

CITY OF YUBA CITY
STAFF REPORT

Date: August 20, 2019
To: Honorable Mayor & Members of the City Council
From: Development Services Department
Presentation By: Jaspreet Kaur, Administrative Analyst

Summary

Subject: Public Hearing to consider proposed 2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

Recommendation: A. Conduct a Public Hearing and after consideration
B. Approve the CAPER and Resolution authorizing staff to submit all necessary documents to the U.S. Department of Housing and Urban Development (HUD)

Fiscal Impact: Expenses incurred by the City for the administration of the CDBG program are paid through funds received via the CDBG entitlement; thus, the City does not incur costs

Purpose:

To solicit public input on the City's CDBG program and approve submission of the 2018-2019 CDBG Consolidated Annual Performance and Evaluation Report.

Background:

The Consolidated Annual Performance and Evaluation Report (CAPER) is required of all jurisdictions that receive CDBG entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The purpose of the CAPER is to highlight the City's success in using CDBG funds to meet the housing and community development goals contained in the City's Five-year Consolidated Plan. The City's grant allocation for the 2018-2019 Program Year (PY) was \$650,001. Per HUD guidelines, these funds must be used to further the overall goal of the CDBG program which is to provide decent, safe, sanitary housing; a suitable living environment; and to expand economic opportunities for low and moderate-income households. The 2018-2019 PY covers the period between July 1, 2018 and June 30, 2019.

Discussion:

Pursuant with the guidelines outlined in the Citizen Participation Plan, the City is holding this public hearing. The purpose of the hearing is to solicit community feedback on the City's efforts in utilizing its CDBG funds to meet the housing and community development goals contained in the City's Five-Year Consolidated Plan. Moreover, it provides the public an opportunity to identify community housing needs.

In addition to this public hearing, the City held a 15-day public comment period, which commenced on **August 5, 2019** and closed on **August 19, 2019**. During the public comment period, residents were encouraged to provide feedback with regard to the CAPER. To date, staff has not received any comments.

2018-2019 Program Year Accomplishments

The following is a synopsis of the City's accomplishments funded by the CDBG program for the 2018-2019 Program Year:

Housing Rehabilitation Activities:

- ✓ Senior Handyman Program: 14 low-income seniors received services to complete minor home repairs.
- ✓ FREED Home Repair Program: FREED's Housing Repair Program provides accessibility improvements for low-income disabled residents. Improvements may include grab bars, ramps, safety poles, and other assistive items. During the past year, 25 individuals participated in this program.
- ✓ Habitat for Humanity Yuba-Sutter Exterior Home Repair Program: two (2) low-income, disabled, and senior citizens were provided Exterior Home Repair, which included services such as roofing, siding, landscaping, replacing doors and windows and installation of wheelchair ramps. The City has extended the CDBG Contract until the end of this year; Habitat for Humanity currently has two (2) more projects they will begin shortly.
- ✓ City of Yuba City Owner-Occupied Housing Rehabilitation Program: One (1) low-income loan was issued through this program which provides home repair assistance such as deck replacement, landscaping, door/window replacement, floor/carpet replacement, kitchen cabinet and countertop replacement.

Public Service Activities:

- ✓ 1,889 people were assisted by the Sutter Yuba Homeless Consortium (CoC) Homeless Assistance Program. The CoC provides support services to people experiencing temporary homelessness. The CoC partners with the Central Valley Homeless Veterans Assistance Program, which provides first-month's rent and security deposits to homeless veterans, Bridges to Housing, an organization assisting the homeless or near homeless families with security deposits so they may secure rental housing, and Hands of Hope, a program providing assistance and mentoring to homeless women and children.

Public Facilities Improvements:

- ✓ ADA Public Facility Improvements Project: The City set aside a combined total of \$351,135, (\$201,134.65 from prior year's unused funds) for the installation of ADA improvements throughout the City's Qualified Low/Mod Census Tracts. A total of \$211,457 was expended during this Program Year; an unexpended balance of \$139,678 remains. ADA improvements were used for the City's Senior Activity Center's Courtyard allowing safe access for individuals with disabilities. The facility serves as an at-risk community of senior citizens who use the facility for recreation. The project was completed this program year; it is estimated that 5,160 disabled persons will benefit from these improvements.

- ✓ Sam Brannan Pickle Ball Courts: The project was completed this year expending the total \$115,400 that was granted from CDBG funds. The park is located in one of the City's Qualified Low/Mod census tracts, 502.02. Based on the census tract data it is estimated that 3,095 persons will benefit from these improvements.

The activities above represent a snapshot of the plethora of programs and upgrades during the 2018-2019 PY. These, and all activities performed are consistent with the City's goals for improving and enhancing the quality of life for all residents. Moreover, they are consistent with the City's priorities identified in the City's 2015-2019, 5-year Consolidated Plan.

Recommended Action:

Approve the CAPER and Resolution authorizing staff to submit all necessary documents to the U.S. Department of Housing and Urban Development (HUD)

Attachments:

- A. Program Year 2018-2019 CAPER
- B. Resolution Approving the 2018-2019 CAPER

Prepared By:

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Submitted By:

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Interim City Manager

Reviewed By:

Department Head

BM

Finance

RB

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SLC by email

ATTACHMENT 1

Executive Summary

The City's Development Services Department is responsible for administration of the Community Development Block Grant (CDBG) funds, including facilitating project/program implementation, monitoring project activities and outcomes, and ensuring compliance with all HUD requirements and regulations such as fair housing, Davis-Bacon requirements (prevailing wages), environmental reviews, affirmative action, competitive bidding procedures, and fiscal and contract administration. CDBG activities are carried out by both internal City Departments, as well as external Sub-Recipients.

The Consolidated Annual Performance and Evaluation Report (CAPER) is a report mandated for all communities that receive CDBG entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The 2018 CAPER covers the period from July 1, 2018 through June 30, 2019 and reports the City's success in using CDBG funds to meet the housing and community development goals contained in the Amended 2015 Consolidated Plan (Con Plan), a five-year comprehensive planning document that covers the period of July 1, 2015 through June 30, 2020. The Con Plan also identifies the City's overall need for affordable and supportive housing as well as non-housing community development needs. It is comprised of several components, including a five-year Strategic Plan that outlines the strategy for use of available resources to meet identified needs, and an Annual Action Plan (AAP) that describes the activities the City plans to undertake to meet the goals set forth in the Strategic Plan. The CAPER evaluates the City's overall progress in carrying out priorities of assistance identified in the Con Plan and Annual Action Plan.

CR-05 - Goals and Outcomes

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

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

CDBG entitlement funds are the only Community Planning and Development (CPD) funding source the City receives to accomplish the goals and objectives outlined in the Con Plan. While other funding sources like State HOME and CalHome funds are available, CDBG funding is tailored to meet the highest priority needs, and then other funding sources are leveraged to assist with filling in the gaps. In addition, several community development activities are funded with CDBG to specifically target the need to provide a suitable living environment for low and moderate-income households.

Overall the City remains on target for meeting the goals of the CDBG program and utilizing the resources available through annual CDBG entitlement grants as well as program income. The following sections provide a more detailed analysis of the City's performance for the 2018

Program Year.

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

The 2018 Action Plan identified the general priority categories of housing, homelessness, special needs and community development needs and the related goals for the activities to be undertaken for this Program Year. These goals target a variety of areas including: funding for homeless assistance, affordable housing through rehabilitation and first-time homebuyer programs, public services that assist youth, seniors, and other needs of low-income persons in the City, as well as improvements to infrastructure, streets, and public facilities that primarily service low-income neighborhoods.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homeless Assistance	Homeless	CDBG: \$97,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	7106	284%	702	1,889	269%
Housing Rehabilitation	Affordable Housing	CDBG: \$150,000	Rental units rehabilitated	Household Housing Unit	100	73	73%	13	11	85%
Housing Rehabilitation	Affordable Housing	CDBG: \$45,608	Homeowner Housing Rehabilitated	Household Housing Unit	300	186	62%	85	41	48%

Infrastructure Improvements/ADA Modifications	Non-Housing Community Development	CDBG: \$351,135	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2800	960	34%	12736	0	0.00%
Non-Homeless Supportive Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	1418	284%	0	0	0%
Public Facilities Construction/Rehabilitation	Non-Housing Community Development	CDBG: \$115,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1400	8423	602%	800	3,210	401%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

During the 2018 Program Year (PY) the City continued to address the high priority needs identified in the Con Plan, including preservation of existing units; homeless housing and supportive services; housing and supportive services for special needs; and, public improvements and infrastructure, including ADA improvements. Recognizing there are limited resources available to the City, the City actively supported efforts by other entities to acquire funding for priority needs identified in the Con Plan that benefit low- and moderate-income residents. Specifically, the

City supported the efforts of the Regional Housing Authority to enhance its Housing Choice Voucher (HCV) Section 8 Rental Assistance Program and Public Housing activities. The City continued to support efforts of the Yuba Sutter Homeless Consortium to expand housing opportunities or supportive services for the homeless.

Furthermore, the City did not hinder the plan implementation by willful inaction. Certifications for consistency were also provided for other HUD programs. The City also continued to distribute funds to areas where the percentage of low and moderate-income persons is above 51%. There are no areas of minority or ethnic concentration indicated in the 2010 Census.

The Sutter-Yuba Homeless Consortium (SYHC) was designated to act as the lead agency and fiscal agent in providing services and programs to the City's homeless population. These programs and services were provided in conjunction with three (3) other non-profit agencies, Bridges to Housing, Central Valley Homeless Veterans Assistance Program and Hands of Hope.

- **Homeless Assistance:** A total of \$97,500 was expended to provide public and homeless services; a combined total of 1,889 low-income persons were assisted through the combined efforts of the Sutter Yuba Homeless Consortium, Bridges to Housing, Central Valley Homeless Veterans and Hands of Hope.
- **Housing Rehabilitation:** A total of \$93,782 was expended and a combined total of 42 low-income disabled and senior households were assisted through the City's Owner-Occupied Housing Rehabilitation, FREED Home Repair, Habitat for Humanity Exterior Home Repair and Handyman Programs which provided minor to major health and safety repairs, accessibility modifications and energy efficiency improvements to their homes.
- **Housing Rehabilitation – Rental Units Rehabilitated:** A total of \$50,000 was expended and a combined total of 10 low-income rental units were assisted which consist of two (2) rental projects, Kingswood Commons and River City Manor, owned and operated by the Regional Housing Authority.
- **Infrastructure Improvements/ADA Modifications:**
 - ADA Public Facility Improvements Project: The City set aside a combined total of \$351,135, (\$201,134.65 from prior year's unused funds) for the installation of ADA improvements throughout the City's Qualified Low/Mod Census Tracts. A total of \$211,457 was expended during this Program Year; an unexpended balance of \$139,678 remains. However, Public Works anticipates to expend the remaining funds by September 1, 2019. ADA improvements were used for the City's Senior Activity Center's Courtyard allowing safe access for individuals with disabilities. The facility serves as an at-risk community of senior citizens who use the facility for recreation. The project was completed this program year; it is estimated that 5,160 disabled persons will benefit from these improvements.
- **Public Facilities Construction/Rehabilitation – Neighborhood Park Improvements:** The City set aside \$115,400 for the rehabilitation and

improvements of picke ball courts at Sam Brannan Park, which is located in one of the City's Qualified Low/Mod census tract, 502.02. Based on the census tract data it is estimated that 3,095 persons will benefit from these improvements. The project was completed at budget, expending the total amount allocated.

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	1,374
Black or African American	167
Asian	26
American Indian or American Native	59
Native Hawaiian or Other Pacific Islander	7
Total	1,633
Hispanic	326
Not Hispanic	1,307

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

Narrative

A total of 1,633 families were assisted with CDBG funding the 2018 Program Year; 1,374 of those assisted identified as White. Of the 1,633 approximately 20% (326) identified themselves as Hispanic. Other ethnicities assisted include: 167 Black or African American families, 26 Asian families, 59 American Indian or American Native families and 7 Native Hawaiian or Other Pacific Islander families.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,127,303	594,850

Table 3 - Resources Made Available

Narrative

The City only received Community Development Block Grant (CDBG) Entitlement funds through the United States Department of Housing and Urban Development (HUD).

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	40	36%	Other
Qualified Low/Mod Census Tracts	40	43%	Low/Mod Areas

Table 4 – Identify the geographic distribution and location of investments

Narrative

In general, the City allocated investment of resources on a city-wide basis. The distribution of funding is predicated somewhat on the nature of the activities funded. Resources targeted to preservation of existing housing were allocated on a city-wide basis. Resources targeted to special needs populations, including homeless, were allocated on a city-wide basis, where needs are identified and/or where resources could be coordinated with existing facilities and services. Activities such as public facilities and improvements were targeted to older, low-income neighborhoods most in need of assistance. No Economic Development activities were funded with CDBG funds during the 2018 Program Year.

Leveraging

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

Community Development Block Grant (CDBG) funds are not sufficient to fully fund activities; as a result, activities undertaken are leveraged with a variety of Federal, State funds, charitable organizations and private donations. Sub-recipients identify additional funding sources in their budgets included in the applications for CDBG funding. The CDBG funds do not require matching funds. The City continues to struggle to meet any matching requirements when applying for other Federal or State funding sources.

There is no publicly owned land or properties located within the City that were used to address needs identified in the Amended 2015 Con Plan or 2018 Action Plan.

The City pursued and supported applications by other entities who applied for Federal and State funding during the 2018 Program Year to address priority needs. The City's application for 2017 HOME funds was approved and has been awarded HOME funds. The City is currently in the process to complete the additional requirements to receive the funds.

CR-20 - Affordable Housing 91.520(b)

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

The City continued offering and/or providing funding for affordable housing activities which includes the single-family Owner Occupied Housing Rehabilitation, First-Time Homebuyer Down Payment Assistance and the Exterior Home Repair Programs. The City worked in partnership with local non-profit agencies and the Regional Housing Authority (RHA) to preserve affordable housing units.

The RHA administers the City's CalHome grant funds, \$600,000, which funds both the Owner-Occupied Housing Rehabilitation and First Time Homebuyer Down Payment Assistance Programs.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	702	675
Number of Non-Homeless households to be provided affordable housing units	10	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	712	675

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	10
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	10
Number of households supported through Acquisition of Existing Units	0	0
Total	10	10

Table 6 – Number of Households Supported

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

Although the City does not operate a rental assistance program, the Regional Housing Authority administers the Housing Choice Voucher (HCV) Section 8 Rental Assistance Program. A total of 675 households were assisted during this Program Year.

Discuss how these outcomes will impact future annual action plans.

By reducing the funding and number of units expected to be assisted through the rehabilitation of existing units, the City was successful in meeting the estimated goal.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,885	0
Low-income	31	0
Moderate-income	7	0
Total	1,923	0

Table 7 – Number of Households Served

Narrative Information

The table above does not include CalHome and HOME (State) funds that were used to assist three (3) household through the First-Time Homebuyer Program. Additionally, the table above does not reflect the two (2) Housing Rehabilitation units that were completed this Program Year with a combination of CDBG and HOME Revolving Loan Funds (RLF).

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

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

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

Many homeless need specialized, intensive assistance in order to get back into housing and be linked with services needed for on-going stability. Often homeless persons suffer from mental health conditions, drug or alcohol addiction and chronic physical illnesses, and many have more than one of these conditions, that contribute to their homelessness.

The City does not have services for the homeless but relies on the Sutter-Yuba Homeless Consortium (SYHC), our area's Continuum of Care (CoC), to coordinate services for the homeless. The SYHC is a regional, non-profit organization that brings together public and private agencies and organizations to address the full scope of housing and supportive services needed by the varying homeless population. During this PY, SYHC has implemented its Coordinated Entry System (CES). Coordinated Entry is a HUD-mandated requirement to prioritize services to the most vulnerable within the community. In Yuba City, the CES is located at Hands of Hope's day services center. Upon entering the CES, homeless individuals have their needs assessed to determine which services they are eligible for and are assigned a case manager to assist them in obtaining permanent housing. Additionally, Hands of Hope offers several life skills classes to help facilitate a client's move toward self-sufficiency.

Annually the SYHC, along with volunteers, conduct a Point-in-Time (PIT) count of the homeless. The PIT count is only a snap shot of the homeless population at any given time. The information is limited since it cannot count every person that is homeless or count people that are at risk of homelessness. It does however provide an estimate of the homeless population, helps to assess the needs of the various subpopulations, and helps to assess the progress in ending homelessness. In PY 2018, the most recent unsheltered count, SYHC identified that 519 individuals were unsheltered and 202 resided in emergency shelter on the night of January 22, 2019. Approximately 237 individuals were identified as being chronically homeless, 113 had a serious mental illness, 98 identified as having a substance use disorder, and 50 individuals were a survivor of domestic violence.

All agencies that received CDBG funding during this Program Year (PY) utilize intake forms to collect data and assess the needs of homeless individuals and families. For example, The Salvation Army's inquiry process and intake procedure includes collection of data that enables them to construct a case plan for each individual who seeks services from their agency unique to each of their needs. They assess for chronic homelessness, physical, mental, or behavioral issues as well as any financial difficulties these individuals may have. Once their individual needs are assessed, they construct a case plan specific to their needs and

assist them in achieving their individual goals and milestones. Their assistance can include classes that address specific barriers that each client may have that affect them maintaining housing stability. These classes may include; Seeking Safety, Anger Management, Relapse Prevention, Life Skills, Budgeting, Co-dependency, Kitchen class, Health Classes, Grief Counseling, One-on-Ones with case managers and Parenting classes.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not operate any emergency or transitional shelters for the homeless within the community. The City works within the framework of and relies on the SYHC and member agencies to address the emergency shelter and transitional housing needs of homeless individuals and families.

The City took the following actions during this PY to address the needs of homeless persons: 1) The City's zoning code allows for emergency shelter and transitional shelter sites in accordance with State Law; and 2) the City continued to support applications for emergency shelter and/or transitional housing funding by the SYHC and member agencies, consistent with City policy

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

The City does not have a Discharge Coordination Policy for those likely to become homeless after discharge from health care facilities, mental health facilities, foster care, or corrections programs and institutions, etc. and relies on the SYHC and its member agencies to address those individuals.

Low-income households overpaying for rent and utilities are constantly at risk of becoming homeless. The City's objectives for helping low-income individuals and families avoid homelessness include maintain and increasing the supply of affordable housing as well as supporting the efforts of SYHC and its member agencies.

During this PY the City provided CDBG funds to the SYHC. The SYHC provides a forum for its member agencies who assist low-income households and individuals receiving assistance from public and private agencies to develop comprehensive, coordinated services that address the underlying reasons for homelessness helping those individuals and families avoid becoming homeless.

The City's efforts during this PY to help low-income individuals and families avoid becoming homeless included continuing its Housing Rehabilitation Program that maintains the City's existing affordable housing stock as well as continuing to work in cooperation with the Regional Housing Authority (RHA). The RHA provides a variety of housing options to low and very low-income households. The City also provided CDBG funds to the SYHC who allocates funds to three (3) non-profit agencies who provide

programs and services to the City's homeless population. These agencies are: The Salvation Army, Bridges to Housing and Central Valley Homeless Veterans Assistance Program; these agencies provide assistance with security deposits, one-time rental assistance, utility assistance, on-going supportive services and/or case management services to individuals and families that are formerly homeless or at risk of becoming homeless.

Bridges to Housing provides financial assistance to low income individuals and families in the form of security deposits to prevent them from becoming homeless. The deposit assistance provided by Bridges to Housing is sometimes the financial assistance needed to help those at risk of being homeless moving forward in a positive direction. Providing security deposit assistance to homeless individuals or families give them a fresh start placing them in a stable and safe environment and moving them from the uncertainty of being homeless. Bridges to Housing also provides everyone with a list of additional resources and referrals to such organizations as Hands of Hope while they are going through this transition period giving them the additional hope and resources they need avoid becoming homeless again. Of the \$9,116 of the CDBG funds received from the City this PY, \$9,116 was directly applied for direct client security deposits, or 100% of the grant funds. Bridges to Housing served 40 people this program year. The level of family income for those served include four (4) families that had family income below 30% of the Area Median Income (AMI) and three (2) below 50% (AMI).

The Central Valley Homeless Veterans Assistance Program provides assistance to veterans with one-time rent assistance and utility assistance to create or maintain stable housing. They also provide additional supportive services and participate and support the Sutter-Yuba Veterans Stand Down event held annually during which veterans and their families receive a variety of services. A total of eleven (11) homeless veterans who were either homeless or at immediate risk of losing their housing were assisted; of the eleven (11), five (5) were low-income and one (1) was moderate-income.

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

The City does not provide supportive services or case management to homeless or formerly homeless persons. The City relies on the SYHC and its member service providers to address the supportive services and case management needed to help homeless people's transition to permanent housing, independent living, secure permanent affordable housing and prevent recurring homelessness.

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

Actions taken to address the needs of public housing

The City does not own or operate public housing or have oversight of the Regional Housing Authority (RHA); however, the City maintains a close working relationship with the RHA supporting the RHA's actions to address the needs of their public housing units and residents.

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

Since the City does not own, operate public housing or have oversight over Housing Authority operations, there are no City strategies directed at public housing tenants. However, the City encourages all residents to be active participants in their community.

The RHA has continued to work with residents to provide an environment in which they are able to accumulate adequate resources in order to move into non-subsidized housing and homeownership.

The RHA operates the City's first time homebuyer program that provides homeownership opportunities for low-income households.

Actions taken to provide assistance to troubled PHAs

The RHA is not identified as a troubled Housing Authority; therefore, this section does not apply.

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

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

The 2013 Housing Element analysis of barriers to affordable housing does not identify any regulations or policies in place that are inconsistent with other jurisdictions or are specifically used to inhibit the development of affordable housing. However, the Housing Element does include programs the City will undertake to address policies that may encourage the development of affordable housing. These policies include: allowing for second units in R-2 and R-3 zones; allowing for single room occupancy (SRO) housing without a use permit in C zones; continuing to ensure zoning standards and development of housing at higher density ranges through exploration of creative options such as shared-parking, mixed-use development, encouragement of additional building floors, etc. Also, developing regulations for condominium conversions that minimize displacement of low-income residents and prevent the loss of affordable housing units. In addition, the City permits Rotating cold weather shelters in religious institutions in each of the Residential Districts by-right, providing housing opportunities, albeit on a limited basis

It should also be noted that the City recently commissioned a nearly 650 Master Plan (Bogue-Stewart Master Plan) area which identifies several large parcels for multiple family residential development. While the project is still in infant stages, it anticipates completing the planning project within the next year.

It should also be noted that the City continues to encourage development in “Infill Areas” where development impact fees are approximately 37% lower in comparison to Greenfield Development areas for residential development.

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

The greatest obstacle to meeting underserved needs in the City is a lack of available funding. The current political climate has focused on reducing or eliminating funding sources available for affordable housing.

During the 2018 Program Year, the City continued its efforts to identify alternate funding sources, supported funding applications by service providers that expanded the availability of affordable housing, and supported applications for homeless assistance and supportive services. The City continued to implement zoning and land use policies that encourages the development of affordable housing. The City also continued to encourage partnerships with other local government entities and service providers in order that underserved needs may be better met by coordinated and collaborative uses of resources.

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

The City continues to implement HUD’s lead-based paint regulations. Efforts by the City in this regard include the disclosure of possible lead hazards and implementation of lead risk assessment, clearance testing procedures and supervision of lead-related work performed in conjunction with any of its housing

programs. Any mitigation or removal of lead-based paint hazard is in accordance with HUD guidelines.

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

Poverty has many causes. Among the causes are disabilities (physical and developmental disabilities, chronic diseases, mental illness, etc.), a lack of adequate education or vocational training, a lack of sufficient spousal support and substance abuse problems. According to the 2018 American Community Survey 5-Year Estimates 17.6% of Yuba City's population resides in poverty.

During this Program Year, the City has continued its efforts to forge relationships with public and private organizations that share a common mission for improving the quality of life for lower income individuals through housing, social services, employment and skills training, neighborhood revitalization and economic development.

The Yuba-Sutter Economic Development Corporation (EDC) offers economic development programs including a Revolving Loan Fund Program which is available to businesses for the purpose of creating and/or retaining jobs for low income residents. The Chamber of Commerce Business Development Center offers entrepreneur training classes and technical assistance. Graduates of entrepreneur training classes are eligible for short-term micro business loans.

Sutter County offers residents and businesses assistance through their Human Services, Employment Services including: Job Fairs, Hiring Assistance, Advertising and Recruitment Services, Employment Counseling, Job Search Programs and Strategies, Resume Design and a Resource Center.

Sutter County One-Stop provides residents with employment opportunities, education and training, in addition to providing local businesses hiring, training and human resource assistance.

The Regional Housing Authority, through the Family Self Sufficiency (FSS) Program, provides rental assistance and support programs in order to allow households on the Housing Choice Voucher (HCV) Section 8 Rental Assistance Program to become free of public assistance.

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

The City's Development Services Department is responsible for administration of the City's Housing Programs, including the CDBG Program. The Development Services Department also oversees the City's Community Development and Economic Development activities. As an entitlement jurisdiction, the City receives an annual allocation of CDBG funds directly from the Department of Housing and Urban Development (HUD); both internal City departments and external agencies implement the programs and projects identified in the Annual Action Plan. The Development Services Department has continued to collaborate with other City Departments, the City Council, City Commissions, as well as local agencies, organizations and residents to develop programs and activities that serve low and moderate-income

individuals and families within the jurisdiction.

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

The City continued to meet with and maintain a dialog with non-profit organizations and government agencies that serve low and moderate-income persons. The City worked to enhance and improve the organizational capacity and foster a collective planning process.

The City worked closely with the Regional Housing Authority (RHA) to develop, preserve and improve the supply of affordable housing in the City. The City partnered with the RHA to administer the City's Owner-Occupied Housing Rehabilitation and First Time Homebuyer Down Payment Assistance Programs.

Additionally, the City continued to participate and support the Sutter Yuba Homeless Consortium in order to enhance and implement strategies for addressing homelessness in the region.

Although there are coordinated programs and services to address the needs of lower income households and the homeless, it is recognized that many unmet needs remain.

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

The City's Analysis to Impediments to Fair Housing Choice identified only one (1) impediment to fair housing choice, Possible Discriminatory Subprime Lending Practices. To address this impediment, City staff incorporated HUD brochures on subprime lending practices in the City's First Time Homebuyers and Housing Rehabilitation Programs.

To the extent that impediments pertain to private sector activities, the City carefully monitors any complaints received and, if necessary, referred fair housing matters to California Rural Legal Assistance. The City also encouraged applications for boards and commissions from all classes of citizens in order to promote adequate citizen representation.

CR-40 - Monitoring 91.220 and 91.230

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

The City monitors its performance through the Consolidated Annual Performance and Evaluation Report (CAPER). Each year the City reviews and reports progress it has made in carrying out its Con Plan and Action Plan. The 2018 CAPER includes a description of resources made available, investment of available resources, geographic distribution and location of investments, results/outcomes, actions taken to affirmatively further fair housing and any other actions taken during the Program 2018 Year (PY) as outlined in the 2018 Action Plan.

Throughout the 2018 PY the City utilized the Integrated Disbursement and Information System (IDIS) for setting up, funding, drawing down and reporting CDBG and other funds as required. IDIS reports are incorporated into the 2018 CAPER and made available to the public as required.

The City utilized a performance measurement system to ensure accurate reporting of results in IDIS and in the 2018 CAPER for the programs and projects undertaken by the City during this PY.

In addition to the HUD monitoring and reporting requirements, the City completed the following monitoring program for its housing and community development programs and projects:

- The City reviewed and reported to the State Department of Housing and Community Development on the progress the City made during this PY implementing its Housing Element.
- The City monitored its sub-recipients to ensure compliance with federal and local requirements outlined in agreements. The monitoring included site visits and a review of files, including documentation of federal overlay requirements.

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

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

The City's Citizen Participation Plan (CPP) details the public noticing requirements for CDBG activities, sets threshold requirements for annual plan amendments, and also provides a detailed description of the CDBG program year cycle. In addition to carrying out the actions set forth in the City's Citizen Participation Plan, the following actions were taken during the 2018 Program Year:

1. Public Notice Requirements

The Public Notice for Public Review and Comment for the 2018 CAPER was published on August 5, 2019; the City also posted the Public Notice and Draft 2018 CAPER on its website. The notice provided 15 days for citizens to comment on the report as required by 24 CFR 91.105(d). This report and all CDBG public information files are available for public review at City Hall.

2. Reporting and Recordkeeping

The City maintains all CDBG programs and financial records. All CDBG program reports will be submitted to HUD as required. A citizen information file is maintained and available for public review.

3. Citizen Comments

Copies of the 2018 CAPER were made available to the public during the 15-day comment period. A public hearing for public review and comment for the 2018 CAPER was held on August 20, 2019 before the City Council.

Currently, no public comments have been received.

CR-45 - CDBG 91.520(c)

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

At this time, the City does not have any plans to change its program objectives.

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

No; the City does not have any BEDI grants.

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

Not applicable.

CR-45 - CDBG 91.520(c)

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

At this time, the City does not have any plans to change its program objectives.

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

No, the City does not have any BEDI grants.

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

Not applicable.

DRAFT

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE 2018-2019 FOURTH YEAR CONSOLIDATED ANNUAL PERFORMANCE
& EVALUATION PLAN, CERTIFYING COMPLIANCE WITH THE REQUIREMENTS OF THE
CDBG PROGRAM, AND AUTHORIZING STAFF TO SUBMIT ALL APPROVED DOCUMENTS
TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Department of Housing and Urban Development determined that the City of Yuba City received \$650,001 under program year 2018-2019 of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the City of Yuba City held a public hearing on August 20, 2019, to consider public comments and evaluation regarding the 2018-2019 Fourth Year Consolidated Annual Performance & Evaluation Plan (CAPER), the community development accomplishments and the actual use of CDBG funds contained therein; and

WHEREAS, the City of Yuba City has provided the citizens with an opportunity to review and comment on concerns involving the accomplishments of spent funds for proposed community development and housing activities, the range of activities that may be undertaken and other important program requirements, and provided citizens with adequate opportunity to participate in the review of the 2018-2019 Fourth Year CAPER, including any revisions, changes or amendments thereto for a 15-day period commencing on August 5, 2019 and ending on August 19, 2019.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City that the 2018-2019 Fourth Year CAPER is hereby approved, that the City Manager is authorized to execute all documents related thereto, and that staff is authorized to submit all documents to the United States Department of Housing and Urban Development.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on August 20, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Patricia Buckland, City Clerk

Shon Harris, Mayor

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP