

CITY OF YUBA CITY
STAFF REPORT

Date: September 21, 2021
To: Honorable Mayor & Members of the City Council
From: Development Services Department
Presentation By: Benjamin Moody, Development Services Director

Summary

Subject: 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER)

Recommendation: A. Conduct a Public Hearing and after consideration;
B. Adopt a Resolution Approving the 2020-2021 CAPER and authorizing staff to submit all necessary documents to the U.S. Department of Housing and Urban Development (HUD)

Fiscal Impact: No direct fiscal impact would result from approving the 2020-2021 CAPER

Purpose:

To solicit public input on the City's Community Development Block Grant (CDBG) program and approve submission of the 2020-2021 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 evaluate the City's progress 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 2020-2021 Program Year (PY) was \$666,760. Per HUD guidelines, these funds must be used to further the overall goals of the CDBG program to provide decent, safe, sanitary housing; a suitable living environment; and to expand economic opportunities for low and moderate-income persons. The 2020-2021 PY covers the period from July 1, 2020 to June 30, 2021.

Analysis:

The purpose of the hearing is to solicit community feedback on the City's efforts in utilizing its CDBG funding to meet the housing and community development goals outlined in the City's Five-Year Consolidated Plan. It also provides the public an opportunity to identify community housing needs.

In addition to this public hearing, the City is holding a public comment period, which commenced on September 9, 2021 and will end on September 24, 2021. Citizens and organizations are encouraged to submit comments regarding the report during this time. To date, no public comments have been received.

2020-2021 Program Year Accomplishments

During the 2020-2021 PY, the COVID-19 pandemic posed many barriers and delays for the City and CDBG subrecipients in regards to carrying out planned projects. Despite these delays, the City remains on target for meeting the goals set by the 2020 five-year Consolidated Plan with a total of \$430,811 expended. Below is a summary of the 2020-2021 PY progress:

Housing Rehabilitation Activities:

A total of \$25,000 was expended and a total of twenty-three (23) low-income disabled and senior households were assisted through the FREED Home Repair project, which provided minor health and safety repairs, accessibility modifications and energy efficiency improvements to homes.

A total of \$50,000 was expended to replace the sewer lateral line for seven (7) apartment units at the Richland Public Housing complex, which provides affordable, low-income housing; the complex is owned and operated by the Regional Housing Authority.

Public Service Activities:

752 people were assisted by the Sutter Yuba Homeless Consortium (SYHC) Homeless Assistance Program. The SYHC provides support services to people experiencing temporary homelessness. The SYHC 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, Hands of Hope, a program that provides assistance and mentoring to homeless women and children, and the Sutter County Homeless Shelter, Better Way, which provides extremely low-income individuals a place to stay for up to 3 months, while providing case management services to secure more permanent housing.

Public Facilities Improvements:

ADA Public Facility Improvements Project: The City set aside a combined total of \$223,489 for the installation of ADA improvements throughout the City's Qualified Low/Mod Census Tracts. At the end of the PY, \$158,943 had been expended, and as of this report, a remaining \$120,052 was expended and the project completed.

Fiscal Impact:

A total of \$430,811 in CDBG funding was expended during the 2020-2021 PY to fund community development projects throughout the City. Approximately \$236,000 in remaining funding is allocated for the Maple Park Playground Equipment Replacement, administrative costs, and miscellaneous PY projects still to be completed.

Alternatives:

Delay or modify the proposed 2020-2021 CAPER.

Recommendations:

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

Attachments:

- 1. 2020 Consolidated Annual Performance and Evaluation Report
- 2. Resolution Approving the 2020 Consolidated Annual Performance and Evaluation Plan

Prepared By:

/s/ Shannon Jones

Shannon Jones
Administrative Analyst

Reviewed By:

City Attorney

Submitted By:

/s/ Dave Vaughn

Dave Vaughn
City Manager

SLC by email

ATTACHMENT 1

**City of Yuba City CDBG
2020 Draft Consolidated Annual Performance and Evaluation Report**

Executive Summary

The City of Yuba City's Development Services Department is responsible for the administration of the Community Development Block Grant (CDBG) funds, including facilitating project/program implementation, monitoring project activities and outcomes, and ensuring compliance with all the U.S. Department of Housing and Urban Development (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 Subrecipients.

The Consolidated Annual Performance and Evaluation Report (CAPER) is a report mandated for all communities that receive CDBG entitlement funds from HUD. The Draft 2020 CAPER covers the period from July 1, 2020 through June 30, 2021 and reports the City's progress in using CDBG funds to meet the housing and community development goals contained in the 2020 Consolidated Plan (Con Plan), a five-year comprehensive planning document that covers the period of July 1, 2020 through June 30, 2025. 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 for the 2020-2021 Program Year.

CR-05 - Goals and Outcomes

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

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 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.

The Draft 2020 CAPER reports on the first year in the 2020 Con Plan. Despite many barriers and delays due to the COVID-19 pandemic, the City remains on target for meeting the goals set by the five-year strategic plan for the City's CDBG program. The following sections provide a more detailed analysis of the City's performance for the 2020 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)

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

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: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	684	752	109.9%	684	752	109.9%
Housing Rehabilitation	Affordable Housing	CDBG: \$250,000	Homeowner and Rental Housing Rehabilitated	Household Housing Unit	300	23	7.6%	68	23	33.8%
Infrastructure Improvements/ADA Modifications	Non-Housing Community Development	CDBG: \$1,250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8,500	4,500	52.9%	4,500	4,500	100%
Non-Homeless Supportive Services	Non-Homeless Special Needs	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%	0	0	0.00%

Public Facilities Construction/Rehabilitation	Non-Housing Community Development	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,000	0	0.00%	800	0	0.00%
Public Housing Needs	Affordable Housing	CDBG: \$75,000	Rental units rehabilitated	Household Housing Unit	3	7	233.33%	7	7	100.00%

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 2020 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, 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.

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 \$62,486 was expended to provide public and homeless services; a combined total of 752 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.
- **Sutter County Homeless Shelter – Operational Support:** A total of \$37,514 was expended for operating costs at the County shelter; approximately 54 extremely low-income persons were assisted, as the recommendation from the Yuba-Sutter Health Officer was to reduce capacity during COVID.
- **Housing Rehabilitation:** COVID-19 presented many barriers to housing rehabilitation programs for the 2020 PY. Due to the nature of these

projects, and the clientele served, these programs did not complete a housing rehabilitation project during the PY. Habitat for Humanity was unable to complete any projects during this program year; however, it is in the process of completing two (2) home repair projects with one (1) pending and three (3) applications under review. FREED Center for Independent Living reported assisting twenty-three (23) beneficiaries during the PY, making minor safety and health home modifications and repairs.

- **Housing Rehabilitation – Rental Units Rehabilitated:** A total of \$50,000 was expended to replace sewer lateral lines for the Richland Public Housing complex for seven (7) senior housing units to improve habitability. Richland Public Housing is a 99-unit HUD funded multi-family community owned and managed by the Regional Housing Authority.
- **Infrastructure Improvements/ADA Modifications:**
ADA Public Facility Improvements Project: The City set aside a total of \$223,489 for the installation of ADA improvements throughout the City's Qualified Low/Mod Census Tracts from PY 2020 Funds. \$57,160 was transferred to the project from previous years' unexpended funds. \$158,943 was expended during the PY and \$120,052 was invoiced and paid in July 2021, when the project was completed.
- **Public Facilities Construction/Rehabilitation:** The Maple Park Playground Replacement project was also affected by COVID-19, where bidding and contracting was delayed. The project is expected to be out for bid in late Summer of 2021, and constructed in Fall/Winter of 2021.

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	534
Black or African American	67
Asian	13
American Indian or American Native	18
Native Hawaiian or Other Pacific Islander	2
Other Multi-racial	148
Total	782
Hispanic	180
Not Hispanic	602

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

Narrative

A total of 782 families were assisted with CDBG funding during the 2020 Program Year; 534 of those assisted identified as White. Approximately 23% identified themselves as Hispanic. Other ethnicities assisted include: 67 Black or African American, 13 Asian, 18 American Indian or American Native, 2 Native Hawaiian or Other Pacific Islander, and 148 Other, Multi-Racial.

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	\$1,321,996	\$430,811
Other – CDBG CV	Public - Federal	\$824,716	\$0

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). Below is a breakdown of the total “Resources Made Available” as identified in table 3 above; all of which are CDBG funds:

The City’s CDBG allocation for the 2020 Program Year (PY) was \$666,760; the balance at the beginning of the PY, July 1, 2020, was \$634,582.67; in addition, the City received \$20,653.50 Program Income for a total of \$1,321,996.17

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	40	23.4	Other
Qualified Low/Mod Census Tracts	40	41.3	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 the City’s Qualified Low/Mod Census Tracts most in need of assistance. No Economic Development activities were funded with CDBG funds during this 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. Subrecipients identify additional funding sources in their budgets included with their 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 2020 Con Plan or 2020 Action Plan.

The City pursued and supported applications by other entities who applied for Federal and State funding during the 2020 Program Year to address priority needs. The City's application for Permanent Local Housing Allocation (PLHA) funding from HCD was approved; as a result, the City will receive approximately \$310,000. The City is currently in the process of determining how best to utilize these funds to address housing needs.

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 funds, which fund both the Owner-Occupied Housing Rehabilitation and First-Time Homebuyer Down Payment Assistance Programs. Additionally, the RHA administers the City's revolving funds acquired for CDBG home rehabilitation and this continues to fund home repairs for income-eligible applicants and preserve existing housing units.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	68	23
Number of Special-Needs households to be provided affordable housing units	2	0
Total	70	23

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	2	23
Number of households supported through Acquisition of Existing Units	2	0
Total	4	23

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 RHA administers the Housing

Choice Voucher (HCV) Section 8 Rental Assistance Program. A total of 481 households were assisted during this Program Year (PY). The RHA also administers the Low-Income Public Housing Program which assisted a total of 120 families this Program Year. The RHA also administers the United States Department of Agriculture (USDA) – Rural Development Housing Program; it assisted a total of 185 families this PY.

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	14	0
Low-income	14	0
Moderate-income	2	0
Total	30	0

Table 7 – Number of Households Served

Narrative Information

Of the total 30 low-income persons assisted above, 23 were assisted through the FREED Home Repair Program and 7 low-income persons were assisted through the rehabilitation of 7 housing units owned and operated by the Regional Housing Authority.

FREED provides assistance to low-income disabled and senior homeowners with minor health and safety accessibility home repairs. Of the 23 persons assisted, 11 (eleven) were extremely low-income, 11 (eleven) were low-income and 1 (one) was moderate-income.

The Regional Housing Authority provides Public Housing and rental assistance to low-income persons in both Sutter and Yuba counties. Of the 7 Public Housing units rehabilitated, three (3) were extremely low-income, three (3) were low-income and one (1) was moderate-income.

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

The City 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 Program Year (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 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 sub-populations, and helps to assess the progress in ending homelessness. In PY 2020, the most recent unsheltered count, SYHC identified a total of 1,074 individuals in Sutter and Yuba Counties. Approximately 18% of individuals were identified as being chronically homeless, 45% struggled with substance abuse, and 40% identified as physically disabled.

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. 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. Unfortunately, COVID-19 has caused some of these classes to be on hold.

Addressing the emergency shelter and transitional housing needs of homeless persons

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.

Better Way shelter, Sutter County's homeless shelter opened in doors in the City of Yuba City in 2019. Better Way has a 40-bed capacity, and offers a temporary place to stay for up to 3 months for single individuals age 18 and above.

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

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 SYHC allocates funding to non-profit agencies who provide programs and services to the City's homeless population. These agencies are: The Bridges to Housing, Central Valley Homeless Veterans Assistance Program, and the Salvation Army; these agencies provide assistance with security deposits, one-time rental assistance, utility assistance, on-going supportive services and/or case management 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 \$950 of the CDBG funds received from the City this PY, \$950 was directly applied for direct client security

deposits and rents, or 100% of the grant funds. The level of family income for those served include one (1) household that had family income below 30% of the Area Median Income (AMI), and one (1) 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 2 (two) homeless veterans who were either homeless or at immediate risk of losing their housing were assisted.

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 supported efforts by the RHA to apply for a HOME housing price waiver from HCD so that both the First-Time Homebuyer and Owner Occupied Rehabilitation programs can effectively operate under the high housing prices within the City. RHA and the City are currently awaiting a determination.

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. In addition, the RHA encourages its residents to participate in the Lease to Own (TRIO) program. The TRIO program allows renters to live in the home they choose for a specified time before they are ready to purchase.

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 2013-2021 Housing Element Analysis of Barriers to Affordable Housing does not identify any regulations or policies in place that are specifically used to inhibit the development of affordable housing and are consistent with other jurisdictions and State requirements. The 2013-2021 Housing Element includes programs the City will undertake to address policies that may encourage the development of affordable housing. These policies include: allowing for accessory dwelling 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. During the 2020 PY, the City has developed a draft 2021-2029 Housing Element, and this draft contains additional planned policies to encourage the development of affordable housing. These policies include; - a density bonus, which will offer incentives for developers who submit projects for multi-unit affordable housing, - the requirement for developers to replace all affordable housing units lost to new development, and - allowing residential use in non-residential land use designations.

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.

During the 2020 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 so 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 2019 U.S. Census Bureau data, 15.5% 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 City is also a member of the Yuba-Sutter Economic Development Corporation (YSEDC) which offers economic development programs and partners with local lending institutions to make loans available to businesses creating and/or retaining jobs for low income residents.

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

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 the 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's Development Services Department is responsible for the 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.

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 includes 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, refers 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 Draft 2020 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 2020 Program Year (PY) as outlined in the 2020 Action Plan.

Throughout the 2020 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 Draft 2020 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 Draft 2020 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 2013-2021 Housing Element.

The City monitored its subrecipients to ensure compliance with federal and local requirements outlined in Subrecipient agreements. The level of Subrecipient monitoring conducted by City staff is determined through a Risk Assessment (RA), utilizing a variety of factors i.e., Subrecipients new to CDBG funding, Subrecipients with higher staff turnover, etc. The RA determines which Subrecipients have a higher level of risk of non-compliance with CDBG Program regulations and requirements. For Subrecipients determined to have a higher risk of non-compliance, City staff will conduct an on-site monitoring and may be provided technical assistance, training or additional oversight by City staff throughout the year. For those Subrecipients that are determined to have a low risk of non-compliance, City staff may determine a desk review is sufficient to ensure on-going compliance with CDBG requirements. The RA conducted for the monitoring during this PY determined no Subrecipients were at high risk of non-compliance. Additionally, COVID-19 and staff changes within the Development Services Department led to the decision to keep Subrecipient monitoring reviews remote for this Program Year.

During the PY the City staff also monitors Subrecipients through the review of Quarterly Reports and maintains on-going communication with Subrecipients to ensure they're in compliance and expending the funds successfully.

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 2020 Program Year:

1. Public Notice Requirements

The Public Notice for Public Review and Comment for the Draft 2020 CAPER was published on September 8, 2021. The Public Notice and Draft 2020 CAPER were also posted on the City's website, where translation services were available. 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 and the Public Library.

The City maintains a list of organizations and agencies that advocate on behalf of special needs groups and in addition to the publishing the Public Notice in the local newspaper and on the City's website, the City provides notice to all entities on this list, inviting them and their clients to participate in the CAPER process, including the Public Hearing.

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 Draft 2020 CAPER were made available to the public during the 15-day comment period, beginning September 9, 2021, and ending September 24, 2021. A public hearing for review and comment for the Draft 2020 CAPER will be held on September 21, 2021 before the City Council.

RESERVED FOR PUBLIC COMMENTS.

CR-45 - CDBG 91.520(c)

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

The City does not have any plans to change its program objectives at this time.

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.

ATTACHMENT 2

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE 2020-2021 FIRST 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 \$666,760 under program year 2020-2021 of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the City of Yuba City held a public hearing on September 21, 2021, to consider public comments and evaluation regarding the 2020-2021 First 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 2020-2021 First Year CAPER, including any revisions, changes or amendments thereto for public comment period commencing on September 9, 2021 and ending on September 24, 2021.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City that the 2020-2021 First 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 September 21, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Marc Boomgaarden, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP