 or Section 811 units. Long wait times for public housing, in combination with a 92% occupancy rate, indicate a significant need for expanded public housing offerings. HCV wait times, while significantly shorter than those for public housing, are still noteworthy in combination with a utilization rate of only 76%. This long wait time with a relatively low utilization rate may indicate that residents face barriers when attempting to utilize their vouchers. Such barriers may include discrimination from landlords, a lack of rental housing availability, or an inability to find a rental unit suited to the household's specific needs. Overall, this data indicates that the most immediate needs of assisted households are simply increased access to assisted units.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE?

The needs of public housing residents and voucher holders are different from those of the City's overall low- and moderate-income population primarily in that these residents are stably housed in housing they can afford. With this need met, residents can work on other needs that low- to moderate-income families typically face in addition to housing insecurity, such as finding or maintaining stable employment and accessing transportation, food, schools, and other resources.

³ <https://www.jchs.harvard.edu/research-areas/working-papers/how-well-does-housing-stock-meet-accessibility-needs-analysis-2019>

NA-40 Homeless Needs Assessment – 91.205(c)

INTRODUCTION:

This section discusses the size and characteristics of the population experiencing homelessness in Woodland, which falls under the Davis/Woodland/Yolo County Continuum of Care (CA-521), also known as the Yolo County Homeless and Poverty Action Coalition (HPAC). Each year, the Continuum of Care directs a Point-in-Time (PIT) count of people experiencing homelessness throughout the region on one night in January. This count is submitted to HUD for the entirety of the continuum’s jurisdiction; however, the HPAC also self-publishes data on homelessness by sub-jurisdiction, including for the City of Woodland. This self-published data is used in the tables below⁴.

IF DATA IS NOT AVAILABLE FOR THE CATEGORIES "NUMBER OF PERSONS BECOMING AND EXITING HOMELESSNESS EACH YEAR," AND "NUMBER OF DAYS THAT PERSONS EXPERIENCE HOMELESSNESS," DESCRIBE THESE CATEGORIES FOR EACH HOMELESS POPULATION TYPE (INCLUDING CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH):

The tables below depict homelessness as assessed by the 2024 Point-In-Time count for the City of Woodland via the HPAC CoC. According to this count there were 416 people in Woodland experiencing homelessness in January 2024. In the overall CoC jurisdiction, there were 942 people experiencing homelessness in 2024, a 28% increase from the previous year and a 47% increase since January 2020, just before the COVID-19 pandemic.

Of the 416 homeless residents within Woodland, 218, or 52%, were considered chronically homeless. HUD defines chronic homelessness in the following way⁵:

- A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:

⁴<https://img1.wsimg.com/blobby/go/eebb32cf-4766-4ca1-a7d2-faa77bfb49e1/downloads/b90191ef-27ad-4a1f-8cc9-6f944dd5d6e5/Woodland%202024%20Yolo%20County%20Homeless%20Count%20Repor.pdf?ver=1742322155260>

⁵ <https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/definition-of-chronic-homelessness/>

*A “break” in homeless is considered to be 7 or more nights.

**An individual residing in an institutional care facility does not constitute a break in homelessness.

- Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
- Has been homeless and living as described for at least 12 months* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described, or
- An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility**; or

A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

The count also identified 45 children under age 18 who were homeless; 8 youth aged 18-24; 90 homeless survivors of domestic violence; 16 homeless veterans; 122 homeless people with a severe mental illness; and 149 people with chronic substance abuse problems. (Note that some people may be counted in multiple categories – for example, a person may fall into both the severe mental illness and chronic substance abuse categories). Data on average number of days people experienced homelessness was not available.

TABLE 26. SHELTERED AND UNSHELTERED HOMELESS POPULATION BY SUB-GROUP, HPAC COC 2024 POINT-IN-TIME COUNT⁶

Sub-Group	Number of people experiencing homelessness on a given night		
	Sheltered	Unsheltered	Total
Persons in households with adults & children	67	2	69
Persons in households with adults only	98	249	347
Accompanied children under 18	44	1	45
Unaccompanied children under 18	0	0	0
Unaccompanied youth aged 18-24	3	5	8
Chronic Substance Abuse	21	128	149
Severely Mentally Ill	33	89	122
Veterans	3	13	16
Domestic violence survivors	17	73	90
Chronically homeless	25	193	218
Total Homeless Persons	165	251	416

⁶https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_CA-521-2024_CA_2024.pdf

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR FAMILIES WITH CHILDREN AND THE FAMILIES OF VETERANS.

As shown above, the 2024 PIT Count found 45 homeless children, 1 of whom was unsheltered, and 16 homeless veterans, 13 of whom were unsheltered. Relatively low numbers of both households with children and veterans who are homeless indicates that supportive needs for these groups are being somewhat addressed; however, the fact that both groups have unsheltered populations indicates a need to increase shelter options and availability.

DESCRIBE THE NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP.

The 2024 Point-in-Time Count provided data on homelessness by racial and ethnic group, as shown in the following table. Of the 415 people found to be homeless in January of 2024, approximately 38.9% were white, 29.3% were Hispanic or Latino, 12.0% were Black, 1.4% were Native American, 1.7% were Asian or Pacific Islander, and 16.6% were of unspecified, multiple, or other races. This data may be compared to the overall racial and ethnic composition of Woodland, which the U.S. Census Bureau reports as 34.8% white, 49.7% Hispanic or Latino, 1.7% Black, 0.5% Native American, 8.5% Asian or Pacific Islander, and 4.7% people of other or multiple races. In comparison to their population share for the City, Black residents are significantly disproportionately more likely to be homeless than residents of other races.

TABLE 27. SHELTERED AND UNSHELTERED HOMELESS POPULATION BY RACE AND ETHNICITY, HPAC COC 2024 POINT-IN-TIME COUNT

Race:	Sheltered:	Unsheltered (optional)	Total
Native American	3	3	6
Asian	1	3	4
Black	25	25	50
Pacific Islander	1	2	3
White	45	117	162
Other/Multiple	31	38	69
Ethnicity:			
Hispanic/Latino	59	63	122
Non-Hispanic/Latino	106	188	294

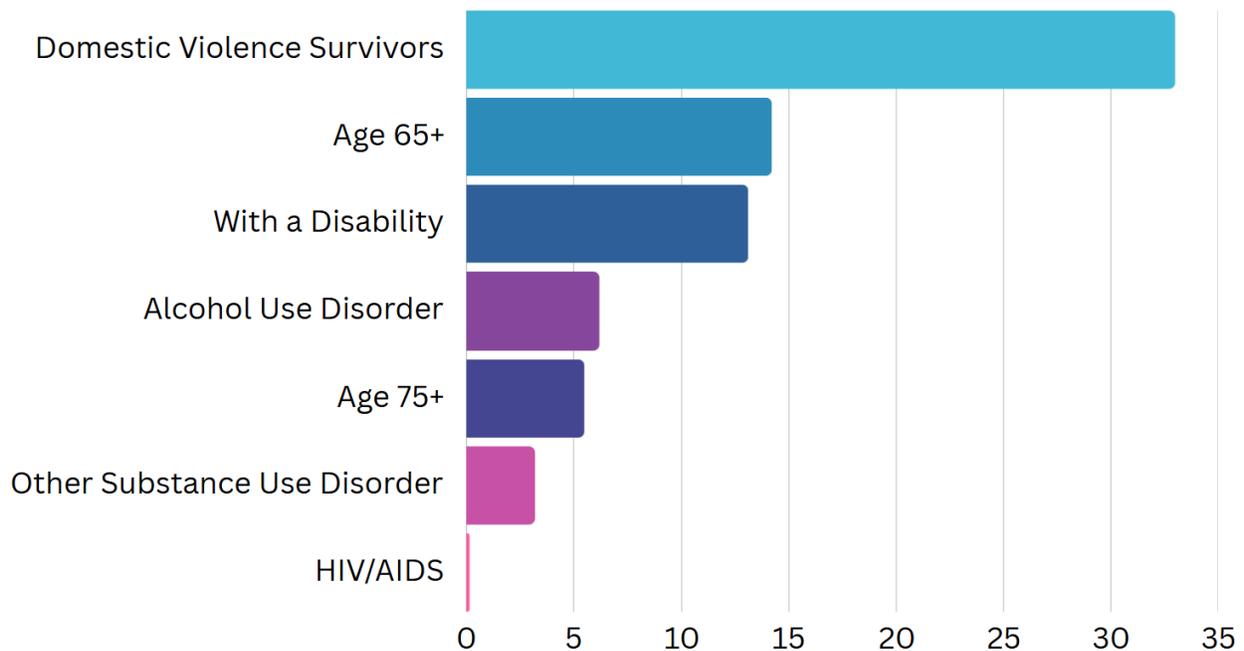
DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS.

The 2024 Point-in-Time Count found 165 sheltered and 251 unsheltered homeless individuals as of January 2024, meaning that around 60% of all homeless individuals within Woodland are unsheltered. This rate varies by demographic factors, as depicted above – in particular, data depicts a great need for more shelter for survivors of domestic violence. As a whole, a rapidly growing homeless population that is nearly two-thirds unsheltered indicates a great need for exponentially increased emergency shelter and street outreach efforts.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

INTRODUCTION

This section discusses the characteristics and needs of people in various subpopulations in Woodland who may require supportive services, including people with HIV/AIDS, seniors, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, and survivors of domestic violence. The chart below depicts the approximate percentage of Woodland residents in each subpopulation.



Note: a person may be a member of more than one subpopulation – for example, a person may be both age 65+ and have one or more disabilities. Therefore, the total number of Woodland residents with supportive needs is less than the sum of each individual category.

DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS IN YOUR COMMUNITY:

Elderly and frail elderly

According to 2019-2023 American Community Survey estimates, about 14.2% of Woodland's population is elderly (age 65 and over) and about 5.5% of the population is considered frail elderly (age 75 and over)⁷. About 28.2% of Woodland residents aged 65-74 and over and 52.6% of residents aged 75 and over have one or more disabilities⁸.

People with disabilities

An estimated 13.1% of Woodland residents had at least one disability as of 2023⁹. People with disabilities may require specialized housing with accessibility modifications including but not limited to wheelchair ramps, visual rather than auditory doorbells and fire alarms, accessibility modifications in kitchens and bathrooms, and accommodations for live-in caregivers.

People with HIV/AIDS and their families

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, about 350 people in Yolo County were living with HIV as of 2022. Additionally, there were about 13 new diagnoses in 2022, for a new diagnosis rate of about 6 people per 100,000 per year. Approximately 272 of these individuals received treatment for an HIV infection, and approximately 136 people used PrEP, a preventative treatment designed to keep people who are HIV negative from contracting the virus. Data on testing specific to Woodland or Yolo County is unavailable, but in the state of California, only 39.6% of the population has ever been tested for HIV. This means that actual numbers may vary from reported statistics¹⁰.

Persons with alcohol or drug addiction

The region of California including Woodland has an estimated 6.2% rate of alcohol use disorder in the past year for individuals ages 12 and older, according to 2016-2018 data from the U.S. Substance Abuse & Mental Health Data Archive (SAMHDA). About 3% of the region's population was estimated to have used cocaine and 0.2% to have used heroin in the past year, per the 2016-2018 data¹¹. Accounting for 2023 population estimates¹², this equates to approximately 3,798 people with alcohol use disorder, 1,838 people using cocaine, and 123 people using heroin within Woodland.

⁷ 2019-2023 American Community Survey, table S0101

⁸ 2019-2023 American Community Survey, table S1810

⁹ 2019-2023 American Community Survey, table S1810

¹⁰ <https://map.aidsvu.org/nd/county/case/none/none/yolo-county-ca-california?geoContext=national>

¹¹ <https://datatools.samhsa.gov/saes/substate>

¹² 2019-2023 American Community Survey, table S0101

Survivors of domestic violence

The National Coalition Against Domestic Violence estimates that about 35% of women and 31% of men in California have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetimes. Applying these figures to the Woodland population¹³ results in an estimate that about 10,715 women and 9,499 men in the City have experienced or will experience domestic violence in their lifetime.

WHAT ARE THE HOUSING AND SUPPORTIVE SERVICE NEEDS OF THESE POPULATIONS AND HOW ARE THESE NEEDS DETERMINED?

The primary housing and supportive service needs of these subpopulations (the elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and reentry populations) were determined by input from housing and service providers and the public through public meetings and stakeholder questionnaire responses, as well as through a review of research on housing and service needs of specific populations.

Housing that is affordable, accessible, safe, and low-barrier

Residents with special needs are more likely to live at or below the federal poverty level than residents without special needs. High housing costs can make it difficult for these populations to afford housing, and low incomes force many residents to live in congregate care, have roommates, or live with family – the 2019 regional Analysis of Impediments to Fair Housing Choice (AI) found that among households where one or more members had a disability, 35% lived in housing that did not meet the needs of the disabled family member and 15% could not afford housing with adequate accessibility features. There is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily ‘missing middle’ housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons, there is a need to ensure that accessible, low-barrier housing is available and to take actions to reduce discrimination, such as providing fair housing services.

¹³ 2019–2023 American Community Survey, table S0101

The elderly, people with disabilities, and others who may not have access to vehicles often need housing that is disability-accessible and near to transportation, recreation, and employment. Additionally, residents who are unable to live independently due to disability require housing that can accommodate a caregiver or live-in aide. A 2024 report produced by the Yolo County Commission on Aging and Adult Services reported that approximately 410 adults within the County lived full-time with caregivers, and that these individuals were at risk of becoming homeless if a caregiver were to pass away or become otherwise incapacitated¹⁴. This highlights an additional need to ensure that dependent adults within Woodland have access to a supportive service network that can prevent homelessness and loss of care should a caregiver become incapacitated.

These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Additionally, residents with special needs may be more vulnerable than the general population to detrimental health effects of substandard housing, indicating an even greater than typical need to ensure that housing units are kept clean, safe, and up to code.

Transportation

Access to transportation is an important concern for people with special needs; however, the 2019 regional AI found that transportation offerings within the region were inadequate to meet growing demand and that residents with disabilities were limited in their choice of neighborhood by access to transportation. Seniors and people with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not within walking distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs. Stakeholders noted a need for improved transit reliability and accessibility, as well as a need for improved pedestrian safety infrastructure.

Specialized housing and services

Specialized housing addresses the needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. The Housing First model, which is recommended by HUD, emphasizes that supportive services should not be required for people to access housing.

¹⁴ <https://www.yolocounty.gov/home/showpublisheddocument/83028/638690792522970000>

Workforce development and employment services

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others. Residents with specialized needs often have less access to such services than residents without – the 2019 regional AI noted that “the low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force and high unemployment rates of those in the labor force indicate barriers to securing employment relatively large disparities [in access to economic opportunity] by protected class groups”.

Physical and mental healthcare access

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations. This need overlaps significantly with the need for transportation, a lack of reliable transportation may lead to residents being unable to access or remain current on healthcare appointments.

Education and combating stigmas

Combating stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Additionally, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing the risk of homelessness. Residents with physical or mental health disabilities may also face discrimination or stigma when seeking housing or employment – the 2019 regional AI notes that many residents with disabilities who provided feedback noted concerns related to housing discrimination.

Outreach

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

DISCUSS THE SIZE AND CHARACTERISTICS OF THE POPULATION WITH HIV/AIDS AND THEIR FAMILIES WITHIN THE ELIGIBLE METROPOLITAN STATISTICAL AREA:

Data for HIV/AIDS cases specific to Woodland is unavailable. Because of this, it may be useful to examine County level data. According to AIDSvu, an interactive mapping tool from Emory University’s Rollins School of Public Health, about 350 people in Yolo County were living with HIV as of 2022. Additionally, there were about 13 new diagnoses in 2022, for a new diagnosis rate of about 6 people per 100,000 per year. Approximately 272 of these individuals received treatment for an HIV infection, and approximately 136 people used PrEP, a preventative treatment designed to keep people who are HIV negative from

contracting the virus. Data on testing specific to Woodland or Yolo County is unavailable, but in the state of California, only 39.6% of the population has ever been tested for HIV. This means that actual numbers may vary from reported statistics¹⁵.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC FACILITIES:

Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program. Community survey participants were asked to rank the need for public facilities within Woodland as low, medium or high need, and the following public facilities were identified as the top three with the highest level of need: (1) homeless facilities; (2) mental healthcare facilities; and (3) community centers.

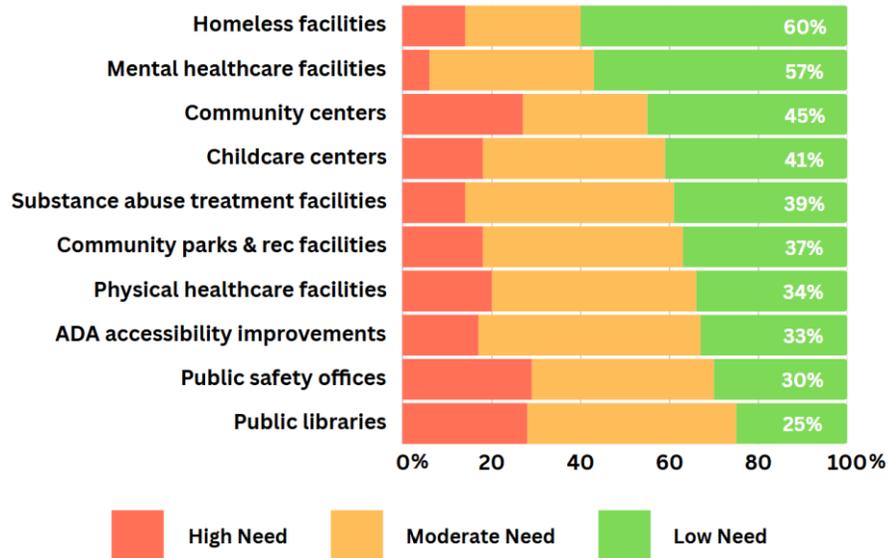
Input from community meetings, focus groups, and pop-up participants supported survey findings. Common needs identified by stakeholders included:

- There is a great need for low-barrier homeless facilities, as existing facilities are often inaccessible to unsheltered populations.
- A lack of mental healthcare facilities and services is a significant contributor to homelessness.
- There is a need for publicly accessible community centers that include cooling stations, showers, and laundry facilities.

Data on homelessness also supports these findings as around two-thirds of the homeless population within the HPAC Continuum of Care was unsheltered during the 2024 PIT count, including a high rate of unsheltered homelessness among domestic violence survivors.

¹⁵<https://map.aidsvu.org/nd/county/case/none/none/yolo-county-ca-california?geoContext=national>

How would you rate the following public facility needs?



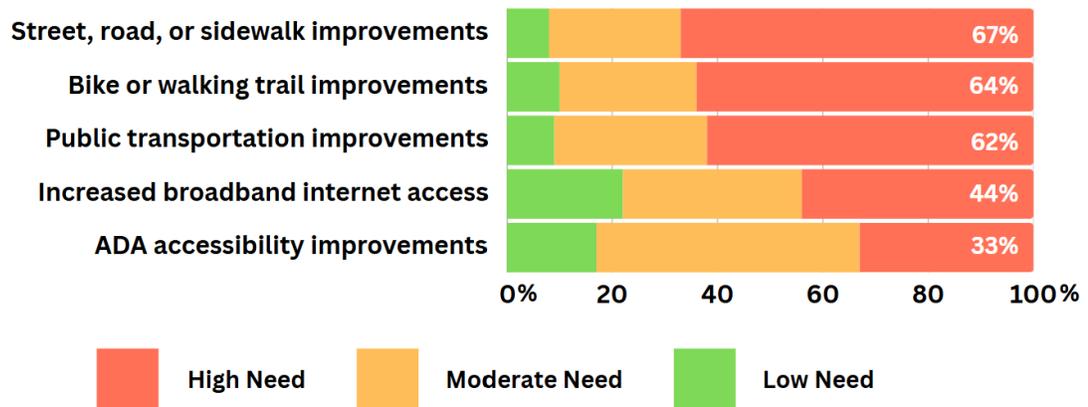
HOW WERE THESE NEEDS DETERMINED?

These public facility needs were determined based on input from stakeholders gathered through research, questionnaire responses, focus groups, public meetings, and a community survey. Needs were also determined through a review of other local plans and studies. For a list of stakeholders and organizations that participated in this Consolidated Plan process, see Table 2.

DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC IMPROVEMENTS:

Community survey participants were asked to rank the need for public infrastructure improvements within Woodland as low, medium or high need, and the following improvements were identified as the top three with the highest level of need: (1) street, road, and sidewalk improvements; (2) biking or walking trail improvements; and (3) public transportation improvements.

How would you rate the following infrastructure improvement needs?



Input from community meetings, focus groups, and pop-up participants supported survey findings. Common needs identified by stakeholders included:

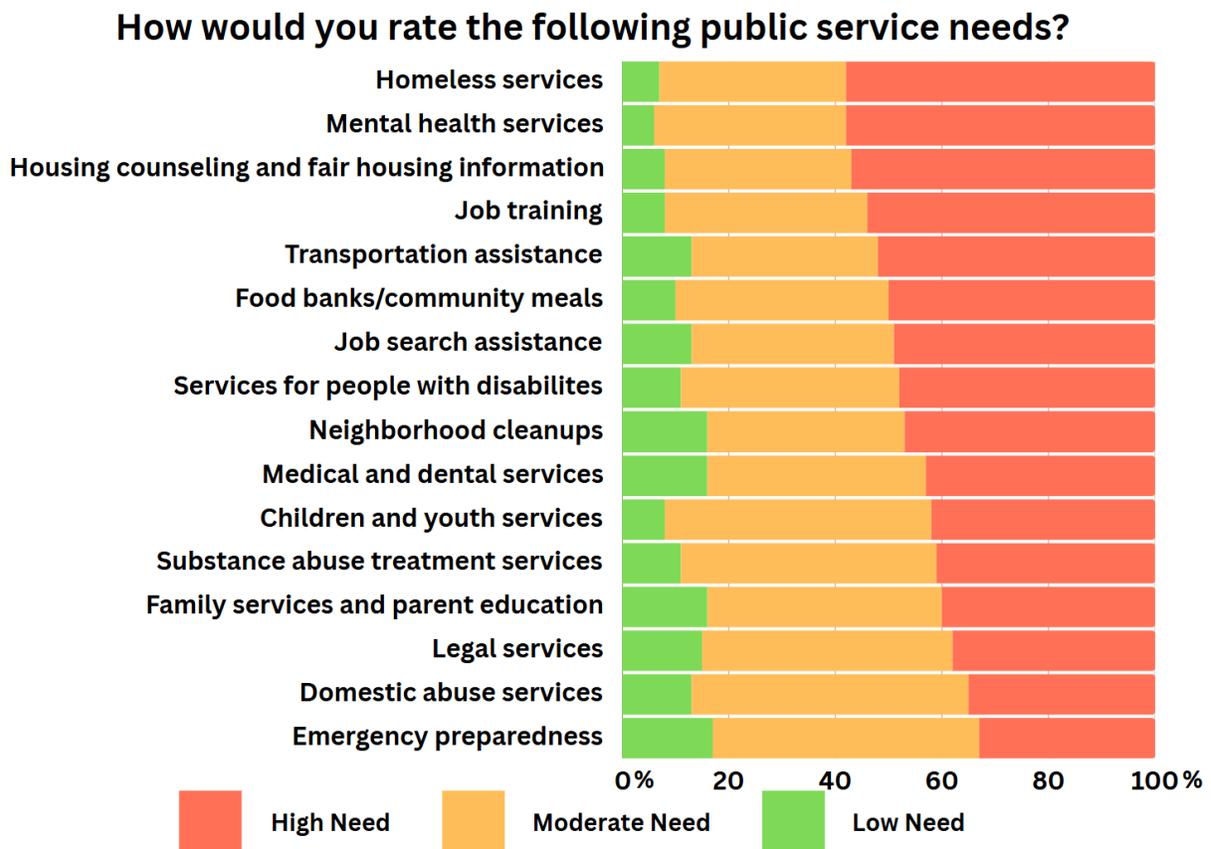
- Walkability and pedestrian safety improvements – many residents expressed concern about unsafe conditions for pedestrians and cyclists.
- It can be very difficult for people who live in supportive housing to be able to access transportation to other resources, especially those who are disabled.

HOW WERE THESE NEEDS DETERMINED?

These public improvement needs were determined based on input from stakeholders gathered through research, focus groups, public meetings, and a community survey. Needs were also determined through a review of other local plans and studies. For a list of stakeholders and organizations that participated in this Consolidated Plan process, see Table 2.

DESCRIBE THE JURISDICTION’S NEED FOR PUBLIC SERVICES:

Community survey participants were asked to rank the need for public service improvements within the City as low, medium or high need, and the following improvements were identified as the top three with the highest level of need: (1) homeless services; (2) mental health services; and (3) housing counseling and fair housing information.



Input from community meetings, focus groups, and pop-up participants supported survey findings. Common needs identified by stakeholders included:

- Homeless services and facilities in the area are insufficient to meet a rapidly growing homeless population.
- Existing homeless services are frequently high-barrier, leading to a large number of people who are unable to access services.
- A lack of mental health services and resources contributes to homelessness.

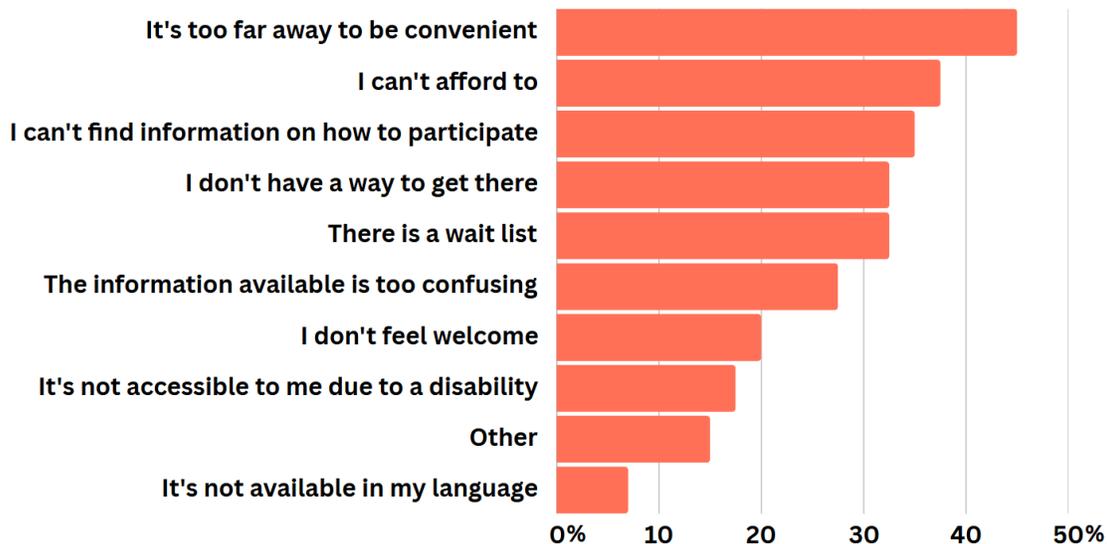
HOW WERE THESE NEEDS DETERMINED?

These public service needs were determined based on input from stakeholders gathered through research, focus groups, public meetings, and a community survey. Needs were also determined through a review of other local plans and studies. For a list of stakeholders and organizations that participated in this Consolidated Plan process, see Table 2.

DISCUSSION

In addition to being asked about levels of need for public services and facilities, survey participants were asked whether they faced barriers in accessing existing services and facilities. Of 97 survey participants, 40, or 41%, reported facing barriers when attempting to access existing resources. The following chart depicts reasons listed for difficulty in access.

If you have trouble accessing existing resources, why?



HOUSING MARKET ANALYSIS



MA-05 Overview

HOUSING MARKET ANALYSIS OVERVIEW:

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low- and moderate-income households, preventing them from meeting other basic needs. Stakeholders and residents reported that affordable housing for families and individuals is a severe issue in Woodland, with housing prices increasing significantly over the last several years.

In addition to reviewing the current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

INTRODUCTION

The 2016-2020 Five-Year American Community Survey estimated that there are 21,015 housing units in the City of Woodland, with an occupancy rate of 97%. Single-unit housing makes up the majority of homes in the city (70%), most of which are detached homes. The largest share of multifamily housing is found in large complexes with 20 or more units per structure, which account for 10% of the city's housing stock. Small multifamily complexes with 5 to 19 units account for 9% of Woodland homes, while duplexes, triplexes, and quadruplexes account for about 8%. Other structures such as mobile homes, RVs, boats, etc. make up the remaining 3% of the city's housing stock.

About 53% of Woodland households own their homes and the remaining 47% rent. Nearly all owned housing in the city has at least two bedrooms and the vast majority (90%) has three or more bedrooms. Rental units tend to be smaller: about 30% are studios or one-bedroom units. The most common rental unit contains two bedrooms (38%) and the remaining 32% of renters live in units with three or more bedrooms.

ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

TABLE 28 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Property Type	Number	%
1-unit detached structure	13,240	63%
1-unit, attached structure	1,375	7%
2-4 units	1,745	8%
5-19 units	1,995	9%
20 or more units	2,100	10%
Mobile Home, boat, RV, van, etc	560	3%
Total	21,015	100%

Data Source: 2016-2020 ACS

UNIT SIZE BY TENURE

TABLE 29 – UNIT SIZE BY TENURE

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	530	5%
1 bedroom	65	1%	2,455	25%
2 bedrooms	975	9%	3,680	38%
3 or more bedrooms	9,725	90%	3,080	32%
Total	10,780	100%	9,745	100%

Data Source: 2016-2020 ACS

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.

Public Housing

The Yolo County Housing Authority (YCH) manages 22 properties that provide about 431 units of public housing for low-income households. Five of these properties are located in the city of Woodland: Yolano

Village, Donnelly Circle, Helen M. Thomson Home, and the IGT Home.¹⁶ Yolano Village and Donnelly Circle are conventional, federally subsidized public housing properties, while the remaining communities are simply owned by YCH.

Housing Choice Vouchers

YCH also administers approximately 1,985 Housing Choice Vouchers (HCVs) and reports a 100% voucher utilization rate. HCVs are targeted to households with incomes at or below 50% Area Median Income (AMI), adjusted by family size, with an emphasis on serving households with incomes under 30% AMI.

Low Income Housing Tax Credit (LIHTC) Properties

Additional assisted housing in Woodland includes several Low Income Housing Tax Credit (LIHTC) properties. According to HUD's LIHTC database, there are a total of 15 properties in Woodland, providing approximately 1,221 units of affordable housing. Typically, LIHTC properties target households with incomes of 50% to 60% AMI or below, adjusted by family size. LIHTC developments include a mix of family and senior projects, and may include additional funding sources, such as Project-Based Section 8 subsidies.

PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.

Federal law requires any LIHTC properties awarded credits after 1989 to maintain affordability for 30 years from the date they are placed in service, although after the first 15 years, owners can leave the program through a relief process. After 30 years (or 15 years if owners are granted regulatory relief), properties can be converted to market-rate units. During the 2025-2029 Five-Year Consolidated Plan, 1 LIHTC property in Woodland will age out of the 30-year affordability period and 2 properties will reach the 15 year mark. Together, these properties provide approximately 161 income-restricted units.

DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

Input from stakeholders indicates that available housing does not meet the needs of Woodland's population. Community survey input identified help with making sure landlords keep rental housing in acceptable condition, construction of new affordable rental units, and elderly or senior housing as the greatest housing needs in the community. Cost burden data shows that affordability needs are particularly severe for low-income households with incomes under 80% of HUD Area Median Family Income (HAMFI),

¹⁶ Yolo County Housing (YCH), Properties List, April 2025. <https://www.ych.ca.gov/wp-content/uploads/2025/04/Attched-A-YCH-Properties-List.pdf>

affecting 82% of Woodland households in that income band. Income and home value data indicate starter home prices in Woodland are out of reach for many low- and moderate-income households. Affordability data in the Needs Assessment supports this, with cost burdens impacting considerable shares of owner households. While not reflected in CHAS data, community input also reflected the need for housing rehabilitation and repair to address deferred maintenance, both on the homeownership and rental side.

DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING:

Throughout all community engagement activities, the need for additional affordable housing was a consistent theme. Stakeholders emphasized the need for a variety of housing affordable at different income levels. While additional rental housing, including permanent supportive housing, is needed to serve lowest income groups, moderate- and middle-income households also face difficulty finding affordable housing to rent or buy. Greater availability of a variety of housing types would better serve households across the income spectrum and encourage greater mobility within the housing market, allowing residents to access housing that would best fit their needs.

Stakeholders that participated in the development of the Consolidated Plan also emphasized the following housing needs:

- Elderly or senior housing
- Energy efficiency improvements to housing
- Rehabilitation of affordable rental housing/apartments
- Family housing

DISCUSSION

N/A

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

INTRODUCTION

This section reviews housing costs and affordability in Woodland. The median home value in the city is estimated at \$381,800 according to 2016-2020 ACS data, up 42% from the 2005-2009 ACS estimate of \$269,000 (see Table 28). Median rent is \$1,073, up 23% from the 2005-2009 estimate of \$872. ACS data also shows that rental rates are \$1,000 or more for more than half (56%) of units.

It is worth noting that more recent 2019-2023 ACS data identifies the city’s median home value at \$505,200 and the median contract rent at \$1,334. Additionally, data from Zillow’s Observed Rent Index (ZORI), which measures the typical market rate rent across a region, suggest the current market rate rent in Woodland is above \$2,000, a figure much higher in comparison to available ACS data.¹⁷

COST OF HOUSING

TABLE 30 – COST OF HOUSING

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	\$269,000	\$381,800	42%
Median Contract Rent	\$872	\$1,073	23%

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

TABLE 31 - RENT PAID

Rent Paid	Number	%
Less than \$500	950	9.8%
\$500-999	3,320	34.1%
\$1,000-1,499	3,700	38.0%
\$1,500-1,999	1,260	12.9%
\$2,000 or more	510	5.2%
Total	9,740	99.9%

Data Source: 2016-2020 ACS

¹⁷ Zillow, “Housing Data,” 2025. <https://www.zillow.com/research/data/>

HOUSING AFFORDABILITY

TABLE 32 – HOUSING AFFORDABILITY

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	620	No Data
50% HAMFI	2,250	335
80% HAMFI	6,020	1,160
100% HAMFI	No Data	2,354
Total	8,890	3,849

Data Source: 2016-2020 CHAS

MONTHLY RENT

TABLE 33 – MONTHLY RENT

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,602	\$1,613	\$2,116	\$2,944	\$3,299
High HOME Rent	\$1,413	\$1,515	\$1,821	\$2,094	\$2,316
Low HOME Rent	\$1,102	\$1,181	\$1,416	\$1,636	\$1,826

Data Source: 2025 HUD FMR and HOME Rents

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

Table 30 estimates the number of units in Woodland affordable to renters and owners at a variety of income levels, which can be compared to the number of households at each income level, as provided in Table 6 of the Needs Assessment.

According to CHAS estimates, there are 2,095 renters with incomes under 30% HAMFI, but only 620 rental units affordable at that income level are reported in Table 30. Thus, there is insufficient rental housing for households with extremely low incomes. At other levels, there appears to be a sufficient number of rental units affordable to renter households at that income level. However, these figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income households may be unavailable to them because it is occupied by a higher income household. Community input indicates a need for additional affordable rental units at a variety of rental rates.

Turning to owners, there are an estimated 3,385 owner households with incomes at or below 80% HAMFI in Woodland, but Table 30 reports only 1,495 owner-occupied housing units affordable at that income level. This leaves a deficit of 1,890 affordable owner-occupied units.

The National Low Income Housing Coalition’s Out of Reach data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. using HUD Fair Market Rents. Fair Market Rent (FMR) is a standard set by HUD at the county or regional level for use in administering its Section 8 rental voucher program. FMRs are typically the 40th percentile gross rent (i.e., rent plus utility costs) for typical, non-substandard rental units in the local housing market. To afford a two-bedroom rental unit at the Yolo County FMR of \$1,980 without being cost-burdened would require an annual wage of \$79,200.¹⁸ This amount translates to a 40-hour work week at an hourly wage of \$38.08, a 95-hour work week at the state minimum wage of \$16/hr, or a 79-hour work week at the county’s mean renter wage of \$19.31. To afford a three-bedroom unit at the FMR of \$2,717 would require an annual wage of \$108,680.

HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

As Table 28 shows, the median home value in Woodland was estimated at \$381,800 according to 2016-2020 ACS data, up by 42% from 2009 estimates. However, looking at the most recent ACS data shows a significant post-Covid increase in home values. The median home value in Woodland according to 2019-2023 ACS data is \$505,200, a 32% increase over the 2016-2020 ACS estimate. As stakeholders note, high home prices exacerbate the difficulties first-time buyers face in finding affordable units and also have the potential to fuel displacement of residents into neighborhoods with lower home sales prices.

¹⁸ National Low Income Housing Coalition, “Out of Reach – California,” 2024. <https://nlihc.org/oor/state/ca>

Median rent in Woodland is estimated at \$1,073 as of 2016-2020 ACS data, up 23% from 2009. Again, these figures do not reflect the significant housing cost increases that occurred nationally and locally during and following the COVID-19 pandemic. Stakeholders that participated in the development of this plan emphasized unaffordable rents in Woodland. The 2019-2023 ACS data indicates a median contract rent of \$1,334, a 24% increase from three years prior. A tight rental market, a lack of affordable, decent for-sale housing, and slow wage growth all indicate that housing affordability is likely to continue as an issue.

HOW DO HOME RENTS / FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

Table 31 shows HUD Fair Market Rents and HOME rents for the Yolo, CA HUD Metro FMR Area. The 2019-2023 median contract rent of \$1,334 is slightly lower than the Fair Market Rent for a one-bedroom unit (\$1,613) and the low HOME rent for a two-bedroom unit (\$1,416).

The distribution of rents shown in Table 29 suggest that rental units should be available at fair market rents for nearly all unit sizes; however, rent increases since the COVID-19 pandemic make it difficult for low- and moderate-income households to find affordable housing, particularly among unsubsidized units.

Additionally, this data does not reflect housing condition, which is an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit. Taken together, these factors point toward a continued need to develop and redevelop affordable rental units.

DISCUSSION

N/A

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

INTRODUCTION

This section examines the condition of housing in Woodland, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

According to 2016-2020 ACS estimates, nearly one-half (48%) of rental units and one-quarter (25%) of owner units have one of the selected housing conditions. CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition. For renters, 6% of units have

two conditions (about 620 units), and an estimated 20 units have three or more conditions. These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing) than owner-occupied housing.

DESCRIBE THE JURISDICTION'S DEFINITION OF "STANDARD CONDITION" AND "SUBSTANDARD CONDITION BUT SUITABLE FOR REHABILITATION":

For the purposes of this Consolidated Plan, Woodland uses the following definitions of “standard condition,” “substandard condition,” and “substandard condition but suitable for rehabilitation”:

- Standard Condition: A dwelling unit that is not deemed substandard as defined by local code.
- Substandard Condition: All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, or public welfare by reason of inadequate maintenance of the building, plumbing, mechanical or electrical systems, or by dilapidation, obsolescence, fire hazard, disaster damage or abandonment, as specified in the codes adopted by Section 19.04.010, or California Health and Safety Code Section 17920.3, are for the purpose of this section substandard and/or unsafe buildings. In California Code, GOV § 65584.01 this is defined as more than one person per room.
- Substandard but Suitable for Rehabilitation: A dwelling unit that is substandard structure, that has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” dwelling unit.

CONDITION OF UNITS

TABLE 34 - CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,655	25%	4,060	42%
With two selected Conditions	50	0%	620	6%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,080	75%	5,045	52%
Total	10,785	100%	9,745	100%

Data Source: 2016-2020 ACS

YEAR UNIT BUILT

TABLE 35 – YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,900	18%	1,460	15%
1980-1999	3,485	32%	3,430	35%
1950-1979	4,370	41%	3,615	37%
Before 1950	1,030	10%	1,240	13%
Total	10,785	101%	9,745	100%

Data Source: 2016-2020 CHAS

RISK OF LEAD-BASED PAINT HAZARD

TABLE 36 – RISK OF LEAD-BASED PAINT

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,400	50%	4,855	50%
Housing Units built before 1980 with children present	2,345	22%	1,080	11%

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

VACANT UNITS

TABLE 37 - VACANT UNITS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

NEED FOR OWNER AND RENTAL REHABILITATION

Age of housing reflects periods of development in Woodland. The city contains a significant supply of housing built prior to 1980, which comprises about 50% of total owner- and renter-occupied housing. A much smaller share of units (16%) were built since 2000. While some older homes may be well-maintained, the considerable share of housing built prior to 1980 indicates potential need for rehabilitation assistance.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW- OR MODERATE-INCOME FAMILIES WITH LBP HAZARDS

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 34 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children. As shown, this includes 2,345 owner-occupied units (or 22% of total owner-occupied housing) and 1,080 renter-occupied units (or 11% of total renter-occupied housing) with at least two risk factors for exposure to lead-based paint.

DISCUSSION

N/A

MA-25 Public and Assisted Housing – 91.210(b)

INTRODUCTION

Publicly supported housing options for low-income residents living in Woodland is managed by the Yolo County Housing Authority. According to PIC data from the PIH Information Center depicted in Table 36, there are 431 public housing units, 38 Project-Based Section 8 units, and 1,489 tenant-based Housing Choice Vouchers available, for a total of 1,958 assisted units or vouchers available within Yolo County. Additional data specific to the City of Woodland, HUD's 2024 A Picture of Subsidized Housing data, shows that Woodland has a total of 132 public housing units, 567 tenant-based Housing Choice Vouchers, 273 Project-Based Section 8 units, and 15 Section 811 units for a total of 987 assisted units or vouchers available. APSH data additionally shows that utilization rates in Woodland vary from 76% to 97%, with Housing Choice Vouchers having the lowest utilization rate and Section 811 units having the highest utilization rate.

Data on numbers of accessible units in programs other than Section 811 was unavailable.

TOTAL NUMBER OF UNITS

TABLE 38 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	431	1,527	38	1,489	0	0	0
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS:

According to HUD's Real Estate Assessment Center (REAC), there are five public housing properties within Woodland: Cherry Glen, Crosswood Apartments, Summertree Apartments, The Greenery, and New Dimensions. These properties have a combined total of 132 housing units.

DESCRIBE THE NUMBER AND PHYSICAL CONDITION OF PUBLIC HOUSING UNITS IN THE JURISDICTION, INCLUDING THOSE THAT ARE PARTICIPATING IN AN APPROVED PUBLIC HOUSING AGENCY PLAN:

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary, and in good repair. Inspections are scored using a scale of 1 to 100. A passing score for a REAC Physical Inspection is 60 or above.

There are three letters (A-C) that may follow the score, as well as an asterisk *. Their meaning is as follows:

- A: No health and safety deficiencies noted
- B: Non-life-threatening health and safety deficiencies noted
- C: At least one life-threatening health and safety deficiency noted
- *: At least one inoperable smoke detector noted

As noted above, there are five public housing developments within Woodland containing a total of 132 units. To determine the physical condition of these units, HUD's Real Estate Assessment Center (REAC) physical inspection scores were examined as depicted in Table 37.

PUBLIC HOUSING CONDITION

TABLE 39 - PUBLIC HOUSING CONDITION

Public Housing Development	Most Recent Inspection Score	Most Recent Inspection Date
Cherry Glen	80c*	05-Dec-22
Crosswood Apartments	89	16-Jan-25
Summertree Apartments	75c*	09-Dec-21
The Greenery	94c*	06-Dec-22
New Dimensions	92b	19-Nov-21

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION:

As depicted above, all public housing developments within Woodland received a passing score of 60 or higher. However, inspections of three developments – Cherry Glenn, Summertree Apartments, and The Greenery – found at least one life-threatening health and safety deficiency in addition to at least one inoperable smoke detector. One development – New Dimensions – had at least one non-life threatening health or safety deficiency noted, while the final development – Crosswood Apartments – had no reported data on deficiencies from the most recent inspection, but received a C grade on the previous two inspections.

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING:

The Yolo Housing Authority will continue to seek funding from a variety of sources to renovate current public housing units.

MA-30 Homeless Facilities and Services – 91.210(c)

INTRODUCTION

A range of facilities provide housing and services to support people experiencing homelessness in Woodland, which falls under the CA-521 Continuum of Care, also known as HPAC. Using data available from HUD at the Continuum of Care level, this section provides an overview of shelter facilities, housing, and mainstream and other services that aim to meet the needs of people experiencing homelessness in the jurisdiction. Note that the jurisdiction includes the entire jurisdiction of the CoC and is not exclusive to the City of Woodland; official HUD data on facilities specific to the city of Woodland is unavailable.

FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

TABLE 40 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	68	0	0	218	N/A
Households with Only Adults	210	0	29	458	N/A
Chronically Homeless Households	0	0	0	144	N/A
Veterans	0	0	0	71	N/A
Unaccompanied Youth	13	0	0	2	N/A

DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS.

Homeless residents within Woodland are served by the HPAC CoC, which includes approximately 14 different agencies. According to the CoC website, these services include:

- Critical supportive services: including food, shelter, counseling, clothing, and family resources
- Early intervention and prevention: including crisis support, safety shelter, and legal services
- Outreach and emergency shelter: including street outreach to unsheltered homeless populations
- Transitional and bridge housing: including family housing, day centers, employment assistance, and a meals program
- Healthcare: including CalFresh enrollment, pregnancy and infant services, and family medical services
- Public supportive services via 211: including physical and mental health, housing, utilities, food, employment assistance, suicide and crisis interventions

LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS.

Through its CDBG funding, the City of Woodland contributes to many services that meet the needs of homeless individuals through its non-profit partners. Services include street outreach, rapid rehousing, homeless prevention, and supportive services.

The CoC lists the following facilities available within the City of Woodland:

- Fourth & Hope: Offers emergency shelter, housing, outreach, treatment, and meals.
- Empower Yolo: Offers crisis support, safety shelter and housing, legal services, counseling services, and youth programs.

Additionally, the City of Woodland maintains on its website a list of resources available to homeless and at-risk individuals and families within Yolo County, as shown below.



Resources for Children, Youth and Families in Yolo County

Crisis Resources	Mental Health Access & Crisis Line (888) 965-6647 / TDD (800) 735-2929 <i>24 Hours A Day * 7 Days A Week</i>	Sexual Assault & Domestic Violence Line (530) 662-1133 / (916) 371-1907 <i>24 Hours A Day * 7 Days A Week</i>
	Ask Teen Line Davis: (530) 753-0797 / Woodland: (530) 668-8445 West Sacramento: (916) 371-3779 <i>24 Hours A Day * 7 Days A Week</i>	Suicide Prevention Davis: (530) 756-5000 / Woodland: (530) 668-8445 West Sacramento: (916) 372-6565 <i>24 Hours A Day * 7 Days A Week</i>
Child Abuse Prevention	Yolo County Child Welfare Services Reporting Hotline: (530) 669-2345 <i>If you suspect that a child is being abused.</i>	Childhelp National Child Abuse Hotline (800) 422-4453 <i>24 Hours A Day * 7 Days A Week</i>
Physical and Behavioral Health Services	Yolo County Mental Health Services Davis: (530) 757-5530 (Mon/Wed) West Sacramento (Tue/Thurs/Fri): (916) 375-6350 Woodland: (530) 666-8630 <i>Monday - Friday * 8am - 5pm</i> (888) 965-6647 / TDD (800) 735-2929 <i>24 Hours A Day * 7 Days A Week</i>	CommuniCare Health Centers Davis: (530) 758-2060 / Woodland: (530) 405-2815 West Sacramento: (916) 403-2970 <i>Monday—Friday * 8:30-5:00pm</i> <i>*some late evenings available</i>
	Help Me Grow Yolo County (844) 410-4769 <i>Child developmental screenings ages 0-5.</i>	Elica Health Centers West Sacramento: (855) 354-2242 <i>Monday—Friday * 8am—5pm</i> <i>*(3 locations) hours vary by location please call</i>
	Woodland Memorial Hospital Woodland: (530) 662-3961 <i>24 Hours A Day * 7 Days A Week</i>	Sutter Davis Hospital Davis: (530) 756-6440 <i>24 Hours A Day * 7 Days A Week</i>
Financial, Employment and School Assistance	Medi-Cal (Health Insurance) For New Applications: (866) 226-5415 For Continuing Cases: (855) 278-1594 Apply Online: www.mybenefitscalwin.org <i>Monday - Friday * 8am - 4pm</i>	CalWORKs (Cash Assistance) For New Applications: (866) 226-5415 For Continuing Cases: (855) 278-1594 Apply Online: www.mybenefitscalwin.org <i>Monday - Friday * 8am - 4pm</i>
	Department of Rehabilitation Woodland: (530) 668-6824 <i>Assistance with employment or school services.</i>	Yolo County Employment Services For New Applications: (866) 226-5415 <i>Monday - Friday * 8am - 4pm</i>
Housing and Homeless Services	CalWORKs Housing Support (530) 661-1218 <i>Rapid Re-Housing for CalWORKs families</i>	Empower Yolo (530) 406-7221 <i>Shelter and other housing</i>
	Yolo County Housing Woodland: (530) 662-5428 <i>Housing vouchers and public housing</i>	Legal Services of Northern California Woodland: (530) 662-1065 <i>Legal assistance and eviction prevention</i>
Food Assistance	CalFresh (Food Stamps) For New Applications: (866) 226-5415 For Continuing Cases: (855) 278-1594 Apply Online: www.mybenefitscalwin.org <i>Monday - Friday * 8am - 4pm</i>	Yolo Fresh TEXT <i>Send a text to 888777 with the keyword for your community to receive texts before food distributions.</i> Keywords: Woodland— OLIVE; West Sac & Clarksburg— GRAPE; Winters— ALMOND; Davis— TOMATO; UC Davis Campus— AGGIES; North Yolo— RICE; Capay— Walnut.



Resources for Adults in Yolo County

Crisis Resources	<p>Mental Health Access & Crisis Line (888) 965-6647 / TDD (800) 735-2929 <i>24 Hours A Day * 7 Days A Week</i></p>	<p>Suicide Prevention Davis: (530) 756-5000 / Woodland: (530) 668-8445 West Sacramento: (916) 372-6565 <i>24 Hours A Day * 7 Days A Week</i></p>
	<p>First Responders' Mental Health Urgent Care West Sacramento: (855) 897-2033 <i>12pm - 9pm * 7 Days A Week</i></p>	<p>Sexual Assault & Domestic Violence Line (530) 662-1133 / (916) 371-1907 <i>24 Hours A Day * 7 Days A Week</i></p>
Behavioral Health Services	<p>Yolo County Mental Health Services Davis: (530) 757-5530 (Mon/Wed) West Sacramento (Tue/Thurs/Fri): (916) 375-6350 Woodland: (530) 666-8630 <i>Monday - Friday * 8am - 5pm</i></p>	<p>CommuniCare Health Centers Davis: (530) 758-2060 / Woodland: (530) 405-2815 West Sacramento: (916) 403-2970 <i>Monday—Friday * 8:30-5:00pm</i> <i>*some late evenings available</i></p>
	<p>(888) 965-6647/ TDD (800) 735-2929 <i>24 Hours A Day * 7 Days A Week</i></p>	<p>Elica Health Centers West Sacramento: (855) 354-2242 <i>Monday—Friday * 8am—5pm</i> <i>*(3 locations) hours vary by location please call</i></p>
Health Care Services	<p>CommuniCare Health Centers Davis: (530) 758-2060 / Woodland: (530) 405-2815 West Sacramento: (916) 403-2970 <i>Monday—Friday * 8am—5pm</i> <i>Davis/Woodland offer evenings Mon/Tue/Wed until 9pm</i></p>	<p>Elica Health Centers West Sacramento: (855) 354-2242 <i>Monday—Friday * 8am—5pm</i> <i>*(3 locations) hours vary by location please call</i></p>
	<p>Woodland Memorial Hospital Woodland: (530) 662-3961 <i>24 Hours A Day * 7 Days A Week</i></p>	<p>Sutter Davis Hospital Davis: (530) 756-6440 <i>24 Hours A Day * 7 Days A Week</i></p>
Financial Assistance and Employment	<p>Medi-Cal (Health Insurance) For New Applications: (866) 226-5415 For Continuing Cases: (855) 278-1594 Apply Online: www.mybenefitscalwin.org <i>Monday - Friday * 8am - 4pm</i></p>	<p>CalWORKs (Cash Assistance) For New Applications: (866) 226-5415 For Continuing Cases: (855) 278-1594 Apply Online: www.mybenefitscalwin.org <i>Monday - Friday * 8am - 4pm</i></p>
	<p>General Assistance (Cash Assistance) For New Applications: (866) 226-5415 Apply Online: www.mybenefitscalwin.org <i>Monday - Friday * 8am - 4pm</i></p>	<p>Yolo County Employment Services For New Applications: (866) 226-5415 <i>Monday - Friday * 8am - 4pm</i></p>
Housing and Homeless Services	<p>Fourth and Hope Woodland: (530) 661-1218 <i>Emergency shelter, substance use treatment, case management and referrals</i></p>	<p>Empower Yolo (530) 406-7221 <i>Emergency shelter for survivors of domestic violence; Rapid Re-Housing</i></p>
	<p>CalWORKs Housing Support (530) 661-1218 <i>Rapid Re-Housing for CalWORKs families</i></p>	<p>Davis Community Meals and Housing Davis: (530) 601-5600 <i>Emergency shelter, transitional housing and resource center</i></p>
	<p>Yolo County Housing Woodland: (530) 662-5428 <i>Housing vouchers and public housing</i></p>	<p>Legal Services of Northern California Woodland: (530) 662-1065 <i>Legal assistance and eviction prevention</i></p>
Food Assistance	<p>CalFresh (Food Stamps) For New Applications: (866) 226-5415 For Continuing Cases: (855) 278-1594 Apply Online: www.mybenefitscalwin.org <i>Monday - Friday * 8am - 4pm</i></p>	<p>Yolo Fresh TEXT <i>Send a text to 888777 with the keyword for your community to receive texts before food distributions.</i> Keywords: Woodland— OLIVE; West Sac & Clarksburg— GRAPE; Winters— ALMOND; Davis— TOMATO; UC Davis Campus— AGGIES; North Yolo— RICE; Capay— Walnut.</p>

Rev. 06/11/18

MA-35 Special Needs Facilities and Services – 91.210(d)

INTRODUCTION

This section discusses the characteristics and needs of people in various subpopulation in Woodland who may require supportive services, including people with HIV/AIDS, seniors, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, and survivors of domestic violence.

INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY, AND DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS.

Elderly and frail elderly

According to 2019-2023 American Community Survey estimates, about 14.2% of Woodland’s population is elderly (age 65 and over) and about 5.5% of the population is considered frail elderly (age 75 and over)¹⁹. About 28.2% of Woodland residents aged 65-74 and over and 52.6% of residents aged 75 and over have one or more disabilities²⁰.

People with disabilities

An estimated 13.1% of Woodland residents had at least one disability as of 2023²¹. People with disabilities may require specialized housing with accessibility modifications including but not limited to wheelchair ramps, visual rather than auditory doorbells and fire alarms, accessibility modifications in kitchens and bathrooms, and accommodations for live-in caregivers.

People with HIV/AIDS and their families

According to AIDSvu, an interactive mapping tool from Emory University’s Rollins School of Public Health, about 350 people in Yolo County were living with HIV as of 2022. Additionally, there were about 13 new diagnoses in 2022, for a new diagnosis rate of about 6 people per 100,000 per year. Approximately 272 of these individuals received treatment for an HIV infection, and approximately 136 people used PrEP, a preventative treatment designed to keep people who are HIV negative from contracting the virus. Data on testing specific to Woodland or Yolo County is unavailable, but in the state of California, only 39.6% of

¹⁹ 2019-2023 American Community Survey, table S0101

²⁰ 2019-2023 American Community Survey, table S1810

²¹ 2019-2023 American Community Survey, table S1810

the population has ever been tested for HIV. This means that actual numbers may vary from reported statistics²².

Persons with alcohol or drug addiction

The region of California including Woodland has an estimated 6.2% rate of alcohol use disorder in the past year for individuals ages 12 and older, according to 2016-2018 data from the U.S. Substance Abuse & Mental Health Data Archive (SAMHDA). About 3% of the region's population was estimated to have used cocaine and 0.2% to have used heroin in the past year, per the 2016-2018 data²³. Accounting for 2023 population estimates²⁴, this equates to approximately 3,798 people with alcohol use disorder, 1,838 people using cocaine, and 123 people using heroin within Woodland.

Survivors of domestic violence

The National Coalition Against Domestic Violence estimates that about 35% of women and 31% of men in California have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetimes. Applying these figures to the Woodland population²⁵ results in an estimate that about 10,715 women and 9,499 men in the City have experienced or will experience domestic violence in their lifetime.

Supportive Housing Needs

The primary housing and supportive service needs of these subpopulations (the elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and reentry populations) were determined by input from housing and service providers and the public through public meetings and stakeholder questionnaire responses, as well as through a review of research on housing and service needs of specific populations.

Housing that is affordable, accessible, safe, and low-barrier

Residents with special needs are more likely to live at or below the federal poverty level than residents without special needs. High housing costs can make it difficult for these populations to afford housing, and low incomes force many residents to live in congregate care, have roommates, or live with family – the 2019 regional Analysis of Impediments to Fair Housing Choice (AI) found that among households where one or more members had a disability, 35% lived in housing that did not meet the needs of the disabled family member and 15% could not afford housing with adequate accessibility features. There is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle' housing, including duplexes,

²²<https://map.aidsvu.org/nd/county/case/none/none/yolo-county-ca-california?geoContext=national>

²³ <https://datatools.samhsa.gov/saes/substate>

²⁴ 2019-2023 American Community Survey, table S0101

²⁵ 2019-2023 American Community Survey, table S0101

triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons, there is a need to ensure that accessible, low-barrier housing is available and to take actions to reduce discrimination, such as providing fair housing services.

The elderly, people with disabilities, and others who may not have access to vehicles often need housing that is disability-accessible and near to transportation, recreation, and employment. Additionally, residents who are unable to live independently due to disability require housing that can accommodate a caregiver or live-in aide. A 2024 report produced by the Yolo County Commission on Aging and Adult Services reported that approximately 410 adults within the County lived full-time with caregivers, and that these individuals were at risk of becoming homeless if a caregiver were to pass away or become otherwise incapacitated²⁶. This highlights an additional need to ensure that dependent adults within Woodland have access to a supportive service network that can prevent homelessness and loss of care should a caregiver become incapacitated.

These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Additionally, residents with special needs may be more vulnerable than the general population to detrimental health effects of substandard housing, indicating an even greater than typical need to ensure that housing units are kept clean, safe, and up to code.

Transportation

Access to transportation is an important concern for people with special needs; however, the 2019 regional AI found that transportation offerings within the region were inadequate to meet growing demand and that residents with disabilities were limited in their choice of neighborhood by access to transportation. Seniors and people with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not within walking distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs. Stakeholders noted a need for improved transit reliability and accessibility, as well as a need for improved pedestrian safety infrastructure.

²⁶ <https://www.yolocounty.gov/home/showpublisheddocument/83028/638690792522970000>

Specialized housing and services

Specialized housing addresses the needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. The Housing First model, which is recommended by HUD, emphasizes that supportive services should not be required for people to access housing.

Workforce development and employment services

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others. Residents with specialized needs often have less access to such services than residents without – the 2019 regional AI noted that “the low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force and high unemployment rates of those in the labor force indicate barriers to securing employment relatively large disparities [in access to economic opportunity] by protected class groups”.

Physical and mental healthcare access

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations. This need overlaps significantly with the need for transportation, a lack of reliable transportation may lead to residents being unable to access or remain current on healthcare appointments.

Education and combating stigmas

Combating stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Additionally, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing the risk of homelessness. Residents with physical or mental health disabilities may also face discrimination or stigma when seeking housing or employment – the 2019 regional AI notes that many residents with disabilities who provided feedback noted concerns related to housing discrimination.

Outreach

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING

People with mental health and substance abuse disorders often require supportive housing following discharge from inpatient treatment to reduce risk of homelessness. People returning from these institutions need access to affordable housing and health services and may also require supportive services such as case management and transportation assistance. Permanent supportive housing should be affordable, close to needed health services, and accessible to transportation options. The use of funds such as those provided through the CDBG program to support the development of affordable housing that provides access to services and transportation facilitates persons with mental and physical health challenges in accessing needed care and resources and supports the use of in-home services.

Multiple service providers in and around Woodland make supportive housing and mental and physical health services available to individuals in the community who are at-risk of homelessness, including those discharged from institutions of care. These include the following:

- The Mental Health Access & Crisis Line
- The Sexual Assault & Domestic Violence Line
- The Ask Teen Line
- The Suicide Prevention Line
- Yolo County Mental Health Services
- CommuniCare Health Center
- Help Me Grow Yolo County
- Elica Health Center
- Woodland Memorial Hospital
- CalWORKS Housing Support
- Empower Yolo
- Yolo County Housing
- Fourth and Hope
- Davis Community Meals and Housing

SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. 91.315(E)

The City of Woodland's first year Annual Action Plan specifies the activities it plans to support over the 2025 program year. These include the following which may assist with the housing and supportive service needs described above:

- Legal Services of Northern California: Fair housing services
- Meals on Wheels Yolo County: Operation Accelerate program
- Yolo Community Care Continuum: New Dimensions Supportive Housing program
- Yolo Wayfarer Center: Emergency shelter services
- Yolo Food Bank: Nurture Woodland program

FOR ENTITLEMENT/CONSORTIA GRANTEES: SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.220(2))

The City of Woodland’s first year Annual Action Plan specifies the activities it plans to support over the 2025 program year. These include the following which may assist with the housing and supportive service needs described above:

- Legal Services of Northern California: Fair housing services
- Meals on Wheels Yolo County: Operation Accelerate program
- Yolo Community Care Continuum: New Dimensions Supportive Housing program
- Yolo Wayfarer Center: Emergency shelter services
- Yolo Food Bank: Nurture Woodland program

MA-40 Barriers to Affordable Housing – 91.210(e)

NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT

The City of Woodland participated in the development of the Sacramento Valley Fair Housing Collaborative 2020-2024 Analysis of Impediments to Fair Housing Choice (AI), which identifies challenges related to affordability and changes in homeownership as two of the city’s barriers to housing choice. The AI also includes a review of the city’s existing zoning code and identifies policies that may limit the development of affordable housing in the region.

The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity

Historical patterns of segregation in the region have resulted in disproportionate housing needs, homeownership rates, poverty rates, and access to opportunity among members of protected classes. In the City of Woodland, the homeownership rate among White households and Black or African American households differed by more than 30 percentage points.

Affordable rental options in the region are increasingly limited

Growth in the region has led to increasingly limited affordable rental options for low-income households. This, combined with constraints on affordable housing development and preservation that range from lack of funding, cost of development or preservation, public policies and processes, and lack of adequate infrastructure for infill redevelopment, all contribute to the shortages found in the affordable rental market. Lastly, many landlords refuse to accept households using Housing Choice Vouchers or other subsidies, leading to a concentration of voucher households in certain neighborhoods that often lack access to economic opportunity.

Stricter rental policies further limit options

Renters are frequently subject to certain requirements to qualify for units, such as 3x income requirements, where households must earn 3x or more than the monthly rent in order to obtain housing. This requirement is discriminatory to those with alternative “unearned” sources of income, such as persons with disabilities who rely on social security disability payments or those receiving child support/alimony payments. Additionally, strict policies regarding those with criminal histories often fail to take into account the severity of the crime or the time period in which it occurred, disproportionately impacting persons of color, persons with mental illness, and persons in recovery.

Disparities in the ability to access homeownership exist

Analysis of home lending data found that non-White households are more likely to be denied loans than their White counterparts for all loan purposes, including home repairs, purchase, or refinance.

Public transportation has not kept up with growth

A lack of access to affordable public transportation outside of the downtown Sacramento region presents a large barrier to economic opportunity and limits housing choice, particularly for households without access to a vehicle.

Regulatory analysis and associated limitations

Although zoning ordinances and land use codes play an important role in regulating the health and safety of the built environment, overly restrictive codes can negatively impact housing affordability and housing choice within a jurisdiction. In the regulatory analysis section of the 2020-2024 AI, the zoning ordinance of the City of Woodland was not found to be facially exclusionary. However, there are opportunities for the City to modify the ordinance to further remove barriers to the development of affordable housing across all residential zones. For example, to encourage more infill development in the traditionally low-density neighborhoods, minimum lot sizes could be further reduced, parking standards relaxed, conversion of established dwellings to multifamily dwellings permitted, and height restrictions relaxed to allow for more density on the same footprint. This would potentially allow for increase of the supply of housing, which helps put downward pressure on rental prices, so that low- and moderate-income families

have access to those neighborhoods and all the benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural and public amenities.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

INTRODUCTION

This section outlines the employment, labor force, and educational attainment data for Woodland which informed the development of priorities and goals in this Plan.

ECONOMIC DEVELOPMENT MARKET ANALYSIS

BUSINESS ACTIVITY

TABLE 41 - BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,458	1,133	7	6	-1
Arts, Entertainment, Accommodations	2,559	1,927	13	11	-2
Construction	1,416	1,099	7	6	-1
Education and Health Care Services	3,555	3,224	18	18	1
Finance, Insurance, and Real Estate	960	628	5	4	-1
Information	261	53	1	0	-1
Manufacturing	1,770	2,057	9	12	3
Other Services	754	467	4	3	-1
Professional, Scientific, Management Services	1,400	701	7	4	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	2,717	2,394	13	14	0
Transportation and Warehousing	1,098	1,902	5	11	5
Wholesale Trade	930	954	5	5	1
Total	18,878	16,539	--	--	--

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

LABOR FORCE

TABLE 42 - LABOR FORCE

Total Population in the Civilian Labor Force	29,975
Civilian Employed Population 16 years and over	28,580
Unemployment Rate	4.63
Unemployment Rate for Ages 16-24	17.09
Unemployment Rate for Ages 25-65	2.47
<i>Data Source: 2016-2020 ACS</i>	

TABLE 43 – OCCUPATIONS BY SECTOR

Occupations by Sector	Number of People Median Income
Management, business and financial	6,625
Farming, fisheries and forestry occupations	1,040
Service	3,420
Sales and office	5,170
Construction, extraction, maintenance and repair	3,510
Production, transportation and material moving	2,150
<i>Data Source: 2016-2020 ACS</i>	

TRAVEL TIME

TABLE 44 - TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	17,740	68%
30-59 Minutes	6,810	26%
60 or More Minutes	1,679	6%
Total	26,229	100%

Data Source: 2016-2020 ACS

EDUCATION

TABLE 45 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,540	110	1,575
High school graduate (includes equivalency)	5,530	315	2,010
Some college or Associate's degree	7,525	125	1,950
Bachelor's degree or higher	7,150	220	1,195

Data Source: 2016-2020 ACS

EDUCATIONAL ATTAINMENT BY AGE

TABLE 46 - EDUCATIONAL ATTAINMENT BY AGE

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	140	135	550	1,995	1,160
9th to 12th grade, no diploma	775	615	765	1,165	465
High school graduate, GED, or alternative	1,720	2,335	2,155	3,355	1,800
Some college, no degree	2,290	2,430	1,725	3,070	1,475
Associate's degree	565	665	560	1,225	695
Bachelor's degree	540	1,570	1,605	2,195	1,295
Graduate or professional degree	120	715	1,030	1,460	1,095

Data Source: 2016-2020 ACS

EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS

TABLE 47 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,183
High school graduate (includes equivalency)	39,318
Some college or Associate's degree	42,099
Bachelor's degree	49,690
Graduate or professional degree	76,433

Data Source: 2016-2020 ACS

BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

As shown in the Business Activity table above, the employment sectors in Woodland with the largest number of jobs are education and health care services (3,224 jobs or 18% of all jobs); retail trade (2,394 jobs or 14%), and manufacturing (2,057 jobs or 12%).

The sectors in which most people work somewhat reflect these major employment sectors. The largest numbers of workers are employed in education and health care services (3,555 workers or 18% of all workers); retail trade (2,717 workers or 13%); and arts, entertainment, and accommodations (2,559 workers or 13%).

The largest mismatches between the share of workers (i.e., employed residents) and the share of jobs by sector is in transportation and warehousing (+5 percentage point difference in the share of jobs and the share of workers). In this way, transportation and warehousing workers make up a smaller proportion of the population in the city of Woodland than do transportation and warehousing jobs of city's jobs, indicating that these workers live outside Woodland but commute into the city for employment. Differences between the share of workers and share of jobs by sector are 3 percentage points or less in all other sectors.

DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:

The Economic Development element of the City of Woodland's 2035 General Plan identifies goals stemming from needs related to workforce and business infrastructure. Workforce development and infrastructure needs and goals identified include:

- Economic Growth
 - Support a wide range of economic activity in Woodland that capitalizes on the city's location, strengthens the City's tax base, and supports and enhances quality of life.
- Fiscal Sustainability
 - Achieve fiscal sustainability while providing core public services and maintaining public facilities and infrastructure.
- Strategic Land Uses and Development
 - Recognize the important roles that land uses and development play in the City's economic success and fiscal health. Consider economic benefits and costs and long-term community needs in land use decisions, and reserve sites for designated uses.
- Support Businesses in Woodland
 - Facilitate retention, expansion, attraction, and formation of businesses in Woodland that will serve Woodland residents, increase job creation, and meet the city's economic development objectives.
- Promote Job Growth and Diversification in Woodland

- Promote expansion, attraction, and formation of jobs in Woodland across diverse economic sectors.
- Tourism in Woodland
 - Promote tourism as part of Woodland’s economic base.
- Strong Partnerships
 - Foster strong working relationships and continue to partner with businesses and employers, non-profit and private sector organizations, higher education and training institutions, and other public agencies in Woodland and in the region on economic development efforts.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.

Plans for economic and workforce development in Woodland and the region are likely to impact job and business growth over the planning period. The goals outlined above from the Economic Development Element of the 2035 Woodland General Plan have the potential to shape the local economy, particularly those surrounding diversification of employment types and the promotion of tourism as an addition to the economic base. Additionally, some traded sector industries are likely to see a decline due to increased use of automation and technology (for example, manufacturing, warehouse and distribution).

Socioeconomic changes anticipated over the next several years are also likely to impact workforce needs and job growth opportunities in Woodland. Affordable housing, including housing near job centers, will be an increasingly important component to supporting workforce and business attraction and retention. Stakeholders consulted as part of this planning process emphasized the need for affordable housing that is close to jobs, resources, and transportation, including a need for a variety of housing types and sizes. This housing is of particular need for seniors, people with disabilities, people transitioning from homelessness, and people living with HIV/AIDS. With increasing demand for housing in the region, affordable housing near employment opportunities, resources, and transportation is becoming more difficult to find, and low-income residents are often unable to access areas of higher opportunity or are displaced by rising housing costs.

HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?

The Economic Development Element of the 2035 Woodland General Plan identifies a mismatch between education and jobs as a potential barrier to economic growth, which it counters with the following goal:

The City will increase its ability to grow and attract high-wage employers by investing in relevant education and training to increase the number of well-educated workers.

As a subset goal of the Strategic Land Use and Development need mentioned above, the City lists a goal to “increase the opportunities for educating and training the workforce to meet the demands of employment by working with employers and business educators”. As a subset of the Promoting Job Growth and Diversification need, the City lists a goal to “cultivate a skilled, educated, and well-trained workforce by supporting school and college programs that produce increased educational attainment and relevant job skills that appeal to existing and future businesses”. Finally, the City additionally lists a goal to further industry-education partnerships.

DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.

Most workforce training and development initiatives in Woodland are administered through Yolo County. These include the following:

- Yolo Employment Services (YES)
 - Provides an Adult Training Program (ATP) for adults with disabilities who wish to enter or progress in the workforce.
 - Provides a YES! To Employment program, which provides training in communication, interpersonal skills, time management, organizational skills, social security benefits, dressing for success, self-advocacy, computer training, internship opportunities and more.
- Yolo County Office of Education
 - Offers career readiness and adult education programs.
- Yolo Works
 - A one-stop career center offering employment training and assistance.

DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)? IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN? IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH.

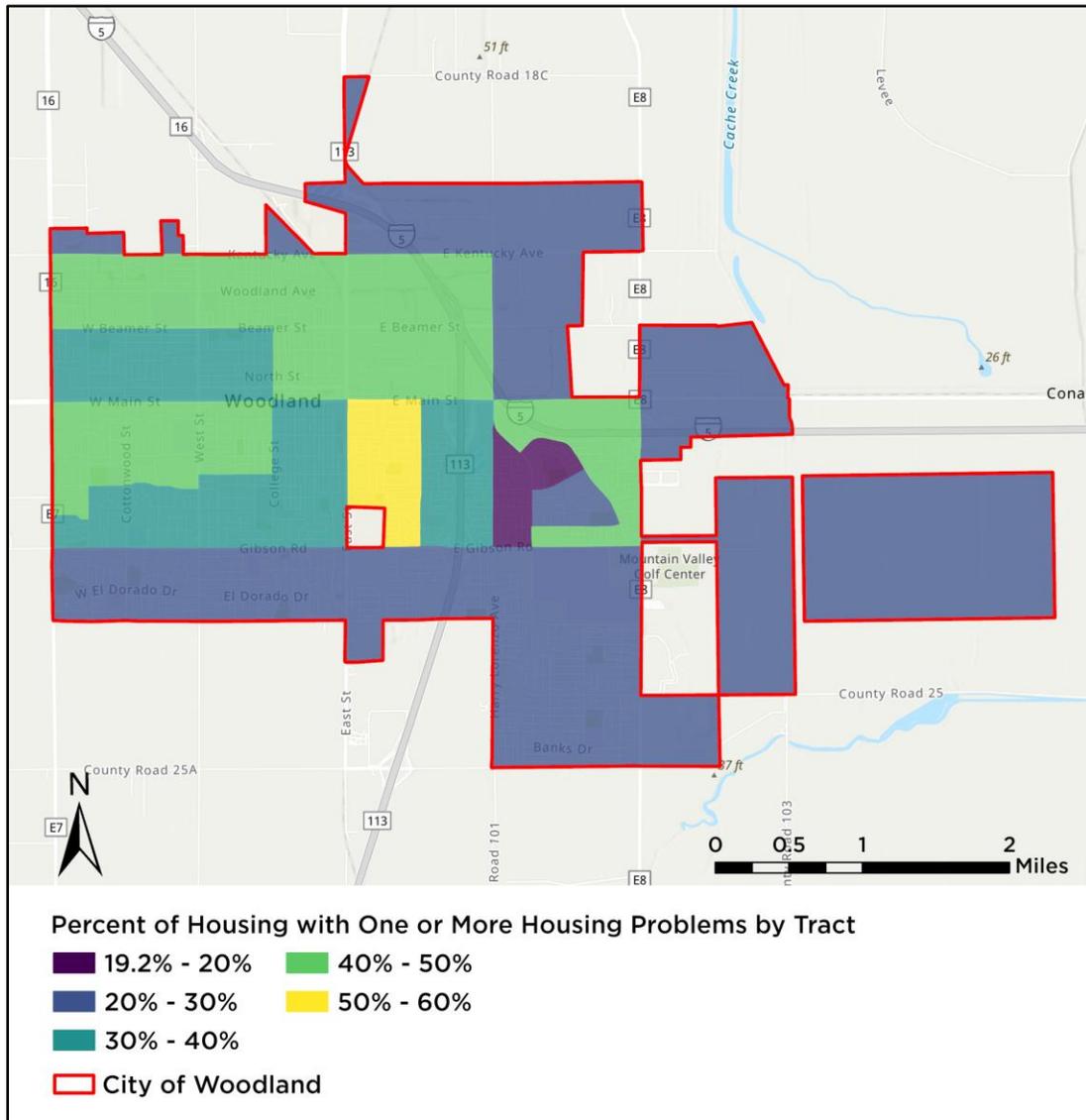
Economic growth and development within Woodland is shaped by the Economic Development Element of the 2035 Woodland General Plan. Details of relevant goals and needs identified by this plan are described above.

MA-50 Needs and Market Analysis Discussion

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. Figure 1 below shows the share of households within each census tract that have at least one of these housing problems. A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are 5 census tracts with a concentration of housing problems in the city (Figure 1). Rates of housing needs in these tracts range from a low of 42.72% in Tract 111.01, located in the western region of the city, to a high of 52.16% in Tract 111.02, located between Main St and Gibson Rd.

FIGURE 2. PERCENT OF HOUSEHOLDS WITH ONE OR MORE HOUSING PROBLEMS BY TRACT IN WOODLAND



Data Source: 2013-2017 CHAS

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

HUD uses a research methodology known as “racially/ethnically concentrated areas of poverty (R/ECAPs)”, which identifies tracts that have:

- A non-white population of 50% or more;

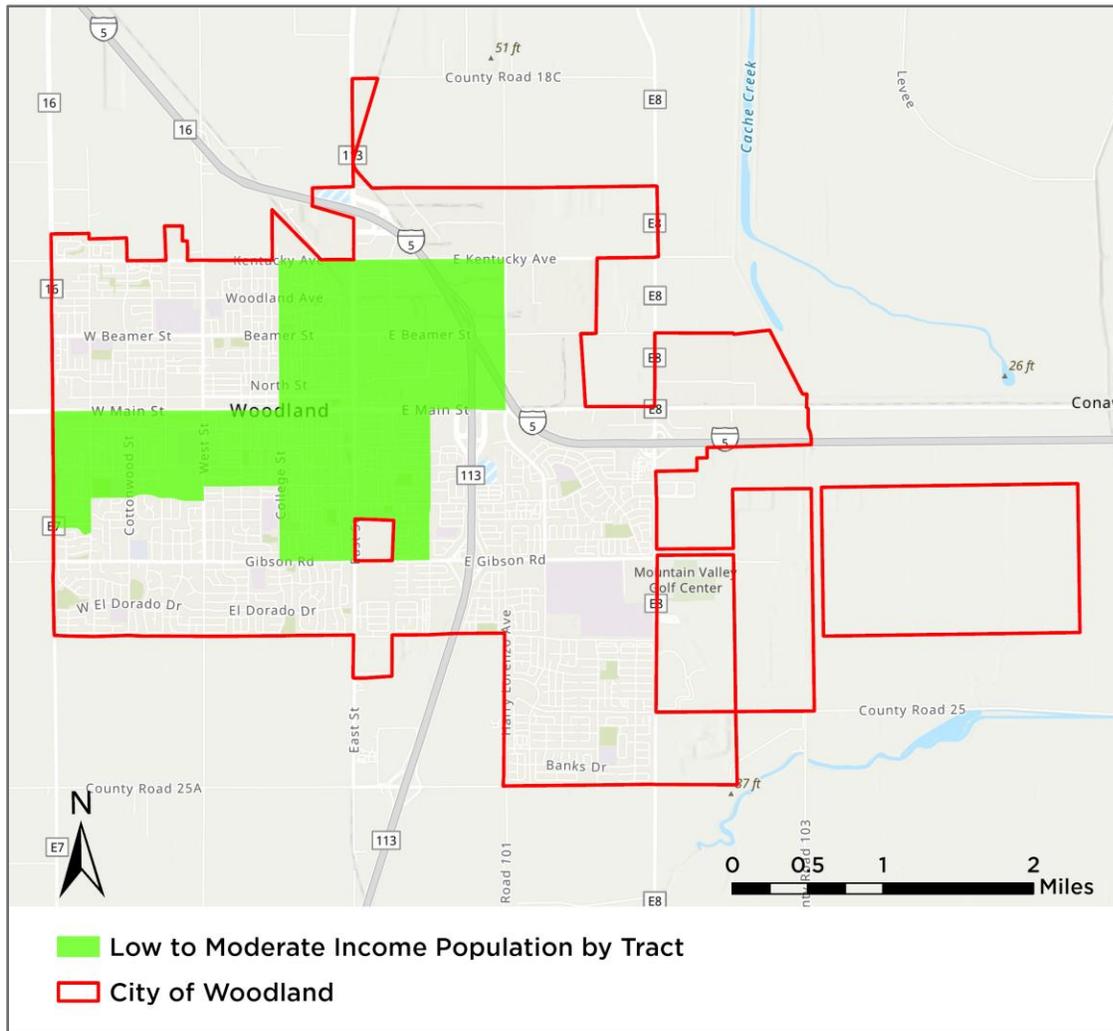
- A poverty rate of more than 40% or 3 times more (>3x) than the average tract poverty rate for the MSA, whichever threshold is lower.²⁷

Using this definition and the latest 2019-2023 ACS data, there are no tracts considered R/ECAPs in the City of Woodland.

With respect to CDBG-funded activities that principally benefit low- and moderate-income persons, at least 51% of the activity's beneficiaries must be low- to moderate-income. Updated HUD data was recently released in 2024 identifying census tracts where at least 51% of the population is low- to moderate-income based on 2016-2020 ACS 5-Year Estimates. These four tracts in Woodland are included in Figure 3 and are located along the city's Main St. They include tracts 108, 110.01, 111.01, and 111.02.

²⁷ Damiano, Tony, Jason Hicks, and Edward G. Goetz. "Racially Concentrated Areas of Affluence: A Preliminary Investigation." (2017). <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>

FIGURE 3. TRACTS WHERE 51% OR MORE OF THE POPULATION IS LOW- AND MODERATE-INCOME



Data Source: HUD LMI Data from 2016-2020 ACS 5-Year Estimates

WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

Tracts 108 and 111.02 are considered Woodland Opportunity Zones (OZs), which were created by the 2017 Tax Cuts and Jobs Act to encourage investment and economic development in low-income communities through tax benefits.²⁸

²⁸ City of Woodland, “Opportunity Zone,” <https://www.cityofwoodland.gov/1144/Opportunity-Zone>

ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

There are several community assets in the low-mod census tracts mentioned above, which include the Woodland Police and Fire Department, DMV, Yolo County Courthouse, along with several schools, parks, and churches.

ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?

As mentioned previously, the Opportunity Zones provide strategic opportunities for investors and business owners to receive tax benefits on capital gains. The longer the investment period, the greater the tax break.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

DESCRIBE THE NEED FOR BROADBAND WIRING AND CONNECTIONS FOR HOUSEHOLDS, INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS AND NEIGHBORHOODS.

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise noted as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features necessary for online communication.

Disparities in broadband access – particularly for low-to-moderate households – can create a “digital divide” that limits users’ personal and professional opportunities. The FCC reports that “Internet adoption appears to have an even stronger correlation to health outcomes, even after controlling statistically for other potentially confounding factors, such as education, income, and rurality”²⁹, meaning that a lack of internet access disproportionately impacts health and possibly even lifespan of low- and moderate-income communities. In addition, a lack of internet access can intensify other barriers to upward mobility, such as education, employment, and general access to information and resources.

A 2024 study from the Pew Research Center found that only 57% of very low-income households and 76% of low- to moderate-income households reported having high-speed internet access at home, in

²⁹ <https://www.fcc.gov/health/sdoh/studies-and-data-analytics>

comparison to 95% of households in the highest income bracket³⁰. This is especially troubling in a post COVID era – A 2021 report from the Pew Research Center noted that 90% of American adults viewed internet access as important or essential in completing daily tasks post COVID³¹, while another 2021 Pew report found that as many as 30% of US students and 10% of teachers lacked adequate internet access to transfer to online learning during the COVID-19 pandemic³². Finally, a 2024 report from the National Bureau of Economic Research found that increased high-speed internet access resulted in a reduction in mental and physical health conditions as well as a reduction in deaths from suicide by increasing economic conditions as “zip codes that gain access to broadband internet see increases in the numbers of employees and establishments”³³. With these facts in mind, broadband access is an important factor in building and promoting equity and accessibility among low- and moderate-income residents.

Woodland has a considerable history of past efforts in increasing equity in broadband access. Yolo County and four cooperating cities, including the City of Woodland, are currently in the process of conducting “a collaborative broadband planning study coordinated by Yolo LAFCo to determine how we can best ensure that our businesses, residents community anchors have access to affordable, high-quality and high-speed broadband services that will meet their long-term needs”³⁴. The County’s previous Broadband Action Plan was published in 2015 and included the following action items for the City of Woodland³⁵:

- Recommendation 1: The City should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:
 - Developing a GIS-based map that identifies the City locations that should be interconnected including the City’s current infrastructure;
 - Installing conduit with all public projects;
 - Expanding the City’s capability in negotiating agreements for private providers to utilize the City’s infrastructure for public benefit; and
 - Coordinating with other local public agencies (i.e. WJUSD, Woodland Community College, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) as potential users of the City’s infrastructure.
- Recommendation 2: The City needs to work with local broadband providers to ensure business corridors are equipped with the necessary broadband services to support the City’s economic development needs as follows:

³⁰ <https://www.pewresearch.org/internet/2024/01/31/americans-use-of-mobile-technology-and-home-broadband/>

³¹ <https://www.pewresearch.org/internet/2021/09/01/the-internet-and-the-pandemic/>

³² <https://www.edweek.org/technology/acting-fcc-chair-the-homework-gap-is-an-especially-cruel-reality-during-the-pandemic/2021/03>

³³ <https://www.nber.org/papers/w32517>

³⁴ <https://www.yololafco.org/yolo-broadband>

³⁵chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.yololafco.org/files/cbeb23541/YoloLAFCoBroadbandStrategicPlanFINAL+03.26.15.pdf

- Actively market and make any City-owned infrastructure available for use by broadband providers;
- Coordinate with Yolo County to identify infrastructure to serve agricultural businesses surrounding Woodland, potentially using wireless to reach these organizations;
- Equip business corridors with City-owned broadband infrastructure in the areas identified in the Demand Areas for Expanded Broadband Services, as detailed in the Woodland Community Profile
 - Developing relationships with broadband providers who will utilize City-owned infrastructure; and
 - Making this infrastructure available to broadband providers on a non-discriminatory basis.

The updated Broadband Action Plan will focus on predicting and planning for next-generation internet access needs.

Yolo County is also a participating member of the Connected Capital Area Broadband Consortia (CCABC), whose goal is to work alongside other regional consortia to achieve 98% broadband access within each region³⁶. The CCABC routinely receives grants from the California Public Utilities Commission (CPUC) which are used to manage the Consortia and its activities. Finally, a 2020-2022 series of Yolo County Policy Discussion workshops on broadband equity conducted by the Woodland Technology Alliance resulted in this community-generated definition of equity in broadband access³⁷:

“Equal access to broadband internet at an affordable rate for all members of the community to be able to meet their needs for work, school, and entertainment, regardless of demographics, geography, or socioeconomic status.”

DESCRIBE THE NEED FOR INCREASED COMPETITION BY HAVING MORE THAN ONE BROADBAND INTERNET SERVICE PROVIDER SERVE THE JURISDICTION.

Competition generated through having more than one broadband internet service provider serves to ensure that providers keep pricing and service quality competitive, which is especially important for low- and moderate-income residents. A lack of competition among providers may result in higher prices and unserved areas. Despite Woodland’s history of broadband initiatives, the 2019-2023 American Community Survey reports that nearly 10% of Woodland residents do not have any type of internet service subscription at home. For very low-income residents earning \$20,000 or less per year this number jumps to 28.1%. 16.8% of residents earning \$20,000-\$75,000 per year have no internet access, while just 2.4%

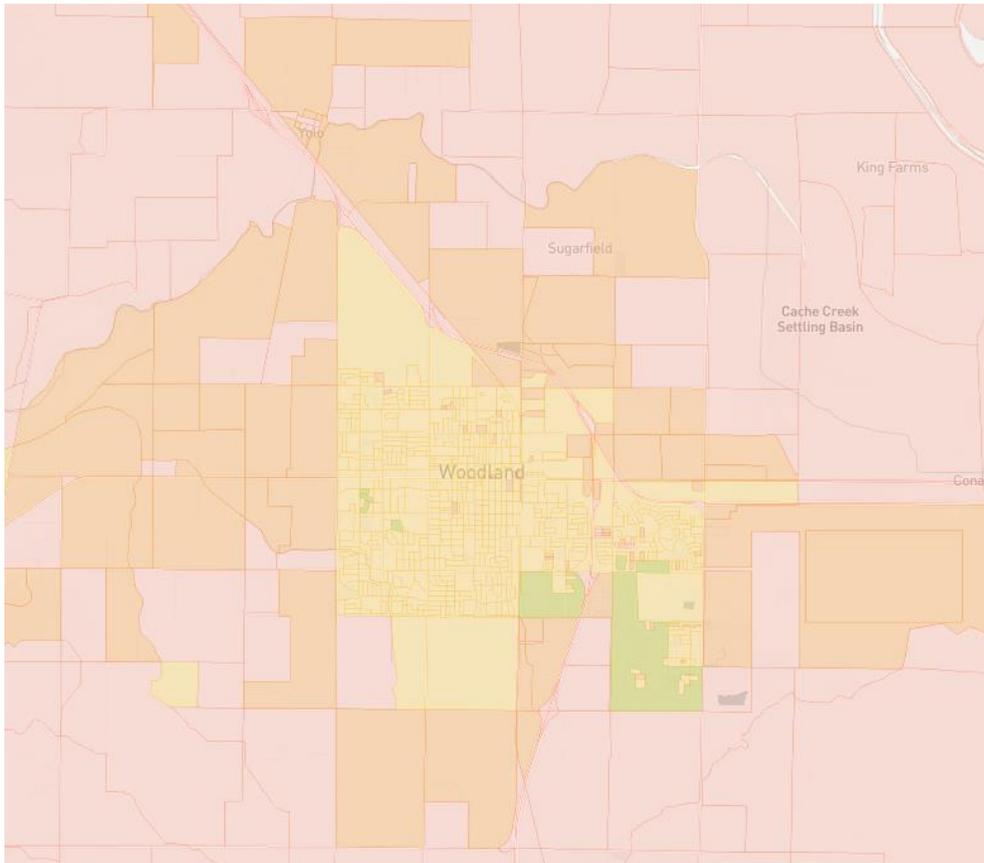
³⁶ <https://www.valleyvision.org/regional-broadband-consortia-powers-up-for-three-more-years/>

³⁷ <http://woodlandtech.org/index.php?go=broadband>

of residents earning over \$75,000 per year are without internet access, highlighting the significance of affordability in internet access³⁸.

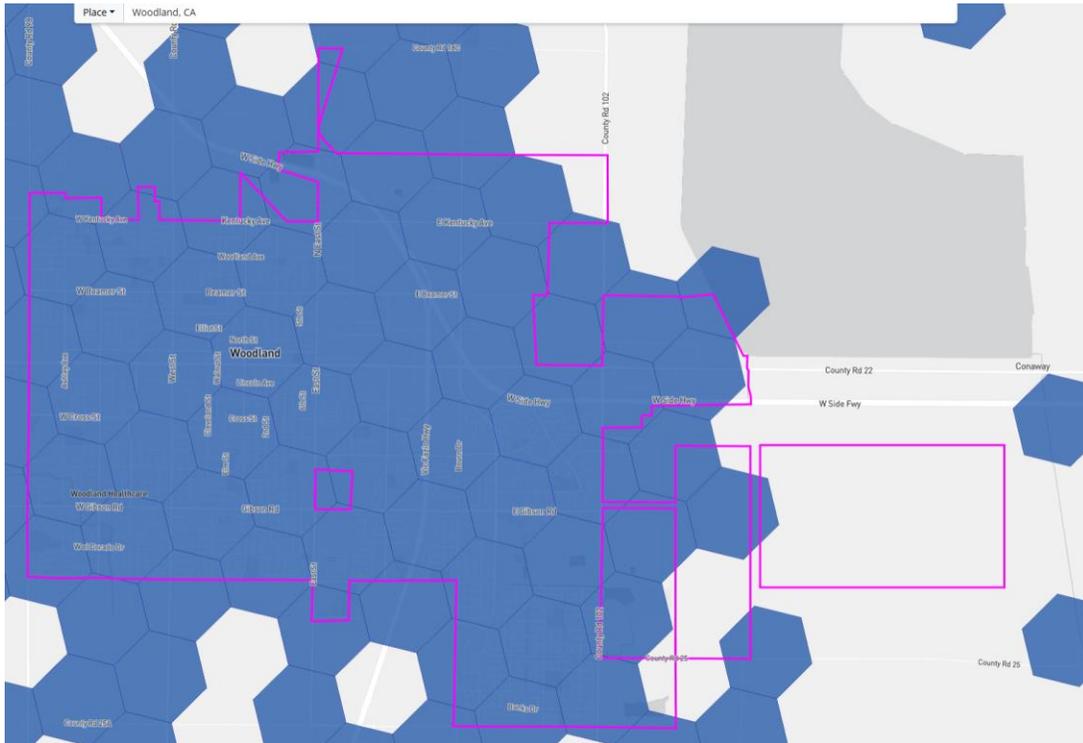
One source of data on broadband access comes from the website BroadbandNow, which exists to help people discover broadband options in every area. This site ranks California 11th out of 50 for high-speed internet access among U.S. states, stating that 96% of California residents have access to 100 Mbps broadband; however, only 90% of residents have access to low-priced broadband. Yolo County has a lower broadband access rate than the state as a whole, with 91.8% of residents having access.

The map below, provided by BroadbandNow, depicts internet affordability in the area: green indicates a minimum price of \$55 per month, yellow to orange indicates a minimum price of \$69.95 per month, and red indicates areas in which no providers were found. Number of providers follows a similar pattern, with areas with lower minimum prices reporting more providers and areas with higher minimum prices reporting fewer providers.



³⁸ 2019-2023 American Community Survey, table S2801

Another source of coverage data is the FCC's National Broadband Map. This map contains less detail than that shown by BroadbandNow but draws similar conclusions to the map depicted above, showing that east Woodland in particular has a need for increased broadband provision:



In summary, the majority of the City of Woodland has adequate broadband access; however, the lowest prices found within the City started at \$55/month. This cost may be unaffordable to low- and moderate-income residents, especially those on fixed incomes. Initiatives such as increasing competition among providers, investigating opportunities for broadband offered as a City or County utility, or creating broadband assistance funds for low- to moderate-income residents may help to narrow the digital divide in Woodland.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

DESCRIBE THE JURISDICTION'S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.

Hazard mitigation within Woodland is managed by Yolo County through the 2024-2029 Yolo County Multi-Jurisdictional Hazard Mitigation Plan, which includes the City of Woodland. This plan was approved by FEMA in October 2024 and includes the following goals:

- Goal 1: Protect Life
- Goal 2: Protect Property and Infrastructure
- Goal 3: Foster an economy that promotes mitigation and recovery
- Goal 4: Promote a healthy and equitable environment
- Goal 5: Promote public awareness of hazard risk and mitigation

The plan lists the following natural hazards which are considered to have a risk level higher than “negligible” to the jurisdiction:

- Wildfire (high risk)
- Drought (moderate risk)
- Extreme heat (moderate risk)
- Flooding (moderate risk)
- High wind (possible risk)
- Earthquake (possible risk)
- Freezing weather (possible risk)

DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS BASED ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.

The 2024-2029 Yolo County Multi-Jurisdictional Hazard Mitigation Plan assessed the following populations which may be disproportionately vulnerable to natural hazards³⁹:

- Homeless or unhoused: 700 individuals based on data collected in 2023.
- Infants and children under age five: 23% (51,000) of Yolo County residents but projected to increase to 52,329 by 2060.
- Elderly (65 and older): 13.5% of Yolo County residents but estimated to increase 172.68% during the period of 2010-2060.

³⁹ <https://www.yolocounty.gov/home/showpublisheddocument/80652/638542986664800000>

- Individuals with disabilities: 6.8% of Yolo County residents, under the age of 65.
- Individuals' dependent on medical equipment: 0.5% of Yolo County residents are dependent on electrical medical equipment, while 15% are Medicare beneficiaries dependent on medical equipment.
- Residents living in mobile homes (3.1% of Woodland's population⁴⁰).
- Lower income residents (8.1% of Woodland's population lives below the poverty line⁴¹).
- Residents of nursing homes or elder care facilities are also vulnerable (approximately 300-400 people⁴²).

The Plan then identifies the following mitigation objectives in order to mitigate risk to these vulnerable groups, as well as the population as a whole:

1. Consider the impacts of hazards on future land use decisions in Yolo County by coordinating with other planning mechanisms, including the General Plan and land use code developments.
2. Protect and sustain reliable local emergency operations and communication facilities during and after a disaster.
3. Develop new or enhance existing early warning response systems.
4. Seek to enhance emergency response capabilities through improvements to infrastructure and City programs.
5. Seek to enhance our understanding of how hazards and disasters may disproportionately impact certain members of our community and identify ways to build community resilience.
6. Seek mitigation projects that provide the highest degree of hazard protection at the least cost.
7. Seek to update information on hazards, vulnerabilities, and mitigation measures by coordinating planning efforts and creating partnerships with appropriate local, state, and federal agencies.
8. Seek to implement codes, standards, and policies that will protect life, property and quality of life including environmental, historic, and cultural resources from the impacts of hazards within Yolo County.
9. Educate the community on preparedness for and mitigation of potential impacts of hazards to Yolo County.
10. Encourage retrofit, purchase, or relocation of structures in high hazard areas, including those known to be repetitively damaged.
11. Eliminate or minimize disruption of local government operations caused by known hazards.
12. Consider open space land uses within identified high-hazard risk zones.
13. Retrofit, acquire, or relocate identified high-risk structures, including those known to experience repetitive losses.
14. Establish a partnership among appropriate levels of government and the business community to improve and implement methods to protect property.

⁴⁰ 2019-2023 American Community Survey, table DP04

⁴¹ 2019-2023 American Community Survey, table S1701

⁴² 2020 DEC redistricting data, table P5

15. Encourage hazard mitigation measures that promote and enhance natural processes and minimize adverse impacts on the ecosystem.
16. Promote and implement hazard mitigation plans and projects that are consistent with state, regional, and local climate action and adaptation goals, policies, and programs.

STRATEGIC PLAN



SP-05 Overview

STRATEGIC PLAN OVERVIEW

This strategic plan will guide the allocation of Woodland’s CDBG funding during the 2025-2029 planning period. Goals for the 2025-2029 period focus on high priority needs identified through data analysis, community input, consultation with City of Woodland staff and partner agencies, and a review of relevant recently completed plans and studies. The priority needs identified are:

1. Expanded Access to Affordable Housing
2. Provision of Community Services
3. Infrastructure and Public Facilities Improvements
4. Community Engagement, Planning, and Administration

The priority and goal sections of this strategic plan describe anticipated activities within each of several broader areas to which the City of Woodland will allocate funding. The City will rely on partnerships with local agencies and internal City departments to achieve its Consolidated Plan goals and address priority needs.

SP-10 Geographic Priorities – 91.215 (a)(1)

GEOGRAPHIC AREA

CDBG funds are available for use throughout Woodland, both in areas where the majority of residents have low- or moderate-incomes, or to serve low- or moderate-income residents living in any area of the city.

TABLE 48 - GEOGRAPHIC PRIORITY AREAS

Target Area:	Percentage of Funds
Citywide	100%

GENERAL ALLOCATION PRIORITIES

Input received during development of the 2025-2029 Five-Year Consolidated Plan emphasized the need to reduce affordable housing burdens and maintain the housing stock for low- and moderate-income families. Because families with needs, including needs related to homeowner housing repair/rehab, rental assistance, and first-time homeownership, may reside anywhere within Woodland, the City makes these programs available citywide. Public service activities designed to assist low- and moderate-income families, people who are homeless, and non-homeless special needs groups are generally located in areas

most accessible to the clientele being served, which often overlap with low- and moderate-income (LMI) census tracts.

SP-25 Priority Needs - 91.215(a)(2)

PRIORITY NEEDS

During the development of the Consolidated Plan, five priority needs were identified. Each of the needs is described in the table that follows along with a basis for its priority designation and the populations to be served.

TABLE 49 – PRIORITY NEEDS SUMMARY

1	Priority need	Expanded Access to Affordable Housing
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly/frail elderly Public housing residents People with disabilities
	Geographic area(s) affected	Citywide
	Associated goal(s)	Improve Housing Access and Quality
	Description	Potential activities related to this priority may include: <ul style="list-style-type: none"> • Repair or rehabilitation of owner-occupied housing • Repair or rehabilitation of affordable rental housing • Construction/acquisition/rehabilitation of affordable for-sale or rental housing • Assistance to first-time homebuyers • Tenant-based rental assistance • Program delivery • Other housing activities that expand access and affordability for low- and moderate-income households
	Basis for priority	CHAS data analyzed for this Plan indicates that housing affordability is the most widespread need in the city. Through the survey, community members emphasized the need for construction of new affordable rental units, energy efficiency improvements to housing, family housing, and elderly or

	senior housing. Residents engaged in pop-up groups also emphasized that affordable housing is the number one issue in Woodland, and that expanding resources and assistance for renters is more important than expanding resources and assistance for homebuyers.
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2	Priority need	Provision of Community Services
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Homeless individuals and families Victims of domestic violence
	Geographic area(s) affected	Citywide
	Associated goal(s)	Community Services
	Description	Potential activities related to this priority may include an array of public services designed to support low- and moderate-income households, children, victims of domestic violence, homeless individuals and families, and other special needs populations.
	Basis for priority	Community members identified homeless resources, employment training, food banks/ community meals, housing counseling, and after school services as areas of highest need.
3	Priority need	Infrastructure and Public Facility Improvements
	Priority level	High

Population(s) served	Extremely low income Low income Moderate income People with disabilities Non-housing community development
Geographic area(s) affected	Citywide
Associated goal(s)	Infrastructure and Public Facility Improvements
Description	Potential activities related to this priority include site development to support access to affordable housing, improvements to public infrastructure, or improvements to public facilities.
Basis for priority	Site development assistance may be used to help reduce the cost of developing affordable housing. Survey participants also identified the need for street, road, or sidewalk improvements; homeless or domestic violence shelters; community parks, gyms or recreational fields; and youth centers.

4	Priority need	Community Engagement, Planning, and Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	Community Engagement, Planning, and Administration
	Description	Activities related to this priority include community planning and administration of the City of Woodland’s CDBG programs and community engagement related to these programs. Additionally, fair housing education services to help residents and housing providers understand fair housing rights and responsibilities.
	Basis for priority	Program administration costs associated with the coordination and delivery of services to Woodland residents. Community feedback indicates a continued need for fair housing education

and awareness of available community resources, including for those most at-risk of housing discrimination

SP-30 Influence of Market Conditions – 91.215 (b)

INFLUENCE OF MARKET CONDITIONS

TABLE 50 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Low vacancy rates and limited number of landlords who accept vouchers suggest support for new affordable housing construction instead of TBRA. The City is not planning to use these Federal funds for TBRA over the Consolidated Planning period.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Low vacancy rates and limited number of landlords who accept vouchers suggest support for new affordable housing construction instead of TBRA. The City is not planning to use these Federal funds for TBRA over the Consolidated Planning period.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

INTRODUCTION

The City of Woodland receives federal funding through the Community Development Block Grant (CDBG) program. The City will receive an anticipated \$473,643.00 in HUD grant funds for the 2025 program year (PY 2025), which runs from July 1, 2025, through June 30, 2026. The table below outlines anticipated funding levels by program and estimates additional grant funds to be received in the remaining four program years covered by the City's 2025-2029 Five-Year Consolidated Plan.

ANTICIPATED RESOURCES

TABLE 51 - 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 Fair housing	\$473,643	\$0	\$0	\$473,643	\$1,894,572	The expected amount of CDBG funds available for the remainder of the Con Plan is estimated at four times the City’s anticipated PY 2025 annual allocation.

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 City of Woodland uses its federal grant funds together with additional local resources to address priority needs. During PY 2025, the City will partner with local nonprofit organizations on a number of programs, with partner agencies supplementing CDBG grants with additional funding, staff time, and other organizational resources.

The City will partner with local nonprofit organizations and affordable housing developers to support affordable housing development, housing rehabilitation, public services, and homelessness programs in PY 2025. Partners leverage grant funds with private donations and other funding. Funding is also available through the California Department of Housing and Community Development and the National Housing Trust Fund, the Low-Income Housing Tax Credits program.

IF APPROPRIATE, DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN

N/A

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

TABLE 52 - INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Woodland	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities	Jurisdiction
Meals on Wheels Yolo County	Subrecipient	Non-homeless special needs public services	County
Yolo Community Care Continuum	Subrecipient	Non-homeless special needs public services	County
Yolo Wayfarer Center	Subrecipient	Homelessness	County
Empower Yolo	Subrecipient	Homelessness Non-homeless special needs public services	County
Yolo Food Bank	Subrecipient	Homelessness Non-homeless special needs public services	County
Short Term Emergency Aid Committee	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Yolo County Children's Alliance	Subrecipient	Non-homeless special needs public services	County
Northern California Children's Therapy Center	Subrecipient	Non-homeless special needs public services	Region
Legal Services of Northern California	Subrecipient	Homelessness Non-homeless special needs public services	Region
CommuniCare Health Centers	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
New Hope Community Development Corporation	Subrecipient	Rental	Jurisdiction
Homeless and Poverty Action Coalition	Continuum of Care	Homelessness Rental	Region
Yolo County Health and Human Services Agency	Government	Homelessness Non-homeless special needs public services	County
Yolo County Housing	PHA	Public Housing Rental	County

ASSESS OF STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM

The collaborative nature of Woodland’s service provider network forming the institutional delivery system contains both inherent strengths and weaknesses. The inclusion of such a wide variety and large number of organizations, both public and private, is a clear strength as it increases both the capacity and the perspective of the institutional delivery system. However, this same factor may pose a weakness as it requires intense organization and collaboration to ensure 1) non-redundancy of services, 2) accurate and appropriate information sharing between organizations, and 3) some form of centralized resource access hub in order to direct residents in need of assistance to the correct organization(s). As long as the City of Woodland bears this in mind and remains proactive in regard to the increased need for collaboration

necessitated by widespread service provider networks, the format of the institutional delivery system will remain a strength.

AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

TABLE 53 - HOMELESS PREVENTION SERVICES SUMMARY

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	

Transportation	X	X	
Other			
Other			

DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

Through a partnership with and active participation in the jurisdiction’s Continuum of Care, also known as HPAC, the City of Woodland is able to connect homeless residents to resources and shelter.

DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE

As described in MA-30, Woodland serves its homeless residents primarily through partnerships with the HPAC CoC and other public and private entities. Strengths of this service delivery system include a diverse variety of organizations with independent resources, which may aid in creating additional safety nets for individuals who may require multiple resources. Weaknesses of the homelessness service delivery system lie primarily in a lack of funding, which hinders Woodland from being able to expand emergency shelter options.

PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM FOR CARRYING OUT A STRATEGY TO ADDRESS PRIORITY NEEDS

The City of Woodland will continue its current partnerships with HPAC and with other service providers and will continue to seek funding opportunities from a variety of sources in order to overcome gaps in the service delivery system.

SP-45 Goals Summary – 91.215(a)(4)

GOALS SUMMARY INFORMATION

TABLE 54 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Housing Access and Quality	2025	2029	Affordable Housing	Citywide	Expanded Access to Affordable Housing	\$100,00	Rental units rehabilitated: 4 units
2	Provide Community Services	2025	2029	Community Services	Citywide	Provision of Community Services	\$255,232	Public service activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Existing Infrastructure and Public Facilities	2025	2029	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements	\$1,539,339	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,200 Persons Assisted
4	Community Engagement, Planning, and Administration	2025	2029	Community Engagement, Planning, and Administration	Citywide	Community Engagement, Planning, and Administration	\$473,643	N/A

GOAL DESCRIPTIONS

Goal Name	Goal Description
Improve Housing Access and Quality	Improve standards of living by increasing access to safe and affordable housing through development, acquisition, or rehabilitation of affordable for-sale or rental housing; owner-occupied housing rehabilitation, such as roof repairs, minor home repairs, and rehabilitation/reconstruction; rental housing repair or rehabilitation; and housing assistance programs for low-income households.
Provide Community Services	Invest in the community by providing services to low- and moderate-income individuals that promote well-being and improved quality of life through projects and activities that support children and families, people experiencing or at-risk of homelessness, victims of domestic violence, or other non-homeless special needs groups.
Improve Existing Infrastructure and Public Facilities	Increase resident prosperity by supporting neighborhood revitalization through site development to facilitate access to affordable housing, improvements to or development of public infrastructure, or improvements to existing or development of new public facilities owned by the City of Woodland or partner agencies.
Community Engagement, Planning, and Administration	Improve the administration of funds for community development, housing, and homelessness activities by enhancing community engagement and providing activities for residents and housing providers that promote the advancement of fair housing.

ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2)

The City of Woodland expects to continue supporting emergency shelter services and permanent supportive housing programs using CDBG public services funding over the course of the 2025-2029 Consolidated Plan. Over the five-year period, the City estimates it will provide services to support the affordable housing needs of 660 extremely low-income, low-income, and/or moderate-income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)

For affordable housing developments, the requirement is that 5% of the total development units are to be accessible units. The City of Woodland and the Yolo Housing Authority are not under a Voluntary Compliance Agreement.

ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS

The 2025-2029 Yolo County Housing 5-Year Agency Plan lists enhancing resident wellbeing and success as its first goal. The Plan lists the following strategies intended for use in achieving this goal:

- Increase the number of homeownership opportunities for residents/participants by 50% by Q4 2029, compared to a 2024 baseline.
- Improve resident/participant access to educational, community, and career advancement resources by increasing communication to residents/participants and holding quarterly events at each AMP by Q1 2027.
- Improve general quality of services provided to residents and participants.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

No

PLAN TO REMOVE THE 'TROUBLED' DESIGNATION

N/A

SP-55 Barriers to affordable housing – 91.215(h)

BARRIERS TO AFFORDABLE HOUSING

The City of Woodland participated in the development of the Sacramento Valley Fair Housing Collaborative 2020-2024 Analysis of Impediments to Fair Housing Choice (AI), which identifies challenges related to affordability and changes in homeownership as two of the city's barriers to housing choice. The AI also includes a review of the city's existing zoning code and identifies policies that may limit the development of affordable housing in the region.

The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity

Historical patterns of segregation in the region have resulted in disproportionate housing needs, homeownership rates, poverty rates, and access to opportunity among members of protected classes. In the City of Woodland, the homeownership rate among White households and Black or African American households differed by more than 30 percentage points.

Affordable rental options in the region are increasingly limited

Growth in the region has led to increasingly limited affordable rental options for low-income households. This, combined with constraints on affordable housing development and preservation that range from lack of funding, cost of development or preservation, public policies and processes, and lack of adequate infrastructure for infill redevelopment, all contribute to the shortages found in the affordable rental market. Lastly, many landlords refuse to accept households using Housing Choice Vouchers or other subsidies, leading to a concentration of voucher households in certain neighborhoods that often lack access to economic opportunity.

Stricter rental policies further limit options

Renters are frequently subject to certain requirements to qualify for units, such as 3x income requirements, where households must earn 3x or more than the monthly rent in order to obtain housing. This requirement is discriminatory to those with alternative “unearned” sources of income, such as persons with disabilities who rely on social security disability payments or those receiving child support/alimony payments. Additionally, strict policies regarding those with criminal histories often fail to take into account the severity of the crime or the time period in which it occurred, disproportionately impacting persons of color, persons with mental illness, and persons in recovery.

Disparities in the ability to access homeownership exist

Analysis of home lending data found that non-White households are more likely to be denied loans than their White counterparts for all loan purposes, including home repairs, purchase, or refinance.

Public transportation has not kept up with growth

A lack of access to affordable public transportation outside of the downtown Sacramento region presents a large barrier to economic opportunity and limits housing choice, particularly for households without access to a vehicle.

Regulatory analysis and associated limitations

Although zoning ordinances and land use codes play an important role in regulating the health and safety of the built environment, overly restrictive codes can negatively impact housing affordability and housing choice within a jurisdiction. In the regulatory analysis section of the 2020-2024 AI, the zoning ordinance of the City of Woodland was not found to be facially exclusionary. However, there are opportunities for the City to modify the ordinance to further remove barriers to the development of affordable housing across all residential zones. For example, to encourage more infill development in the traditionally low-density neighborhoods, minimum lot sizes could be further reduced, parking standards relaxed,

conversion of established dwellings to multifamily dwellings permitted, and height restrictions relaxed to allow for more density on the same footprint. This would potentially allow for increase of the supply of housing, which helps put downward pressure on rental prices, so that low- and moderate-income families have access to those neighborhoods and all the benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural and public amenities.

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

Based on the City’s 2023 Consolidated Annual Performance Evaluation Report (CAPER), the City has taken the following steps to address impediments that were identified in their 2020 AI:

- CDBG funding to support Yolo Community Care Continuum's New Dimensions Supportive Housing Program, which provides housing and supportive services for adults with mental illnesses
- Provided a City grant for the Phase 2 infrastructure for the 61-unit permanent supportive housing and 60-bed Walter’s House treatment facility at the East Beamer Way campus
- City gifted land for the Permanent Supportive Housing Project and the Walter’s House Substance Use Disorder Treatment Facility
- Short Term Emergency Aid Committee for emergency financial housing assistance to prevent homelessness

SP-60 Homelessness Strategy – 91.215(d)

INTRODUCTION

The City of Woodland is covered by the HMAAC Continuum of Care, a network of service providers that serve the region. This group brings together housing and service providers to meet the needs of individuals and families experiencing homelessness. Additionally, Woodland is a participant in the 2023-2026 Yolo County Plan to Address Homelessness (YCPAH). This plan lays out goals, steps, and plans by which participating jurisdictions may reduce homelessness.

DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS INCLUDING:

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

The YCPAH notes that outreach is an area of particular difficulty in the jurisdiction due to a lack of funding, staffing, and other resources. Goals and strategies listed within the Plan to increase and expand outreach efforts include the following:

- Facilitating an intercept mapping process for the homeless service system, which will “provide the opportunity to identify intercepts, or points along an individual’s or family’s engagement in the homelessness continuum of care, detailing where opportunities for engagement are and what types of resources are available at each point” and “offer” the opportunity to map out resources with partners while also working strategically to identify gaps and opportunities for improved outreach and coordination”.
- Developing a funding strategy to increase the capacity of prevention and diversion programs.
- Strengthening and expanding co-located or mobile behavioral health and physical health services that focus on people experiencing homelessness.
- Expanding mobile harm reduction services across the county with a focus on serving unsheltered people.
- Developing strategies to partner with more BIPOC-led organizations and organizations that hire people with lived experience.

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

Goals listed within the YCPAH to address emergency and transitional homeless housing needs include:

- Increasing emergency shelter capacity to meet growing need.
- Identifying more sustainable funding sources for emergency shelter beds.
- Utilizing funds for emergency shelters that are tailored to people with behavioral health and substance use issues.
- Investing in the expansion of Coordinated Entry.

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.

Goals and strategies listed within the YCPAH to promote transitional and independent living include:

- Investing in alternative housing pilot models, including reviewing existing zoning laws and fees in search of opportunities to partner with participating cities.
- Engaging in marketing campaigns about the benefits of affordable housing developments in order to combat NIMBYism.
- Identifying sustainable funding sources for affordable housing developments.

HELP LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE, OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION OR YOUTH NEEDS

Goals and strategies listed within the YCPAH to prevent homelessness for vulnerable individuals include the following:

- Leveraging Intercept Mapping to promote awareness and to identify areas of need.
- Improving connections between health services and homeless housing services.
- Leveraging new healthcare policies and system change to provide whole-person services.
- Building system level capacity to lead efforts to address and prevent homelessness in Yolo County.
- Identifying and implementing a new homelessness risk assessment tool for Coordinated Entry.

SP-65 Lead based paint Hazards – 91.215(i)

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

The City of Woodland follows HUD’s Lead Safe Housing Rule requirements in all of its federally funded affordable housing development activities. The City will continue to conduct lead-based paint inspections as part of its exterior repair program and, if a hazard is found, complete remediation.

HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?

Following the Lead Safe Housing Rule requirements in federally funded housing activities reduces risk of lead poisoning and hazards. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes built before 1978 contain lead-based paint hazards. For these reasons, it is vital that the City of Woodland reduce lead-based paint hazards in all federally funded housing activities.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND

PROCEDURES?

The City of Woodland integrates Lead Safe Housing Rule requirements into housing policies and procedures by following HUD's Lead Safe Housing Rule requirements in all of the City's federally-funded affordable housing development activities.

SP-70 Anti-Poverty Strategy – 91.215(j)

JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

An estimated 8.1% of Woodland’s total population, or about 4,911 people, are living below poverty level, as of the 2019-2023 American Community Survey 5-year estimates, which is lower than California’s rate of 12.0%. In comparison, about 12.4% of the United States population is living below the poverty level, slightly higher than California. However, community engagement participants emphasized their concerns over the rise of homelessness across the region and state due to housing affordability concerns.

Projects included in Woodland’s 2025 Annual Action Plan that seek to reduce the number of residents living under the federal poverty line include projects that provide low-income families, children, and seniors with access to fresh food, meals, and nutritional education services, housing support services to help keep residents housed and out of homelessness, and health services.

HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN

The City of Woodland’s 2025 Annual Action Plan outlined the following items related to housing strategy that have the potential to reduce the number of poverty-level households in the jurisdiction:

- Housing support services through Legal Services of Northern California to keep residents stably housed and informed of tenant rights and responsibilities
- ADA accessibility improvements to public infrastructure
- Food access services such as Meals on Wheels and food banks
- Shelter services including emergency shelters and supportive housing

SP-80 Monitoring – 91.230

DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING

Monitoring Plan

The City of Woodland has established a monitoring system to ensure that federal regulations, local policies, and program guidelines are met. The monitoring plan includes pre-award risk assessments, regular desk monitoring, and on-site monitoring visits based on an assessment of risk. The goals of the City of Woodland’s Monitoring Plan for the Consolidated Plan and each annual Action Plan include:

1. Ensure that all activities and initiatives funded, in part or in whole, with HUD funds are consistent with the approved Consolidated Plan and Annual Action Plans.
2. Ensure that all funded activities are implemented by a competent subrecipient to ensure the timely and financially prudent administration of the funds.
3. Ensure that all funded activities are regularly evaluated and monitored to verify funds expended comply with federal regulations.
4. Ensure that subrecipients regularly and accurately provide reports necessary to assess the performance of all funded activities.

Entitlement Program Monitoring

Each entitlement program has specific monitoring requirements such as timely use of funds, commitment requirements, and uniform administrative requirements that must be met. The City of Woodland tracks these activities throughout the program year.

Project/Activity Monitoring and Administration

City of Woodland Staff will determine that the national objective, activity eligibility, and appropriate regulatory requirements to monitor the activity/project are established. Monitoring activities include, but are not limited to, compliance with national objectives, labor standards, financial management, and environmental assessments. Staff conducts desk monitoring of drawdown requests as they are received, ideally on a monthly basis. Site monitoring of various documents applicable to the activities occur at least once during the program year. The specific items reviewed and the order in which activities are reviewed is based on a risk assessment completed each program year.

Rehabilitation and construction projects are monitored by Project Managers and Housing Rehabilitation Specialists throughout the construction period and the affordability terms.

Minority Business Outreach (MBE/WBE)

The City of Woodland has established a Disadvantaged Business Enterprise (DBE) Program in accordance with the regulations of the U.S Department of Housing and Urban Development (HUD). The City of Woodland in the past has received federal financial assistance from HUD and as a condition of receiving this future/ongoing assistance, the City of Woodland has signed an assurance that it will comply with 24 CFR Subtitle A, Part 85, Subpart C, §85.36.

It is the policy and commitment of the City of Woodland to ensure that DBEs as defined in part 24, and those included in 2 CFR 200.321, have an equal opportunity to receive and participate in HUD-assisted contracts

2025 ANNUAL ACTION PLAN



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

INTRODUCTION

The City of Woodland receives federal funding through the Community Development Block Grant (CDBG) program. The City will receive an anticipated \$473,643.00 in HUD grant funds for the 2025 program year (PY 2025), which runs from July 1, 2025, through June 30, 2026. The table below outlines anticipated funding levels by program and estimates additional grant funds to be received in the remaining four program years covered by the City's 2025-2029 Five-Year Consolidated Plan.

ANTICIPATED RESOURCES

TABLE 55 - 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 Fair housing	\$473,643	\$0	\$0	\$473,643	\$1,894,572	The expected amount of CDBG funds available for the remainder of the Con Plan is estimated at four times the City’s anticipated PY 2025 annual allocation.

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 City of Woodland uses its federal grant funds together with additional local resources to address priority needs. During PY 2025, the City will partner with local nonprofit organizations on a number of programs, with partner agencies supplementing CDBG grants with additional funding, staff time, and other organizational resources.

The City will partner with local nonprofit organizations and affordable housing developers to support affordable housing development, housing rehabilitation, public services, and homelessness programs in PY 2025. Partners leverage grant funds with private donations and other funding. Funding is also available through the California Department of Housing and Community Development and the National Housing Trust Fund, the Low-Income Housing Tax Credits program.

IF APPROPRIATE, DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN

N/A

AP-20 Annual Goals and Objectives

GOALS SUMMARY INFORMATION

TABLE 56 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Housing Access and Quality	2025	2026	Affordable Housing	Citywide	Expanded Access to Affordable Housing	\$0	Rental units rehabilitated: 0 units
2	Provide Community Services	2025	2026	Community Services	Citywide	Provision of Community Services	\$71,046.45	Public service activities other than Low/Moderate Income Housing Benefit: 1,250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Existing Infrastructure and Public Facilities	2025	2026	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements	\$307,867.95	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 275 Persons Assisted
4	Community Engagement, Planning, and Administration	2025	2026	Community Engagement, Planning, and Administration	Citywide	Community Engagement, Planning, and Administration	\$94,728.60	N/A

GOAL DESCRIPTIONS

Goal Name	Goal Description
Improve Housing Access and Quality	Improve standards of living by increasing access to safe and affordable housing through development, acquisition, or rehabilitation of affordable for-sale or rental housing; owner-occupied housing rehabilitation, such as roof repairs, minor home repairs, and rehabilitation/reconstruction; rental housing repair or rehabilitation; and housing assistance programs for low-income households.
Provide Community Services	Invest in the community by providing services to low- and moderate-income individuals that promote well-being and improved quality of life through projects and activities that support children and families, people experiencing or at-risk of homelessness, victims of domestic violence, or other non-homeless special needs groups.
Improve Existing Infrastructure and Public Facilities	Increase resident prosperity by supporting neighborhood revitalization through site development to facilitate access to affordable housing, improvements to or development of public infrastructure, or improvements to existing or development of new public facilities owned by the City of Woodland or partner agencies.
Community Engagement, Planning, and Administration	Improve the administration of funds for community development, housing, and homelessness activities by enhancing community engagement and providing activities for residents and housing providers that promote the advancement of fair housing.

Projects

AP-35 Projects – 91.220(d)

INTRODUCTION

Projects planned for the 2025 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Woodland anticipates assisting low- and moderate-income homeowners with home rehabilitation and ADA accessibility. The City will also use CDBG funds for food and shelter services. As part of its CDBG program administration, the City will provide housing education to residents.

PROJECTS

TABLE 57 – PROJECT INFORMATION

#	Project Name
1	ADA Accessibility
2	Food, Shelter, and Fair Housing Services
3	Administration

DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

The City of Woodland developed PY2025 allocation priorities based on an assessment of the data presented in its 2025-2029 Consolidated Plan, community input, consultation with City staff and other public agencies, and relevant other City/regional plans and studies. In PY2025, the City will focus on two key areas: ADA accessibility improvements and the provision of food and shelter services.

Obstacles to addressing underserved needs include:

1. Reduction of already limited funding at the state and federal levels, which will limit the resources available to meet the needs of low- and moderate-income residents. For example, the City’s CDBG award decreased by \$1,443 from PY2024 to PY2025. With limited and declining resources, the City and its non-profit partners may be unable to serve all people in need of services.
2. Continued population growth resulting in continued demand for housing, including affordable housing, in the region.
3. Elevated rental rates, home sales prices, and interest rates, making it harder for low- and moderate-income households to find affordable, unsubsidized rental housing or to purchase homes.

4. Rising construction, land, and labor costs resulting in higher project costs.

AP-38 Project Summary

PROJECT SUMMARY INFORMATION

1	Project Name	ADA Accessibility
	Target Area	Citywide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$307,867.95
	Description	Funds will be utilized to make ADA accessibility improvements including the Installation of curb ramps and sidewalk replacements in various locations across the city.
	Target Date	06/30/2026
	Estimate the number and type of persons that will benefit from the proposed activity	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 275 Persons Assisted
	Location Description	
	Planned Activities	03L: Sidewalks
2	Project Name	Food, Shelter, and Fair Housing Services
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$71,046.45

	Description	Funds will be used to support the provision of food access, fair housing, and shelter services through the following organizations: <ul style="list-style-type: none"> • Northern California Children's Therapy Center: \$11,046 • Legal Services of Northern California: \$10,000 • Meals on Wheels Yolo County: \$15,000 • Yolo Community Care Continuum: \$10,000 • Yolo Wayfarer Center: \$15,000 • Yolo Food Bank: \$10,000
	Target Date	06/30/2026
	Estimate the number and type of persons that will benefit from the proposed activity	Public service activities other than Low/Moderate Income Housing Benefit: 1,250 Persons Assisted
	Location Description	
	Planned Activities	Public service activities including healthcare access for children with disabilities; consultation and legal advice for people reporting housing discrimination or complaints; and other food, shelter, and supportive services for low- and moderate-income residents, including those experiencing or at risk of homelessness.
3	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$94,728.60
	Description	2025-26 CDBG Program Administration
	Target Date	06/30/2026
	Estimate the number and type of persons that will benefit from the proposed activity	Other

Location Description	The CDBG program will be administered from the City of Woodland offices at 300 First St, Woodland, CA 95695
Planned Activities	2025-26 CDBG Program Administration

AP-50 Geographic Distribution – 91.220(f)

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED

CDBG funds are available for use throughout Woodland, both in areas where the majority of residents have low- or moderate-incomes, or to serve low- or moderate-income residents living in any area of the city.

TABLE 58 - GEOGRAPHIC PRIORITY AREAS

Target Area:	Percentage of Funds
Citywide	100%

RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

Input received during development of the 2025-2029 Five-Year Consolidated Plan emphasized the need to reduce affordable housing burdens and maintain the housing stock for low- and moderate-income families. Because families with needs, including needs related to homeowner housing repair/rehab, rental assistance, and first-time homeownership, may reside anywhere within Woodland, the City makes these programs available citywide. Public service activities designed to assist low- and moderate-income families, people who are homeless, and non-homeless special needs groups are generally located in areas most accessible to the clientele being served, which often overlap with low- and moderate-income (LMI) census tracts.

AP-55 Affordable Housing – 91.220(g)

INTRODUCTION

TABLE 59 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	250
Non-Homeless	0
Special-Needs	25
Total	275

TABLE 60 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	275
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	275

DISCUSSION

In 2025, the City of Woodland expects to continue supporting the Yolo Wayfarer Center’s emergency shelter services and the YCCC’s New Dimensions permanent supportive housing programs using CDBG public services funding.

- Yolo Wayfarer Center is expected to serve 250 people experiencing homelessness through its emergency shelter program.
- YCCC’s New Dimensions permanent housing program is expected to serve 25 non-homeless special needs residents.

AP-60 Public Housing – 91.220(h)

INTRODUCTION

The Yolo County Housing Authority is responsible for the administration of publicly supported housing in Woodland and Yolo County to house families, the elderly, and people with disabilities.

ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS TO PUBLIC HOUSING

Actions planned by the City of Woodland in the next year that address needs related to public housing include:

- Funding ADA accessibility improvements in public areas
- Funding the New Dimensions Supportive Housing Program through the Yolo Community Care Continuum

ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

The 2025-2029 Yolo County Housing 5-Year Agency Plan lists enhancing resident wellbeing and success as its first goal. The Plan lists the following strategies intended for use in achieving this goal that are relevant to helping residents become more involved in management and participate in homeownership:

- Increase the number of homeownership opportunities for residents/participants by 50% by Q4 2029, compared to a 2024 baseline.
- Improve resident/participant access to educational, community, and career advancement resources by increasing communication to residents/participants and holding quarterly events at each AMP by Q1 2027.

IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE

N/A

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

INTRODUCTION

The City of Woodland is covered by the HMAC Continuum of Care, a network of service providers that serve the region. This group brings together housing and service providers to meet the needs of individuals and families experiencing homelessness.

DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS INCLUDING:

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

The City of Woodland will continue active participation in the HMAAC Continuum of Care and collaborate with participating service providers in order to conduct homeless outreach.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

During FY25, the City of Woodland plans to dedicate \$15,000 in CDBG funding to the Yolo Wayfarer Center's Emergency Shelter program in order to meet the emergency shelter needs of homeless persons within the City.

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

During FY25, the City of Woodland plans to dedicate \$15,000 in CDBG funding to the Yolo Community Care Continuum's New Dimensions Supported Housing program in order to meet the transitional housing and independent living needs of homeless persons within the City.

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

During FY25, the City of Woodland plans to dedicate \$10,000 in CDBG funding to the Legal Services of Northern California’s Fair Housing Services in order to implement homelessness prevention through the prevention of unnecessary evictions.

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

INTRODUCTION:

The City of Woodland participated in the development of the Sacramento Valley Fair Housing Collaborative 2020-2024 Analysis of Impediments to Fair Housing Choice (AI), which identifies challenges related to affordability and changes in homeownership as two of the city’s barriers to housing choice. The AI also includes a review of the city’s existing zoning code and identifies policies that may limit the development of affordable housing in the region.

ACTIONS 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

Although zoning ordinances and land use codes play an important role in regulating the health and safety of the built environment, overly restrictive codes can negatively impact housing affordability and housing choice within a jurisdiction. However, there are opportunities for the City to modify its zoning ordinances to further remove barriers to the development of affordable housing across all residential zones, particularly when encountering conflicts in land use objectives that place constraints on the production of multifamily and affordable housing.

For example, to encourage more infill development in the traditionally low-density neighborhoods, minimum lot sizes could be further reduced, conversion of established dwellings to multifamily dwellings permitted, and height restrictions relaxed to allow for more density on the same footprint. This would potentially allow for more supply of housing, which helps put downward pressure on rental prices, so that

low- and moderate-income families have access to those neighborhoods and all the benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural and public amenities.

DISCUSSION:

N/A

AP-85 Other Actions – 91.220(k)

INTRODUCTION:

This section details the City of Woodland’s actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

During PY2025, the City will allocate \$307,867 in CDBG funds towards ADA accessibility infrastructure improvements designed to improve the living environment for low- and moderate-income residents.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

During PY2025, the City will allocate \$71,046 in CDBG funds towards housing support and shelter services designed to improve housing stability for low- and moderate-income residents.

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS

Over the next year, the City of Woodland will continue to conduct lead-based paint inspections and, if a hazard is found, remediation. These actions will both reduce lead exposure risk and help to maintain the city's older, lower and moderately priced housing. Any housing rehabilitation activities conducted using CDBG funds will continue to monitor closely for any potential lead exposure.

ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES

The City of Woodland's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, job training, education, food access, healthcare services, and emergency assistance.

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE

The City of Woodland has developed a robust administrative structure to manage its CDBG funds. All subrecipients selected or funding will be required to participate in mandatory technical assistance provided by the City's Community Development Department before the start of the program year. Furthermore, City staff will continue to participate in applicable trainings and technical assistance provided by HUD and other appropriate providers.

In addition to the training of internal staff and subrecipients, the City's citizen participation process is designed to make engaged and informed citizens another vital part of the institutional structure. City plans focused on affordable housing, homelessness, and workforce development provide overarching goals and frameworks for collaboration among agencies and the use of federal, state, local, and other funding.

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

The City will work to enhance coordination between public and private housing and social service agencies by working to implement the strategies detailed in the Analysis of Impediments to Fair Housing Choice, including addressing the gaps in the institutional and service delivery systems discussed in section SP-40 of this plan.

Public housing in Woodland is managed by YCH which will continue to partner with area agencies and organizations to offer opportunities for residents including:

- Housing counseling for first-time homebuyers
- Family Self-Sufficiency (FSS) program
- Services and housing for people experiencing homelessness
- Homelessness prevention

DISCUSSION:

N/A

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

INTRODUCTION:

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table (see AP-35). The following identifies program income that is available for use that is included in projects to be carried out.

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.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

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	70%