



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 15, 2021
6:00 PM

CITY COUNCIL - AMENDED TO ADD STAFF REPORT/ATTACHMENTS TO ITEM #29 - SCIP and ITEM #30 - TOT

PLEASE NOTE: The June 15, 2021 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom City Council meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Please click on link below to join the public comment portion of the meeting:
<https://zoom.us/j/99759026181>

Or Phone: US: +16699006833,,99759026181# or +13462487799,,99759026181#

Or Telephone: Dial: US : +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID: 997 5902 6181

CLOSED SESSION

5:45 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to Section 54956.8
PROPERTIES: APN 041-080-013, 041-080-019, 041-080-015 and 041-070-040
AGENCY NEGOTIATOR: City Manager, Community Development Director, and City Attorney
NEGOTIATING PARTIES: Foundation for Excellence at Woodland Christian Schools and Costalotta Partners, LLC
UNDER NEGOTIATIONS: Price and Terms of Payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

2. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. CONSENT CALENDAR

3. SUBJECT: City Council Meeting Minutes of May 4, 2021 and May 18, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of May 4, 2021 and May 18, 2021.
4. SUBJECT: Parks & Recreation Commission Meeting Minutes of April 26, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the April 26, 2021 Parks & Recreation Commission Meeting Minutes.
5. SUBJECT: Public Works Quarterly Status Report for the period of March through May 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Public Works Quarterly Status Report for the period of March through May 2021.
6. SUBJECT: Appoint Members to various Boards and Commissions

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint members to the various Boards and Commissions.
7. SUBJECT: Proclamation Celebrating The City's Continued Affiliation with Bee City USA Week

RECOMMENDATION FOR ACTION: Staff recommends that City Council adopt a proclamation recognizing Woodland's continued affiliation with Bee City USA, our pollinator-friendly accomplishments, and National Pollinator Week with a resolution in advance of the City's Bee City & Pollinator Ecosystem Appreciation Day gathering the afternoon of Thursday, June 24.
8. SUBJECT: County Road 25A (Miekle Ave. to Promenade Dr.) CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10; Final Acceptance and Notice of Completion

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1) accepting the County Road 25A (Miekle Ave. to Promenade Dr.), CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10 construction contract as complete and authorizing the City Clerk to file a Notice of Completion; and 2) Approving a consultant services amendment for Cunningham Engineering Consultants, Inc. in the amount of \$8,664; and authorize the City Manager to execute the amendment.
9. SUBJECT: Consultant Agreement for Construction Management and

Inspection Services for Improvements Associated with the Woodland Storage Development Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the amount of \$120,592 for the Woodland Storage Development Project; and authorize the City Manager to execute the agreement and amendments up to 15% (18,089) of the agreement amount.

10. SUBJECT: Budget Appropriation to Vehicle Replacement Reserve Fund For Electric Mower

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing a budget appropriation of \$19,078 to the Vehicle Replacement Reserve Fund (012) to purchase an electric mower.

11. SUBJECT: Resolution implementing a three (3) year agreement (July 1, 2021 to June 30, 2024) with the Police Mid Management Association as described herein.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a three (3) year agreement (July 1, 2021 to June 30, 2024) with the Police Mid Management Association.

12. SUBJECT: Annual Appropriations Limit

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year (FY) 2021/22 Appropriations Limit.

13. SUBJECT: West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16; Final Acceptance and Notice of Completion

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1) accepting the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16 construction contract as complete and authorize the City Clerk to file a notice of Completion; and 2) Reallocating \$160,000 of Fund 210 (Water) and \$50,000 of Fund 220 (Sewer) to the Gibson Road Bicycle/Pedestrian Mobility Project, CIP 20-01.

14. SUBJECT: Sports Park Drive Pedestrian Overcrossing Project, CIP 17-22; Approve Plans and Specifications and Authorize Bid Advertisement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications and authorizing bid advertisement for the Sports Park Drive Pedestrian

Overcrossing Project, CIP 17-22.

15. SUBJECT: Capital Project Budget Adjustments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, adjusting the FY2020/21 project budgets for the Matmor and E. Gum Project CIP #19-05, W. Court Street CIP #17-09 and E. Main Street CIP #13-05.

16. SUBJECT: Consultant Agreement for Construction Management and Inspection Services for Improvements Associated with Pioneer Village Unit 1 Subdivision Improvements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve a consultant services agreement for construction management and inspection with UNICO Engineering Consultants in the amount of \$623,000.00 for the Pioneer Village Unit 1 Subdivision Improvements; and authorize the City Manager to execute the agreement and amendments up to 15%(\$93,450.00) of the agreement.

17. SUBJECT: Woodland Sports Park Turf Replacement Project, CIP 19-19; Final Acceptance and Notice of Completion

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the Woodland Sports Park Turf Replacement Project, CIP 19-19, as complete and authorizing the City Clerk to file a Notice of Completion.

18. SUBJECT: Adoption of City's Water Shortage Contingency Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. 1672, An Ordinance of the City Council of the City of Woodland, California Amending Section 13.32.040 of the Woodland Municipal Code related to Water Conservation.

19. SUBJECT: Adoption of Purchasing Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. 1673, An Ordinance of the City Council of the City of Woodland Amending sections of Title 3, Chapter 3.32 of the Woodland Municipal Code Relating to Purchasing Procedures.

20. SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for Public Hearing

RECOMMENDATION FOR ACTION: Staff recommends that the City Council set a Public Hearing for July 20, 2021 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens

against real property to collect delinquent payments.

21. SUBJECT: Weed Abatement Program Parcels not in Compliance - Call for Public Hearing

RECOMMENDATION FOR ACTION: Staff recommends that the City Council set a Public Hearing for July 20, 2021 to hear and approve the list of parcels that were out of compliance for weed abatement requirements for the year 2020 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the property.

I. PUBLIC HEARINGS

22. SUBJECT: PUBLIC HEARING - Gibson Ranch Lighting & Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing; and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

23. SUBJECT: PUBLIC HEARING - North Park Lighting and Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

24. SUBJECT: PUBLIC HEARING - Streng Pond Landscape Maintenance District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

25. SUBJECT: PUBLIC HEARING - West Wood Lighting and Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

26. SUBJECT: PUBLIC HEARING: Spring Lake Lighting & Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and

Landscaping District.

27. SUBJECT: PUBLIC HEARING: Gateway Landscaping & Lighting District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

28. SUBJECT: Public Hearing and Approval of the 2020 – 2024 Community Development Block Grant Consolidated Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the 2020 – 2024 Community Development Block Grant (CDBG) Consolidated Plan (Attachment A);
2. Adopt Resolution No. approving the 2020 – 2024 CDBG Consolidated Plan in substantially the same form as presented to the City Council with the FY 2020/21 CDBG Action Plan funding allocations, incorporating any public input received during the public comment period; and appropriating \$513,364 in CDBG funds for FY 2020/21 budget (Attachment B);
3. Adopt Resolution No. to approve the September 2019 Analysis of Impediments to Fair Housing Choice prepared by the Sacramento Valley Fair Housing Collaborative (Attachment C);
4. Direct staff to complete the 2020 – 2024 CDBG Consolidated Plan and the September 2019 Analysis of Impediments to Fair Housing Choice and submit both documents to the U.S. Department of Housing and Urban Development; and
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities.

29. SUBJECT: PUBLIC HEARING - Amended and Restated Resolution for Participation in the Statewide Community Infrastructure Program (SCIP)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) hold a public hearing and (2) approve Resolution No. _____, making certain findings and authorizing certain matters necessary for the City to confirm its participation in the Statewide Community Infrastructure Program.

J. REPORTS OF THE CITY MANAGER

30. SUBJECT: Modification of Transient Occupant Tax (TOT) Deferral Repayment Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council introduce and waive first reading of an ordinance Modifying and Superseding Ordinance No. 1666 Concerning the Temporary Suspension of Sections 3.12.080 and 3.12.090 of the City of Woodland Municipal Code Related to Payment of Transient Occupancy Tax.

31. SUBJECT: Fiscal Year 2021/22 Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council formally adopt Resolution No. _____, approving a) the Fiscal Year (FY) 2020/21 Annual Budget of \$205.97 million and b) 317 Full time equivalent positions by classification as detailed in Exhibit B.

K. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, June 15, 2021 was posted on Thursday, June 10, 2021 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.



Ana B. Gonzalez
City Clerk

In order to minimize the spread of the COVID-19 virus, the City of Woodland is providing multiple alternatives to viewing City Council meetings and providing comments on items on the agenda. These alternatives allow the City to adhere to social distancing requirements, follow the Governor's Executive Order N-29-20 (which suspends certain requirements of the Brown Act), and provide a way for the public to provide public comment live during the meeting.

VIEWING MEETINGS ONLINE

You are able to view meetings online here: <https://www.cityofwoodland.org/meetings>

Click on the meeting to view the video. It will say LIVE next to the meeting.

SUBMITTING COMMENTS BY E-MAIL

If you wish to make a comment during general public comment or on a specific agenda item, please submit your comment via email to CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Emails comments submitted, to be read into the record, shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

SUBMITTING COMMENTS BY VOICE MAIL

If you wish to leave a voice mail message, please dial (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time. Voice mail messages should be three (3) minutes in length.

VIRTUAL PARTICIPATION BY ZOOM VIDEO CONFERENCING

The City of Woodland is now offering the ability to view and participate in City Council meetings via video meetings and telephonic conferencing via “Zoom” video conferencing computer technology. Instructions for participating via Zoom are provided below.

How do I join the City Council meeting via Zoom Video Conferencing?

Please visit: <https://zoom.us/j/99759026181> from a smart phone or computer. You will be prompted to install the Zoom app on your smart phone or computer. From a computer there is an option to view the meeting within the browser without installing the app. You are now ready to join the meeting.

If you have previously installed the Zoom app, you can enter the following meeting ID to join the meeting: 997 5902 6181

I don't have a computer or smart phone; can I still use Zoom?

If you do not have a smart phone or computer to access the meeting via Zoom, no problem! You can participate on the phone.

Call 1-669-900-6833 (Toll Free) and enter meeting ID 997 5902 6181.

How can I provide Public Comment on Zoom?

The Mayor will request public comment during the Public Comment period on the agenda and during each Public Hearing and Regular Calendar Item. Once the Mayor has announced the public comment period, please do one of the following:

USING A COMPUTER OR SMART PHONE:

- Click on the “Raise Hand” feature in the webinar controls. This will notify City staff that you have raised your hand.
- City staff will unmute your microphone when it is your turn to provide public comment.
- A prompt will appear to confirm you would like to be unmuted and then you will have three (3) minutes to provide public comment.
- Once your public comment has ended, you will be muted again.

USING A REGULAR PHONE:

- Dial *9 (star 9), this will notify City staff that you have “raised your hand” for public comment.
- City staff will unmute your microphone when it is your turn to provide public comment.
- You will hear “you are unmuted” and then you will have three (3) minutes to provide public comment.
- Once your public comment has ended, you will be muted again.

I am having difficulties preparing for the meeting and learning Zoom, do you have any resources to help me?

Yes, please visit Zoom's website support page on helpful tips to prepare for the meeting:

<https://support.zoom.us/hc/en-us/categories/201146643>

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: G.2
SUBJECT:



Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

JULY 6TH

REGULAR MEETING

City Council Meeting Minutes of June 1, 2021 and June 15, 2021

Research and Tech Park Update

Right-of-Way Agreements for Sports Park Drive Pedestrian Overcrossing Project CIP #17-22

JULY 20TH

REGULAR MEETING

Public Hearing – Annual Waste Management Liens

Public Hearing – Annual Weed Abatement Liens

Tree Ordinance Amendments Update

West Coast Arborist Annual Tree Maintenance Agreement

SUMMER RECESS – JULY 21, 2021 THROUGH AUGUST 16, 2021

AUGUST 17TH

REGULAR MEETING

Public Hearing - Downtown Zone Amendment; 630 Lincoln (Adding wine tasting and amending Area C/D)

Future Topics / Study Sessions:

TBD

American Rescue Plan Funding Strategies (July / August)

Comprehensive Zoning Update (October)

Redistricting (November)

Waste Container Ordinance (TBD)

Waste Management Residential Smart Truck (TBD)



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.3
SUBJECT: City Council Meeting Minutes of May 4, 2021 and May 18, 2021

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of May 4, 2021 and May 18, 2021.

Staff Contact:

Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. 05_04_2021 DRAFT Minutes
2. 05_18_2021 DRAFT Minutes

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, May 4, 2021

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The May 4, 2021 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

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Or Telephone: Dial: US : +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID: 997 5902 6181

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:00 PM.

B. ROLL CALL

All Council Members present via roll call vote.

PRESENT: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Stallard
ABSENT: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Park Superintendent Westley Schroeder.

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

None.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

Verbal updates provided by Council Members/Staff.

1. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

2. SUBJECT: City Council Meeting Minutes of April 6, 2021 and April 20, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of April 6, 2021 and April 20, 2021.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of April 6, 2021 and April 20, 2021.

3. SUBJECT: Sustainability Advisory Committee Meeting Minutes for March 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Sustainability Advisory Committee Meeting minutes of March 17, 2021.

Received the Sustainability Advisory Committee Meeting minutes of March 17, 2021.

4. SUBJECT: Woodland Fire Department Annual Inspection Compliance Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, acknowledging the City of Woodland Fire Department's Compliance with Sections 13146.2 and 13146.3 of the California Health and Safety Code.

Adopted RESOLUTION NO. 7678, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACKNOWLEDGING THE CITY OF WOODLAND FIRE DEPARTMENT'S COMPLIANCE WITH SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE.

5. SUBJECT: BIG Day of Giving - May 6, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council support and recognize May 6, 2021 as BIG Day of Giving.

Recognized May 6, 2021 as BIG Day of Giving.

6. SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a written update from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District regarding current mosquito control issues and what can be expected in the upcoming months relating to mosquitoes and West Nile virus.

Received a written update from Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District regarding current mosquito control issues and what can be expected in the upcoming months relating to mosquitoes and West Nile virus.

7. SUBJECT: Purchase of six (6) Police Dodge Chargers from Elk Grove Auto Group.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of six (6) Police Dodge Chargers from Elk Grove Auto Group.

Adopted RESOLUTION NO. 7679, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE PURCHASE OF SIX POLICE VEHICLES.

8. SUBJECT: Purchase of Dump Truck from Winner Chevrolet

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the purchase of Dump Truck from Winner Chevrolet in the amount of \$93,160.50.

Adopted RESOLUTION NO. 7680, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE PURCHASE OF A DUMP TRUCK TO REPLACE #580.

9. SUBJECT: Purchase of a Combination Mastic Machine from ICC Equipment Rental

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____ (1) authorizing the purchase of a Combination Mastic Machine from ICC Equipment Rental; and (2) authorizing an appropriation of \$96,212.22 in Fund 012 to cover the cost.

Adopted RESOLUTION NO. 7681, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING (1) THE PURCHASE OF A C1 COMBINATION MASTIC MACHINE AND (2) AN APPROPRIATION IN THE AMOUNT OF \$96,212.22 IN THE VEHICLE/EQUIPMENT REPLACEMENT FUND.

10. Subject: Reimbursement to WJUSD for Power Provided to Charles Brooks Community Swim Center

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the reimbursement to Woodland Joint Unified School District for up to \$100,000 a year per the established Joint Use Agreement to provide power to operate the Charles Brooks Community Swim Center executed in 2004.

Adopted RESOLUTION NO. 7682, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE REIMBURSEMENT TO WOODLAND JOINT UNIFIED SCHOOL DISTRICT FOR COSTS RELATED TO PROVIDING POWER TO OPERATE THE CHARLES BROOKS COMMUNITY SWIM CENTER.

11. SUBJECT: Reimbursement to Cello International Tennis Academy for Instruction and Tennis Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the reimbursement to Cello International Tennis Academy for up to \$70,000 per year in accordance with the Contract Recreation Agreement for instruction and tennis services executed in 2013.

Adopted RESOLUTION NO. 7683, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE REIMBURSEMENT TO CELLO INTERNATIONAL TENNIS ACADEMY FOR UP TO \$70,000 BASED ON FEES COLLECTED.

12. SUBJECT: Park Restroom and Bleacher Replacement Projects

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

1. Adopt Resolution No. _____, authorizing the City Manager to execute a contract with Public Restroom Company in the amount not to exceed \$674,000 through a cooperative purchasing agreement with BuyBoard Contract #592-19 and (2) affirming the City Manager's determination that the City's public bidding requirement for the restroom buildings has been satisfied by another government agency's competitive bidding procedure and the City's price is equal to the price negotiated by that government agency for purchasing manufactured restroom buildings; and
2. Adopt Resolution No. _____, waiving immaterial deviations in the bid received from and awarding the contract to Lister Construction, Inc., and

authorizing the City Manager to execute the contract and related documents in the amount of \$292,152.50 for the demolition of existing restrooms and site preparation.

Adopted RESOLUTION NO. 7684, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND 1) AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH PUBLIC RESTROOM COMPANY IN THE AMOUNT NOT TO EXCEED \$674,000 THROUGH A COOPERATIVE PURCHASING AGREEMENT WITH BUYBOARD CONTRACT #592-19, AND 2) AFFIRMING THE CITY MANAGER'S DETERMINATION THAT THE CITY'S PUBLIC BIDDING REQUIREMENT HAS BEEN SATISFIED BY ANOTHER AGENCY'S COMPETITIVE BID PROCEDURE AND THE CITY'S PRICE IS EQUAL TO THE PRICE NEGOTIATED BY THAT GOVERNMENT AGENCY FOR PURCHASING MANUFACTURED RESTROOM BUILDINGS and RESOLUTION NO. 7685, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND WAIVING IMMATERIAL DEVIATIONS IN THE BID RECEIVED FROM AND AWARDING THE CONTRACT TO LISTER CONSTRUCTION, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT AND RELATED DOCUMENTS IN THE AMOUNT OF \$292,152.50 FOR THE DEMOLITION OF EXISTING RESTROOMS AND SITE PREPARATION.

13. SUBJECT: Contract Amendments for Construction Management and Inspection Services for Improvements Associated with Oyang South Backbone and Phase 1 and Phase 2 Subdivision, Country Oaks Subdivision and Oyang North Subdivision Improvements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving consultant services amendments for construction management and inspection with Associated Engineering Consultants (AEC), Inc. in the amounts of:

- 1.\$154,246.00 for the Oyang South Backbone, Phase 1 and Phase 2 Subdivision Improvements amendment #3; and authorize the City Manager to execute the agreement; and
- 2.\$9,000.00 for the Country Oaks Subdivision Improvements; and authorize the City Manager to execute the agreement; and
- 3.\$8,000.00 for the Oyang North Subdivision Improvements; and authorize the City Manager to execute the agreement.

Mayor Pro Tem Vega recused herself from this item.

On a motion by Mayor Stallard, seconded by Council Member Garcia-Cadena and carried on a 4-1 roll call vote, Council Members adopted RESOLUTION NO. 7686, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE AMENDMENTS WITH ASSOCIATED ENGINEERING CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR OYANG SOUTH BACKBONE AND PHASE 1 AND PHASE 2 SUBDIVISION, COUNTRY OAKS SUBDIVISION AND OYANG NORTH SUBDIVISION IMPROVEMENTS.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh and Mayor Stallard

NOES: None

ABSTAIN: Mayor Pro Tem Vega

14. SUBJECT: Contract Amendment with Empower Yolo to Supply Food for Individuals Sheltered through Project Roomkey

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute amendment #1 to the contract with Empower Yolo for Project Roomkey food supply services in order to increase compensation by a not-to-exceed amount of \$12,000.

Adopted RESOLUTION NO. 7687, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #1 TO A CONTRACT WITH EMPOWER YOLO TO SUPPLY FOOD FOR INDIVIDUALS SHELTERED THROUGH PROJECT ROOMKEY.

15. SUBJECT: 2021 Traffic Calming Project, CIP 19-06; Approve Plans and Specifications, Authorize Bid Advertisement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2021 Traffic Calming Project, CIP 19-06, and authorizing bid advertisement.

Adopted RESOLUTION NO. 7688, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2021 TRAFFIC CALMING PROJECT, CIP 19-06; AND AUTHORIZING BID ADVERTISEMENT.

16. SUBJECT: Ordinance No. 1671, Amending Sections 13.16.100 and 13.16.120 of the Municipal Code Relating to Water Theft

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct second reading and adopt Ordinance No. 1671, Amending Sections 13.16.100 and 13.16.120 of the Municipal Code Relating to Water Theft.

Conducted second reading and adopted Ordinance No. 1671, Amending Sections 13.16.100 and 13.16.120 of the Municipal Code Relating to Water Theft.

17. SUBJECT: Final Acceptance and Notice of Completion of Public Improvements for Subdivision Final Map 5107, Heritage Remainder Area – Phase 2

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the public improvements associated with Subdivision Final Map 5107, Heritage Remainder Area – Phase 2, constructed by Lennar Homes of California, as complete and authorizing the City Clerk to file a Notice of Completion.

Adopted RESOLUTION NO. 7689, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACCEPTING PUBLIC IMPROVEMENTS FOR SUBDIVISION MAP NUMBER 5107 (HERITAGE REMAINDER AREA PHASE 2).

On a motion by Mayor Pro Tem Vega, seconded by Council Member Fernandez and

carried unanimously on a 5-0 roll call vote, Council Members approved Consent Calendar Items No. 2 through 12 and 14 through 17. Item No. 13 was voted on separately.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard
NOES: None

G. REPORTS OF THE CITY MANAGER

18. SUBJECT: Update on COVID-19 Response and Preparedness

RECOMMENDATION FOR ACTION: Receive an update and discuss next steps.

Received COVID-19 update from City Manager Ken Hiatt.

19. SUBJECT: Informational Report and Options for Forming Re-districting Commission following Release of 2020 Census Data

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive this informational report providing background on the redistricting process and summarizing the new State laws that have been enacted since the City's original districting process.

Received informational report from City Clerk Ana Gonzalez and City Attorney Ethan Walsh regarding background on the redistricting process and summarizing the new State laws that have been enacted since the City's original districting process.

Council Members provided feedback and staff will return with options at the upcoming council meeting.

H. ADJOURN

Meeting adjourned at 7:01 PM in memory of William Patterson.

Respectfully submitted,

**Ana B. Gonzalez
City Clerk**

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, May 18, 2021

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The May 18, 2021 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom City Council meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Please click on link below to join the public comment portion of the meeting:
<https://zoom.us/j/99759026181>

Or Phone: US: +16699006833,,99759026181# or +13462487799,,99759026181#

Or Telephone: Dial: US : +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Meeting ID: 997 5902 6181

CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL - Existing Litigation (Gov't Code § 54956.9(d)(1))**

City of Woodland v. Mark D. Milton & Victoria M. Martucci, et al., Yolo County Superior Court, Case No. ED 16-557

2. **CONFERENCE WITH LABOR NEGOTIATORS - Gov't Code § 54957.6**

Agency Designated Representatives: City Manager, Director of Administrative Services, Human Resources Manager and City Attorney

Employee Organization(s): Confidential Employees, Woodland Professional Firefighters' Association, Fire Mid-Management Employees, Mid-Management Unit Employees, Woodland City Employees Association (General Services), Woodland Police Mid-Management, Woodland Police Officers' Association and Woodland Police Supervisors Association

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

Meeting called to order at 6:00 PM.

D. ROLL CALL

All Council Members present via roll call.

PRESENT: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard

ABSENT: None

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by City Clerk Ana Gonzalez.

F. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E-mail submitted by Brian Coward regarding Spring Lake neighborhood schools was read into the record.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

Verbal updates provided by Council Members/Staff.

3. **SUBJECT: Long Range Calendar**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. CONSENT CALENDAR

4. SUBJECT: Parks & Recreation Commission Meeting Minutes for March 22, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the March 22, 2021 Parks & Recreation Commission Meeting Minutes.

Received the March 22, 2021 Parks & Recreation Commission Meeting Minutes.

5. SUBJECT: Police Department Quarterly Status Report for the period of January 2021 through March 2021.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department quarterly status report for January 2021 through March 2021.

Accepted the Police Department quarterly status report for January 2021 through March 2021.

6. SUBJECT: Fire Department Quarterly Status Report for the period of January 2021 - March 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2021 through March 2021.

Accepted the Fire Department Quarterly Status Report for January 2021 through March 2021.

7. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended March 31, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2021.

Accepted the quarterly Treasurer's Investment Report for the quarter ended March 31, 2021.

8. SUBJECT: Public Works Week Proclamation for the week of May 16-22, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim May 16-22, 2021 as Public Works Week.

Proclaimed May 16-22, 2021 as Public Works Week.

9. SUBJECT: Approval of Side Letters of Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Side Letters of Agreement with the Woodland Police Officers' Association, Woodland Police Supervisors' Association, Woodland Police Mid Management Association, Woodland City Employees Association, Mid Management Professional Association, Confidential Employees, Woodland Professional Firefighters' Association, and Woodland Fire Mid Management Association.

Approved the Side Letters of Agreement with the Woodland Police Officers' Association, Woodland Police Supervisors' Association, Woodland Police Mid Management Association, Woodland City Employees Association, Mid Management Professional Association, Confidential Employees, Woodland Professional Firefighters' Association, and Woodland Fire Mid Management Association.

10. SUBJECT: Settlement of City of Woodland v. Milton, Yolo County Superior Court Case No. ED16-557

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a settlement in the amount of \$125,000 pursuant to the terms set forth in the Stipulation for Entry of Judgment, Judgment and Final Order of Condemnation, subject to final non-substantive edits approved by the City Manager and City Attorney, to resolve the eminent domain action, City of Woodland v. Milton, Yolo County Superior Court Case No. ED16-557, in which the City is acquiring certain easement interests for the Kentucky Avenue Widening and Complete Streets Improvement Project, CIP 04-07.

Adopted RESOLUTION NO. 7690, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A SETTLEMENT IN THE AMOUNT OF \$125,000 PURSUANT TO THE TERMS SET FORTH IN THE STIPULATION FOR ENTRY OF JUDGMENT, JUDGMENT AND FINAL ORDER OF CONDEMNATION, SUBJECT TO FINAL NON-SUBSTANTIVE EDITS APPROVED BY THE CITY MANAGER AND CITY ATTORNEY, TO RESOLVE THE EMINENT DOMAIN ACTION, CITY OF WOODLAND V. MILTON, YOLO COUNTY SUPERIOR COURT CASE NO. ED16-557, IN WHICH THE CITY IS ACQUIRING CERTAIN EASEMENT INTERESTS FOR THE KENTUCKY AVENUE WIDENING AND COMPLETE STREETS IMPROVEMENT PROJECT, CIP 04-07.

11. SUBJECT: FY21 Budget Increase for Solid Waste and Recycling Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing an additional appropriation of \$18,000 in the Recycling Fund (fund 250) to contract with Yolo County for use of their SB 1383 consultants and purchase the Waste Wizard mobile app.

Adopted RESOLUTION NO. 7691, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2020/21 SOLID WASTE AND RECYCLING PROGRAM BUDGET.

12. SUBJECT: Intent to Levy Assessments: Lighting and Landscaping Districts

RECOMMENDATION FOR ACTION:

Staff recommends that the City Council approve fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer's Annual Levy Reports and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park, Spring Lake and Gateway Lighting and Landscaping Districts, and Streng Pond Maintenance District; and Call for a public hearing on June 15, 2021.

Adopted RESOLUTION NO. 7692, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2021/2022 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972; RESOLUTION NO. 7693, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2021/2022 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972; RESOLUTION NO. 7694, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2021/2022; RESOLUTION NO. 7695, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND Spring Lake Landscaping and Lighting District, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2021/2022 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972; RESOLUTION NO. 7696, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2021/2022; RESOLUTION NO. 7697, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND Spring Lake Landscaping and Lighting District, FISCAL YEAR 2021/2022 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972; RESOLUTION NO. 7698, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2021/2022; RESOLUTION NO. 7699, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2021/2022; RESOLUTION NO. 7700, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2021/2022; RESOLUTION NO. 7701, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND

DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2021/2022; RESOLUTION NO. 7702, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2021/2022; RESOLUTION NO. 7703, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2021/2022; RESOLUTION NO. 7704, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2021/2022; and RESOLUTION NO. 7705, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2021/2022.

13. SUBJECT: Contract with HDR Engineering, Inc. for Utility Rate Studies

RECOMMENDATION FOR ACTION: Staff recommends that the City Council authorize the City Manager to approve a contract with HDR Engineering, Inc. for completion of utility rate studies, in an amount not to exceed \$65,000.

Approved a contract with HDR Engineering, Inc. for completion of utility rate studies, in an amount not to exceed \$65,000.

14. SUBJECT: Award Construction Contract for the State Route 113/County Road 25A Interchange Modifications Project, CIP 20-05

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to 1) Award a construction contract in the amount of \$1,307,499 to Granite Rock Company for the State Route 113/County Road 25A Interchange Modifications Project (CIP 20-05) and authorize a contract contingency of up to 15% (\$196,125); and 2) Approve a consultant agreement for construction management and inspection services with Associated Engineering Consultants, Inc. (AEC) in an amount up to \$164,456, and authorize a contract contingency of up to 10% (16,446).

Adopted RESOLUTION NO. 7706, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT WITH GRANITE ROCK COMPANY IN THE AMOUNT OF \$1,307,499 FOR THE STATE ROUTE 113/COUNTY ROAD 25A INTERCHANGE MODIFICATIONS PROJECT, CIP #20-05.

I. REPORTS OF THE CITY MANAGER

15. SUBJECT: Presentation of the FY2021/22 Proposed Budget

RECOMMENDATION FOR ACTION: Staff recommends that Council formally

receive the proposed budget for FY2021/22.

Received presentation from Finance Officer Evis Morales regarding the proposed budget for FY 2021/2022.

16. SUBJECT: Approval of the Measure E Spending Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No.____, approving the updated Measure E Spending Plan.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Vega and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7707, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE E SPENDING PLAN.

**AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard
NOES: None**

17. SUBJECT: Approval of Measure F Spending Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the updated Measure F Spending Plan.

On a motion by Mayor Pro Tem Vega, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7708, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE F SPENDING PLAN.

**AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard
NOES: None**

18. SUBJECT: Approval of Measure J Spending Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No.____, approving the updated Measure J Spending Plan.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Vega and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7709, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE J SPENDING PLAN.

**AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard
NOES: None**

At 7:55 PM, Council took a 5-minute recess.

Meeting reconvened at 8:00 PM and Council continued with Item No. 15.

19. SUBJECT: Ordinance and Resolution relating to Appointment, Removal, and Duties of the Mayor and Mayor Pro Tempore

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

1). Introduce and waive first reading of Ordinance No. _____, amending Chapter 2.08 (Mayor and Mayor Pro Tempore of Title 2 (Administration) of the City of Woodland Municipal Code relating to Appointment, Removal, and duties of the Mayor and Mayor Pro Tempore; and

2). Adopt Resolution No. _____, amending the Selection and Rotation of Mayor and Mayor Pro Tempore for 2021 through 2030.

On a motion by Council Member Fernandez, seconded by Council Member Lansburgh and carried unanimously on a 5-0 roll call vote, Council Members introduced and waived first reading of an Ordinance, amending Chapter 2.08 (Mayor and Mayor Pro Tempore of Title 2 (Administration) of the City of Woodland Municipal Code relating to Appointment, Removal, and duties of the Mayor and Mayor Pro Tempore; and adopted RESOLUTION NO. 7710, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SELECTION AND ROTATION OF MAYOR AND MAYOR PRO TEMPORE FOR 2021 THROUGH 2030.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Vega and Mayor Stallard

NOES: None

J. ADJOURN

Meeting adjourned at 8:30 PM in memory of Marie Bryan.

Respectfully submitted,

**Ana B. Gonzalez
City Clerk**



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.4
SUBJECT: Parks & Recreation Commission Meeting Minutes of April 26, 2021

Recommendation for Action: Staff recommends that the City Council receive the April 26, 2021 Parks & Recreation Commission Meeting Minutes.

Staff Contact:

Kris Bain, Community Services Program Manager, (530) 661-2002, krista.bain@cityofwoodland.org

Discussion:

The Parks & Recreation Commission held their last meeting on May 24, 2021. At this meeting the Parks & Recreation Commission approved the minutes from the April 26, 2021 Parks & Recreation Commission meeting.

Conclusion:

Staff recommends that the City Council receive the April 26, 2021 Parks & Recreation Commission Meeting Minutes.

Prepared by: Kris Bain, Community Services Program Manager

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. Parks Rec Commission Minutes 042621

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Parks & Recreation Commission –

Monday, April 26, 2021

6:30 PM

A. NOTICE

1. PLEASE NOTE: The April 26, 2021 Parks & Recreation Commission will be conducted pursuant to the Governor's Executive Order N-29-20. The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Parks & Recreation Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings. If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to Krista Bain at krista.bain@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line. <https://zoom.us/j/97037739346> Or Dial: +1 669 900 6833 Meeting ID: 970 3773 9346

B. CALL TO ORDER

Meeting called to order at 06:32 PM

C. ROLL CALL

Commissioners Members Present: Chairperson Rashid Ali, Vice Chairperson Magalean Martin, Commissioner Jon-Paul Valcarenghi, Commissioner Carla White-Snyder

Absent:

Excused:

D. PLEDGE OF ALLEGIANCE

E. COMMUNICATIONS - PUBLIC COMMENT

None

F. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Commission Members/Staff.

G. PRESENTATION

Pickleball presentation with request to staff regarding Crawford Park reconstruction

Presented by member of the public Phil Marler

H. BUSINESS ITEMS

I. COMMITTEE REPORTS

2. Standing Committee Report
 - Facilities Committee
 - Program & Department Evaluation

- Budget & Finance Committee
- Urban Forest Committee
- Volunteerism Committee

No update from the Committees.

J. CONSENT CALENDAR

3. Approve Minutes for March 22, 2021

On a motion by Commissioner Jon Paul Valcarenghi to approve the minutes for March 22, 2021 as written, seconded by Commissioner Carla White-Snyder and carried unanimously.

Ayes: Chairperson Rashid Ali, Vice Chairperson Magalean Martin, Commissioner Jon-Paul Valcarenghi, Commissioner Carla White-Snyder

Noes: None

Absent:

K. OTHER BUSINESS

4. Commission Absence Requests

No requests at this meeting.

L. REPORT OF THE STAFF

5. Community Services Staff Report for April 26, 2021

Verbal updates provided by Staff.

M. NEXT MEETING

6. May 24, 2021

N. ADJOURN

On a motion by Commissioner Magalean Martin to adjourn the meeting at 7:29 p.m., seconded by Commissioner Carla White-Snyder and carried unanimously.

Ayes: Chairperson Rashid Ali, Vice Chairperson Magalean Martin, Commissioner Jon-Paul Valcarenghi, Commissioner Carla White-Snyder

Noes: None

Absent:



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.5
SUBJECT: Public Works Quarterly Status Report for the period of March through May 2021

Recommendation for Action: Staff recommends that the City Council accept the Public Works Quarterly Status Report for the period of March through May 2021.

Staff Contact:

Johana Currie, Senior Management Analyst, 530-661-5902, johanna.currie@cityofwoodland.org

Background:

This quarterly report covers the period of March through May 2021. The report presents a summary of Service Requests and Work Orders received, and also contains a narrative description of major work performed and/or notable department highlights.

Conclusion:

Staff recommends that the City Council accept the Public Works Quarterly Status Report for the period of March through May 2021.

Prepared By: Johanna Currie, Senior Management Analyst

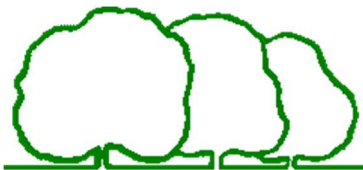
Reviewed By: Craig Locke, Public Works Director



Ken Hiatt
City Manager

Attachments:

1. PW Quarterly Report March-May



Public Works Department

Quarterly Status Report

March through May 2021

Public Works

Service and Work Order Requests

For the Months of March-May 2021		
Division	Service Requests	Work Orders
Administration	347	-
Electrical	63	42
Facilities	96	126
Fleet	-	381
Pretreatment	-	84
Sewer	64	358
Signs & Markings	32	136
Storm Drain	4	31
Streets	60	66
WPCF	-	51
Water	201	425
Grand Total	867	1,700

Service Requests – Every time a request for Public Works services is made by phone call, written request, emailed request, or an actual one-on-one request to a PW employee, a **'Service Request'** is generated. This builds a computerized record of all requests made.

Work Orders – A **'Work Order'** is created each time a work crew or individual is assigned a task as a result of either service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

Total for Calendar Year 2021

Through 05/31/21

Service Requests

1,581

Work Orders

2,865

63 Working Days This Quarter =

14 Requests for Service per Day

Fleet & Facilities Division

- **Fleet Services:** Achieved a 93.7% Fleet Availability Rate for the quarter, which is the percentage of time that vehicles were out of the shop and being used for their intended purposes.
- **Fleet Services:** Received two new Electric (EV) Work Trucks for the Utilities Division; one of the older trucks has been temporarily retained as a backup in case we run into issues with either of the EV trucks.
- **Fleet Services:** Ordered 6 replacement Police Patrol Vehicles, a replacement Dump Truck for the Community Services Department, and a new Mastic Machine for the Streets Department.
- **Fleet Services:** Completed One-Time reporting to the California Air Resources Board to identify how many trucks we have that are over 8,500 pounds; they are gathering information to help inform the City of possible upcoming regulatory changes.

- Facilities Services: Completed quarterly fire sprinkler inspections for all 10 City buildings - they all passed inspection. The next quarterly inspection is due in June 2021.
- Facilities Services: Hired a new Facilities Maintenance Worker to replace Richard Martino, who retired in December 2020. The anticipated start date will be around mid-June, depending on background investigation clearance.
- Facilities Services: Installed new water bottle filling stations at City Hall and the Library.
- Facilities Services: Established Condition Level Ratings for each Facility to help us select projects that have the most bearing on a building's overall condition level.

Right-of-Way Division

Due to the COVID-19 pandemic, Right-of-Way (ROW) projects have been hindered. As we all start working towards a new normalcy, we continue moving forward with completing our goals.

- Geographic Information System (GIS): The GIS Group is roughly 90% complete with the creation of new informational maps for Admin, Electrical, Facilities/Parks, Sewer/Storm, Signs & Markings, and Water. These maps provide all City departments with current Public Works asset and division information.
- Blight: Public Works is working closely with Code Enforcement, the Police Department and shopping cart retrieval services such as CarTrac to mitigate the blight issues throughout the City.

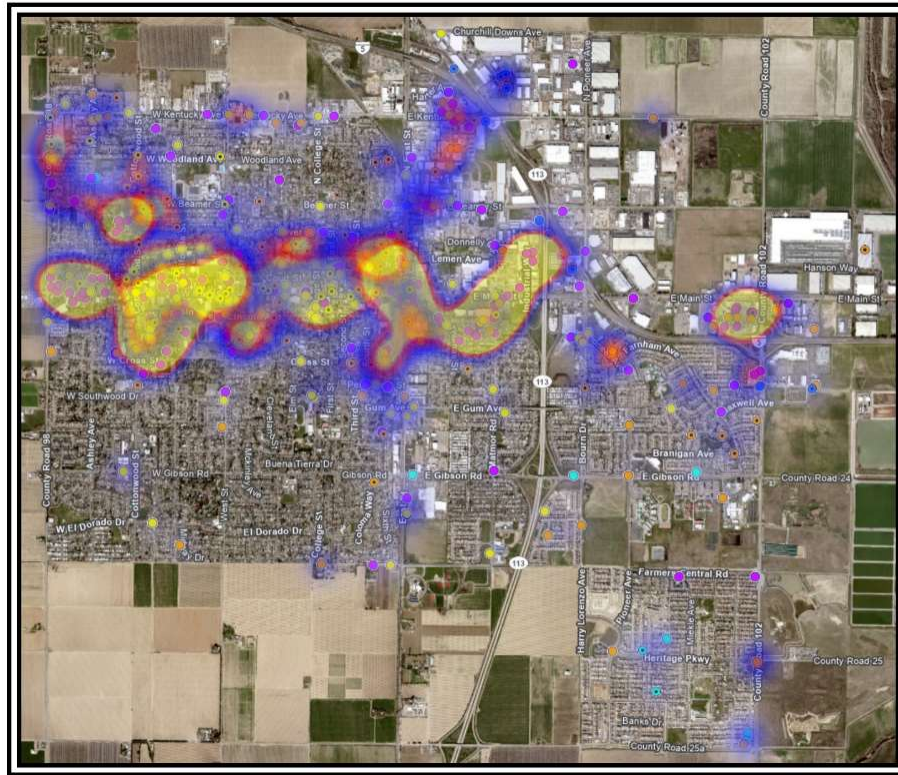
Blight issues include: noncompliant driveway approaches, right of way clearance, illegal dumping and camping, graffiti, and shopping carts.

Blight staff document and report blight issues by creating service requests (including photo attachments) in real time. This procedure saves us time when reporting blight issues, as well as increases response time.

The map on the next page illustrates the areas with the highest concentrated blight issues. Utilizing the heat map helps us visualize areas where blight is frequent throughout the City, limiting the amount of time spent searching in areas where blight is not often found.

This Quarter, the Public Works Department has completed 415 blight related Service Requests.

Heat Map: Blight



Blight Service Requests Calendar Year 2021

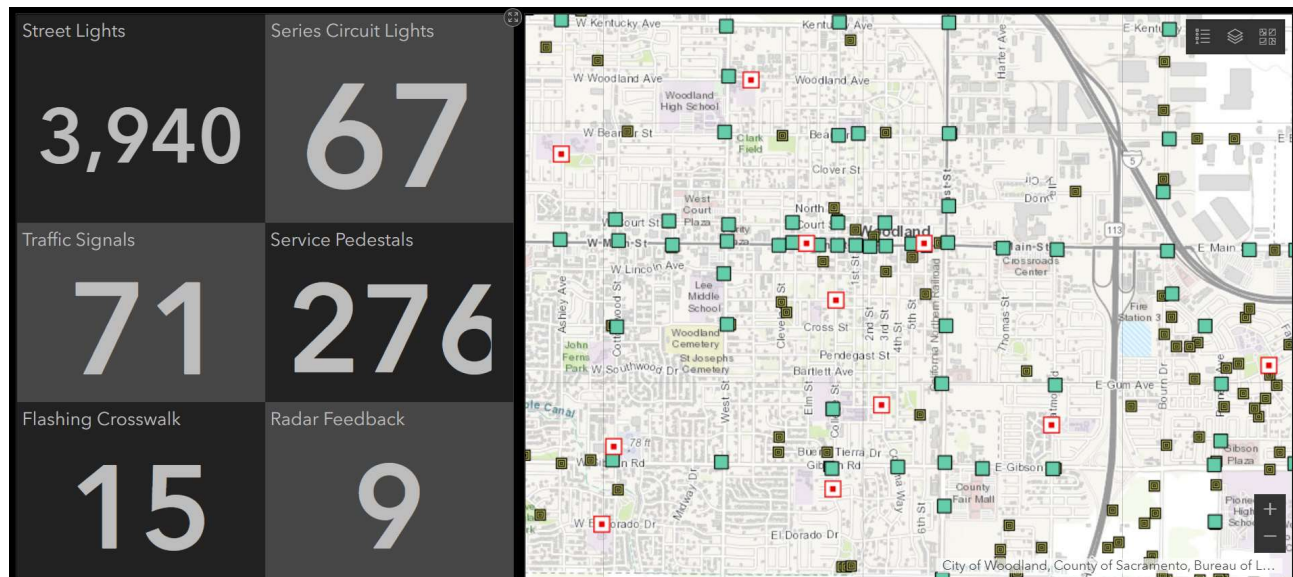
March 2021-May 2021
415 Completed
3 In Progress

- **GIS - Streets (Trip Hazards):** The GIS Group is working on identifying all mitigated trip hazards to ensure that they are showing the most current information on Cityworks maps. While processing the information of trip hazards, staff is also able to sort them by cause, location and project type. This data can be used by City employees and contractors to prioritize repairs. The map will be updated as new locations are identified. This project is approximately 90% complete.
- **GIS - Electrical:** The GIS and Electrical Groups have been working together to update areas on the City map that have missing underground information. As the map is updated in real time, Electricians and USA Technicians are able to view this information and accurately locate and record completed Service Requests and Work Orders on GPS. Completion is estimated for spring 2022.

USA Tickets Calendar Year 2021

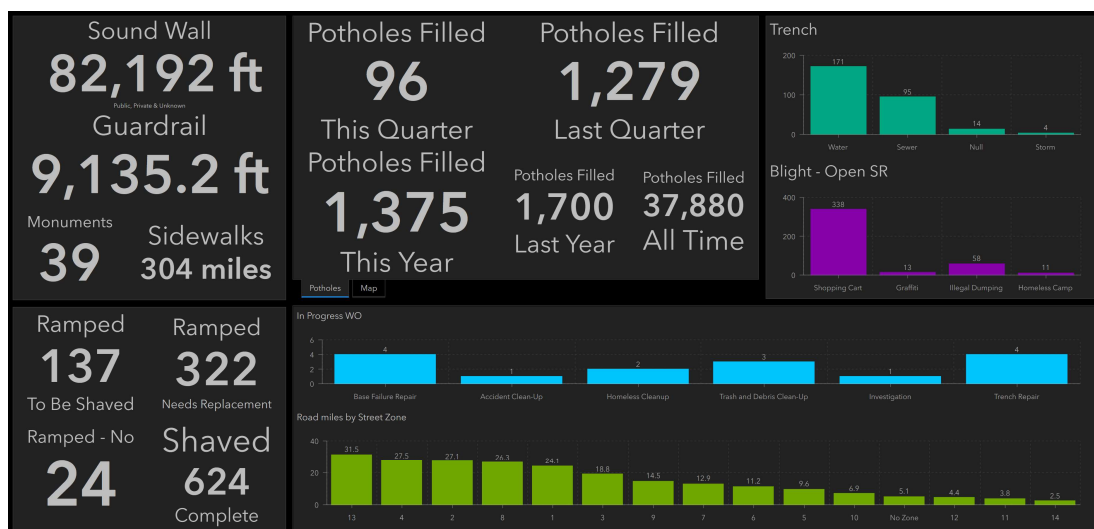
Quarter March 2021-May 2021
5,201

- Electrical - Traffic Signal Upgrades: Reviewed plans for upgrade of 3 traffic signals on City-wide developments; upgrades include new controllers and conflict monitors.
- Electrical - Dash Board for ROW: The Electrical Group created the dashboard below to provide instant access to commonly requested data without the need for searching through the GIS software. The display will be further customized as necessary.



- Electrical - MSC Upgrade: The Electrical Group focused their attention on installing new cameras and new lighting at Municipal Service Center Corp Yard. The upgrade will ensure that Public Works has a more secure site for equipment storage and visitor entrance logging.
- Electrical - CIP/Development Projects: The ROW Electrical Group is currently overseeing the inspection of four separate projects ranging from streetlight installations to the installation of new Traffic Signal Equipment. The closest project to start is the E. Main St Project, with an estimated turn-on date of FY 2021/22.
- Signs & Markings - Sign Knockdowns: This Quarter, the Signs Group repaired 13 knocked down signs and 7 wind damaged signs
- Signs & Markings - Curb Painting: The Signs Group is in the process of repainting 5 miles of red curb. This quarter, 3.6 miles have been completed throughout the City. The estimated completion of all 5 miles is September 2021.
- Signs & Markings - Routine Street Markings Maintenance: The Signs Group coordinated the removal of 4,200' of painted bike lane to prepare for the re-installation of 16,000' of new Thermoplastic bike lane installed over the old painted bike lanes. The completed work was on Heritage Parkway, N College St and N Ashley Ave.
- Signs & Markings - New Installations/Replacements: The Signs Group installed 3 new signs on CR 98 and W Kentucky Ave, 2 Neighborhood Watch signs on Branigan Ave, as well as a new Loading Zone sign installed for MoJo's. The Signs Group also replaced 112 faded street name signs, 113 faded regulatory signs (101 of them STOP signs), replaced the Fire House sign, and overhead signs at West St and Main St.

- **Signs & Markings - Removal:** The Signs group removed graffiti from a total of 19 signs, invested 33 hours of labor in removing garage sale signs posted on City property (e.g., street lights, traffic signals, sign posts, etc.), and trimmed trees away from 36 various signs deemed to be a safety issue.
- **Signs & Markings - Downtown:** The Signs Group recently painted the “No Bicycle, No Skateboarding, No Scooters” stencil on sidewalks on Main St (Elm St-Third St). The Signs Group has also changed the banners 4 times this Quarter as events changed.
- **Streets - Base Repair:** The Streets Group has removed and replaced close to 5,000 sq. ft. of roadway at three different locations.
- **Streets - Pothole Patching:** The Streets Group has responded to, and filled, 96 potholes throughout the City this Quarter.
- **Streets - Sidewalk Shaving:** Contracting with Precision Concrete Cutting, the Streets Group was able to shave and remove 318 different trip hazard locations throughout the City.
- **Streets - Trash and Debris Clean Up:** The Streets Group assisted Homeless Outreach Street Team (HOST) with clean-up of 26 homeless encampments. Responded to 119 different calls about trash and debris that was abandoned or dumped in various locations throughout the City.
- **Streets Group Dashboard:** The information below is a dataset filled with all Streets Group maintained infrastructure along with reporting requirements. Below is a screenshot of data as of 5/24/21. The ROW Division is in the process of implementing Dashboards for all maintained infrastructure (Signs & Markings, Facilities, Underground Service Alerts, etc.).



Utilities Collections - Sewer and Storm Divisions

The Collections Division has been working closely with the Utilities Engineering on multiple Capital Improvement Projects (CIP), as well as with Community Development and Transportation Engineering on various projects on Gibson Rd and the Spring Lake Development, including final warranty inspections and plan review.

Staff has been engaged with preventive maintenance on a variety of assets within the City. Their projects include mowing storm ditches in preparation of fire season and the 4th of

July holiday weekend, removing and rebuilding storm lift pumps, and establishing a manhole inspection program. The Beamer lift station is also in the process of being upgraded to industry standards.

Sewer:

- **HVVC Footage:** 108,401
- **CCTV Footage:** 59,888
- **Lateral Inspection Footage:** 5,793
- **Lateral Rodding Footage:** 590

Storm:

- **HVVC Footage:** 0
- **CCTV Footage:** 0

Service Calls:

- **Service Request Generated:** 64
- **Sanitary Sewer Overflows:** 6

Utilities - Water Production and Distribution Division

- Wells: All groundwater wells are currently off or in the “standby” position with the exception of blending well #24.
- ASR: Wells 28, 29, 30 are “active” and currently pumping 6 Million Gallons per Day (MGD). The City is currently on water flow restrictions known as Term 91. Flows from the river have been curtailed, which ultimately reduces our normal flows to the water treatment plant; the remaining demand is made up by the Aquifer Storage and Recovery (ASR) and blending wells throughout the City.
- Distribution Division: Crews continue working on system repairs and improvements, repairing and testing water meters, and meeting the expectations and deadlines.
- Preventive Maintenance: Crews continue to work on 2021 goals of exercising 20% of the system per AWWA specification. This means exercising 1,625 valves and painting 611 fire hydrants.
- **Water Main Breaks:** 5
- **Valves, Fire Hydrants and Services Replaced:** 48
- **Water Main Valves Exercised:** 463
- **Water Meters Tested:** 93
- **Water Meters Replaced:** 113
- **Water Quality Calls:** 21

Wastewater Operations Division

Laboratory:

- Approved and certified under the new Environmental Laboratory Accreditation Program (ELAP) Regulations that took effect January 1, 2021.
- Earned a ‘Certificate of Excellence’ for achieving a 100% on their State required unknown testing for 2020.
- Staff will perform second quarter Toxicity Testing for 2021 in June.

Pretreatment:

- Conducted non-contact inspections of local businesses.
- Issued new Wastewater Discharge Permits and renewals for the Pollution Prevention Program.
- Participated in the Yolo County Environmental Task Force.
- Worked on public outreach, including some social media posts that could get residence some free swag, and some advertisements for the electronic billboard on I-5. Also updated banners to post at Gibson and 102 for grease and oil recycling, preventing sewer backups, and preventing storm water pollution.
- Worked with Code Enforcement to resolve compliance issues with industrial customers.

Regulatory Compliance:

- Prepared and submitted Quarterly and Monthly reports to the Regional Board in accordance with our National Pollutant Discharge Elimination System (NPDES) Permit.
- Continued participation in the Central Valley Clean Water Association (CVCWA) special studies on Methyl Mercury, Freshwater Mussels, and Low-Level Toxicity.
- Continued issuing an information binder with all new pretreatment permits with relevant information to the specific discharger.
- Completed multiple public outreach reminders from the Sewer group regarding how wipes clog pipes. Also had some great social media events where prizes were awarded.

Water Pollution Control Facility:

- Plant Operations: Clarifier #3 was placed in service and has been running well after the replacement of the rake and drive assemblies which was completed and accepted earlier this year. The sludge removal project contractor has mobilized equipment to finish sludge removal from Pond 11. Phase 1 of the Ultra Violet (UV) preventive maintenance was completed in May and the Operations Group is currently waiting on parts to arrive for replacing an additional bank of wiper system components later this summer.
- Recycled Water Delivery: Currently recycled water is only being delivered to the City's Parks Department, although Biomass has concluded a new contract with PG&E and will resume operation after performing the 4 year shutdown test, which may take place in early June. Both pumps have been temporarily pulled so that they can be rebuilt while the demand is low. They are expected to return to service later this summer, and in the interim, recycled water will be provided by back up well.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.6
SUBJECT: Appoint Members to various Boards and Commissions

Recommendation for Action: Staff recommends that the City Council appoint members to the various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

Staff Contact:

Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background

Earlier this spring the City conducted its annual Board and Commission recruitment, with appointments to be made by the City Council prior to July 1st of this year.

Staff kicked-off the recruitment for 2021 appointments in March, with the application period for candidates open from March through May 14th. Applications were received to fill current and prospective vacancies.

Once all applications were received, the Mayor and Mayor Pro Tempore were tasked with reviewing the applications and advancing nominations for consideration by the full Council for 2021 appointments.

Discussion

After a review of the applications received from individuals interested in serving on city Boards and Commissions, Mayor Stallard and Mayor Pro Tempore Vega are recommending appointments as contained in the attachment to this staff report. It is also recommended that those candidates who are not appointed by the Council to vacant seats be retained as a pool of candidates for appointment for any vacancies that may arise prior to next year's Board and Commission recruitment period.

Conclusion:

Staff recommends that the City Council appoint members to the various Boards and Commissions, for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

Prepared by: Ana B. Gonzalez, City Clerk

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. Recommended Appointments effective July 1, 2021_CORRECTED

**BOARDS AND COMMISSIONS
RECOMMENDED APPOINTMENTS
EFFECTIVE JULY 1, 2021**

MEMBER	RECOMMENDED APPOINTMENT	TERM EXPIRES
Board of Building Appeals		
Rich Ferro	New 4-yr term	6/30/2025
Warren Hawley	Fill unexpired term	6/30/2022
Commission on Aging		
Don Campbell	New 4-yr term	6/30/2025
Matthew Crider	Fill unexpired term	6/30/2023
Carolyn Madsen	Fill unexpired term	6/30/2022
Historical Preservation Commission		
Lewis "Mark" Dennis	New 4-yr term	6/30/2025
Library Board		
Noel Rodriguez	Re-appoint 3-yr term	6/30/2024
Manufactured Home Fair Practices Commission		
Dick Cronin	Re-appoint 3-yr term	6/30/2024
Kathy Trott	Re-appoint 3-yr term	6/30/2024
Ben Cadranel	Alt to Regular 3-yr term	6/30/2024
Paul Kramer	Fill unexpired term	6/30/2023
Gil Lorenzo	Fill unexpired term	6/30/2022
Kundan Sharma	Fill Alt unexpired term	6/30/2022
Parks & Recreation Commission		
Jon-Paul Valcarenghi	Re-appoint 4-yr term	6/30/2025
Henry Murrieta	Fill unexpired term	6/30/2022
Personnel Board		
Ashley Morera-Gonzalez	Re-appoint 4-yr term	6/30/2025
Planning Commission		
Fred Lopez (at-large)	Re-appoint 4-yr term	6/30/2025
Chris Holt (Stallard)	Re-appoint 4-yr term	6/30/2025
Jim Smith (at-large)	Fill unexpired term	6/30/2023



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.7
SUBJECT: Proclamation Celebrating The City's Continued Affiliation with Bee City USA Week

Recommendation for Action: Staff recommends that City Council adopt a proclamation recognizing Woodland's continued affiliation with Bee City USA, our pollinator-friendly accomplishments, and National Pollinator Week with a resolution in advance of the City's Bee City & Pollinator Ecosystem Appreciation Day gathering the afternoon of Thursday, June 24.

Staff Contact:

Spencer Bowen, Communications Manager & Policy Analyst, spencer.bowen@cityofwoodland.org
Stephanie Burgos, Business Engagement & Marketing, stephanie.burgos@cityofwoodland.org

Fiscal Impact:

None.

Background:

The City of Woodland applied for and was awarded designation as a Bee City USA in January 2019. The City has remained an official Bee City USA affiliate since then and with the leadership of the committee have implemented various pollinator-friendly projects and educational activities in advance of the program's goal of enhancing sustainable habitats for pollinators and recognizing pollinators' crucial role in our ecosystems and economy.

In advance of the City's June 24 gathering in the Edible Learning Garden, staff recommends that City Council adopt a resolution recognizing the City's continued affiliation with Bee City USA, our pollinator-friendly accomplishments, and National Pollinator Week.

Conclusion:

Staff recommends that City Council adopt a proclamation recognizing Woodland's continued affiliation with Bee City USA, our pollinator-friendly accomplishments, and National Pollinator Week with a resolution in advance of the City's Bee City & Pollinator Ecosystem Appreciation Day gathering the afternoon of Thursday, June 24.

Prepared by: Spencer Bowen, Communications Manager & Policy Analyst


Ken Hiatt
City Manager

Attachments:

1. Pollination Proclamation June 15 2021

CITY OF WOODLAND

A Resolution of the Woodland City Council Celebrating The City's Continued Affiliation with Bee City USA, Our Community's Pollinator-friendly Accomplishments, and Recognizing National Pollinator Week

WHEREAS, since January 2019 the City of Woodland has been an official Bee City USA affiliate; and

WHEREAS, Woodland has remained a Bee City by creating and enhancing sustainable habitats for pollinators and recognizing pollinators' crucial role in our ecosystems and economy; and

WHEREAS, this designation complements the City's The Food Front initiative, which celebrates and grows our vibrant food and agriculture ecosystem, including the pollination and honey industry; and

WHEREAS, these successful efforts are led by the City's Economic Development Division, the City Manager's Office, and the Woodland Bee City Committee; and

WHEREAS, Woodland is at the center of pollination and honey innovation and collaboration, with fertile soil and abundant crop production, proximity and strong partnerships with UC Davis, and deep industry knowledge throughout our diverse ecosystem of suppliers, pollination professionals, ranchers, growers, honey producers, and vendors; and

WHEREAS, Woodland is home to the California Honey Festival, which attracts tens of thousands to Historic Downtown Woodland to celebrate the pollination and honey industries; and

WHEREAS, the City has already completed multiple celebrated projects since its designation as a Bee City in 2019, including the planting of 300 pollinator-friendly and water-wise plants on Main Street to create an urban "pollinator pathway" as well as in front of City Hall to transform what was once grass into a welcoming pollinator garden and two public art projects, the Bee City USA planter at City Hall and the Bee City USA affiliate sunflower sign on the East & Main median; and

WHEREAS, the City will continue its Bee City commitments with planned future projects, including implementing an "adopt a planter" program to replant existing planters with pollinator-friendly plants and encourage Downtown businesses to tend to them, working with a local artist to create a pollinator-centric mosaic on a Main Street planter, and creating a new Bee City USA informational sunflower art piece at the entrance of City Hall that will include basic info about the City's commitment as a Bee City USA affiliate; and

WHEREAS, the week of June 21 is National Pollinator Week and Thursday, June 24 is Bee City USA Pollinator Ecosystem Appreciation Day.

NOW THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, recognizes the City's pollinator-friendly accomplishments and future plans as integral to our community's continued food and agriculture industry leadership and our commitment to building a responsible and resilient town.

DATED: June 15, 2021

TOM STALLARD, MAYOR

MAYRA VEGA, MAYOR PRO TEMPORE

VICKY FERNANDEZ, COUNCIL MEMBER

TANIA GARCIA-CADENA, COUNCIL MEMBER

RICH LANSBURGH, COUNCIL MEMBER



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.8
SUBJECT: County Road 25A (Miekle Ave. to Promenade Dr.) CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10; Final Acceptance and Notice of Completion

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, 1.) accepting the County Road 25A (Miekle Ave. to Promenade Dr.), CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10 construction contract as complete and authorize the City Clerk to file a Notice of Completion; and 2.) Approving a consultant services amendment for Cunningham Engineering Consultants, Inc. in the amount of \$8,664; and authorize the City Manager to execute the amendment.

Staff Contact:

Miguel Chavez, Sr. Construction Project Manager, (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact:

The approved Capital Budget includes a total of \$2,164,000 in SLIF Roads funding (Fund 682) for this combined project.

This funding is included in the SLIF set aside funding - the portion of the SLIF that is managed by the City to construct public improvements. This project built improvements associated with two distinct capital projects, CIP 19-09 and 19-10, and was managed as one project.

There is no impact to the General Fund.

Background:

This combined project included the construction of CR25A, from Miekle Avenue to Promenade Drive and the construction of an at grade bicycle/pedestrian crossing on East Heritage Parkway (between Campos Ave. and Miekle Ave.).

The extension of CR25A is included in the Spring Lake Capital Improvement Plan and was needed to provide adequate traffic circulation in the area. CR25A is a 2-lane road with buffered bike lanes. The project included a roundabout at Miekle Ave, storm drain utilities, street lighting and landscaping.

The bicycle/pedestrian crossing on East Heritage Parkway was needed to enhance bicycle and pedestrian connectivity within the area. The East Heritage Parkway mid-block crossing design includes pedestrian actuated push buttons and landscaping modifications to enhance visibility.

Discussion:

On March 17, 2020, Council approved plans and specifications for the project. On June 2, 2020, the project was awarded to DeSilva Gates Construction via Resolution No. 7471. Construction is now complete and ready for acceptance.

The project cost breakdown is as follows:

Total Design	\$121,000
Total Construction	\$1,692,000
Total Construction Management/ Inspection/Staff Project Management	\$225,000
Total Project Costs	\$2,038,000
Total Project Budget	\$2,164,000
Difference	\$126,000

The original design contracts with Cunningham Engineering Consultants were for \$94,200 for CIP 19-09 and \$18,500 for CIP 19-10 for a total of \$112,700. The City now desires to amend the contract for CIP 19-09 in the amount of \$8,664 for a total contract amount of \$102,864. With the amendment, the total amount of both design contracts is \$121,364.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, 1.) accepting the County Road 25A (Mickle Ave. to Promenade Dr.), CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10 construction contract as complete and authorize the City Clerk to file a Notice of Completion; and 2.) Approving a consultant services amendment for Cunningham Engineering Consultants, Inc. in the amount of \$8,664; and authorize the City Manager to execute the amendment.

Prepared by: Miguel Chavez, Sr. Construction Project Manager

Reviewed by: Katie Wurzel, Principal Civil Engineer
Brent Meyer, Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, ACCEPT THE COUNTY ROAD 25A (MIEKLE AVE. TO PROMENADE DR.) CIP 19-09 AND EAST HERITAGE PARKWAY MID-BLOCK CROSSING IMPROVEMENT PROJECT, CIP 19-10 CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION

WHEREAS, the City Council authorized staff to bid the CR25A (Miekle Ave. to Promenade Dr.) CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10 on March 17, 2020; and

WHEREAS, the City Council on June 2, 2020 authorized the City Manager to award and execute a construction contract; and

WHEREAS, the City Manager executed the construction contract with DeSilva Gates Construction. on June 30 2020; and

WHEREAS, the construction of these improvements began in July 2020 and were completed in May 2021; and

WHEREAS, the City wishes to accept the construction contract as complete and authorize the city clerk to file a notice of completion; and

WHEREAS, the original design contracts with Cunningham Engineering Consultants were for \$94,200 for CIP 19-09 and \$18,500 for CIP 19-10 for a total of \$112,700. Amending the contract for CIP 19-09 project by \$8,664 will result in that contract total of \$102,864. The total of all contracts will be \$121,364.00; and

WHEREAS, the City desires to continue to have an experienced consultant provide project closeout on this project; and

WHEREAS, the City wishes to approve Amendment #1 and authorize its execution through the adoption of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby accepts the CR25A (Miekle Ave. to Promenade Dr.) CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10 as complete.

Section 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the CR25A (Miekle Ave. to Promenade Dr.) CIP 19-09 and East Heritage Parkway Mid-Block Crossing Improvement Project, CIP 19-10.

Section 3. The City Council hereby approves the consultant services amendment with Cunningham Engineering Consultants Inc. and directs the City Manager to execute the agreement in the amount of \$8,664 for a total amount of \$102,864. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized in the Amendment does not change.

Section 3. A copy of the Amendment is available and on file in the City Clerk's office, and is incorporated herein by reference and made part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City council held on the 15th day of June 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Tom Stallard, Mayor

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.9
SUBJECT: Consultant Agreement for Construction Management and Inspection Services for Improvements Associated with the Woodland Storage Development Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the amount of \$120,592 for the Woodland Storage Development Project; and authorize the City Manager to execute the agreement and amendments up to 15% (18,089) of the agreement amount.

Staff Contact:

Miguel Chavez, Construction Project Manager – (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact:

Construction management and inspection of the Woodland Storage Improvements are funded by fees paid by the developer for this purpose.

There is no impact to the general fund.

Background:

On July 7, 2020, the City Council approved the Conditional Use Permit for the Woodland Storage Development project. The improvement plans for the Woodland Storage project are complete and construction is ready to begin.

Discussion:

The construction of the Woodland Storage project includes improvements that will be City owned once complete. As such, the City is required to provide construction management and inspection for these projects. The recommended action to execute a consultant agreement will provide these construction services.

Associated Engineering Consultants, Inc. (AEC) is currently included on the City's list of firms pre-qualified to provide Construction Management and Inspection Services. After a review of the listed firms and the experience of each providing similar services it was determined that AEC was the most qualified to perform these services for the City at this time.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving a consultant services agreement for construction management and inspection with Associated Engineering Consultants, Inc. in the amount of \$120,592 for the Woodland Storage Development Project; and authorize the City Manager to execute the agreement and amendments up to 15% (18,089) of the agreement amount.

Prepared by: Miguel Chavez, Sr. Construction Project Manager

Reviewed by: Brent Meyer, Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution -Woodland Storage

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE
AN AGREEMENT WITH ASSOCIATED ENGINEERING CONSULTANTS, INC. FOR
CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES**

WHEREAS, On July 7, 2020, City Council approved the Conditional Use Permit for the Woodland Storage Development project; and

WHEREAS, the Woodland Storage Improvements are ready for construction; and

WHEREAS, the City desires to have the construction management and inspection of these improvements performed by an experienced consultant selected by a qualification based selection process; and

WHEREAS, the City wishes to approve the Agreement and authorize its execution through the adoption of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants Inc. and authorizes and directs the City Manager to execute the agreement in the amount of \$120,592 for the Woodland Storage Improvements and amendments as necessary up to 15% (\$18,088) of the agreement amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. An executed copy of the Agreement is available and on file in the City Clerk's office and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.10
SUBJECT: Budget Appropriation to Vehicle Replacement Reserve Fund for Electric Mower

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, authorizing a budget appropriation of \$19,078 to the Vehicle Replacement Reserve Fund (012) to purchase an electric mower.

Staff Contact:

Christine Engel, Community Services Director (530) 661-2000; christine.engel@cityofwoodland.org

Fiscal Impact:

Transferring of funds from the Spring Lake Lighting and Landscape District budget to the Vehicle Replacement Reserve Fund (012) would enable staff to purchase an electric mower. Existing funds in the Spring Lake budget (\$19,078) would be used to supplement grant funds (Clean Air Funds Grant) previously awarded to the City (\$12,000). This additional Council action of authorizing a budget appropriation to Fund 012 is required to increase the Fund 012 expenditure account for the purchase.

Background:

In April 2020, staff submitted an application to the Yolo Solano Air Quality Management District for the 2020 Clean Air Funds Program cycle to purchase an electric mower. It was assumed in the grant application that the City would supplement the grant funds with funding from the Spring Lake Lighting and Landscape District budget to purchase the mower. In December 2020, the YSAQMD awarded the City a Clean Air Funds grant in the amount of \$12,000 to replace a diesel powered mower with an electric mower (2020 Mean Green Mowers CXR-60 solar assisted electric zero turn mower). Over the course of its operating lifetime, the new mower can reduce greenhouse gas emissions by the equivalent of at least approximately 21 metric tons of CO₂ compared to the current mower. The new mower will immediately be used at Rick Gonzales Senior and Spring Lake parks in Spring Lake.

Discussion

While the City received a grant to purchase the electric mower, the City also needs to provide funds to cover the full purchase price (an additional \$19,078). Funds from the Spring Lake L&L operations budget will be used to offset the total purchase price. In order for staff to purchase this equipment, funds from the operations budget need to be appropriated to the Vehicle Replacement Reserve Fund (012).

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, authorizing a budget appropriation of \$19,078 to the Vehicle Replacement Reserve Fund (012) to purchase an electric mower.



Ken Hiatt
City Manager

Attachments:

1. electric mower resolution

CITY OF WOODLAND

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING A BUDGET APPROPRIATION OF \$19,078 TO THE VEHICLE REPLACEMENT RESERVE FUND (012) TO PURCHASE AN ELECTRIC MOWER.

WHEREAS, the City of Woodland was awarded a grant from the Yolo Solano Air Quality Management District in the amount of \$12,000 (Clean Air Funds Grant) for the Electric Mower Replacement Project; and

WHEREAS, the grant application assumed that the City would supplement the grant funds to cover the full purchase price of the mower; and

WHEREAS, funds from the Spring Lake Lighting and Landscape District operations budget would be used to purchase the mower; and

WHEREAS, the mower would be used immediately at Rick Gonzales Senior and Spring Lake parks; and

WHEREAS, funding from the operations budget would need to be appropriated to the Vehicle Replacement Fund (012) to increase the Fund 012 expenditure account for the purchase.

NOW, THEREFORE, BE IT RESOLVED The City Council hereby authorizes a budget appropriation of \$19,078 to the Vehicle Replacement Reserve Fund (012) to purchase an electric mower.

PASSED AND ADOPTED this 15th day of June 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.11
SUBJECT: Resolution implementing a three (3) year agreement (July 1, 2021 to June 30, 2024) with the Police Mid Management Association.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, implementing a three (3) year agreement (July 1, 2021 to June 30, 2024) with the Police Mid Management Association.

Staff Contact:

Sheila McShane, Human Resources Manager, (530) 661-5807, sheila.mcshane@cityofwoodland.org

Fiscal Impact

The current labor agreement for the Police Mid Management Association (PMMA) covers salary and benefits for four (4) full-time equivalent positions with an annual cost of approximately \$600,000. The terms of the proposed new four-year contract is expected to result in an average annual increases of between 2.5% and 3.5% of total compensation costs, contingent upon triggers covering selected contract terms. The proposed contract will result in an increase of \$128,000 over the three-year term, and consistent with the funding level assumed in the development of the FY2021/22 budget and five-year forecast. This bargaining group's costs are funded entirely through the City's General Funds.

Background

The City began negotiating with the Police Mid Management Association on a successor labor agreement in March 2021, and reached a tentative agreement in June 2021. The tentative agreement was presented to, and ratified by, the Police Mid Management Association membership, and the recommended Council action would formally ratify the terms of the new three (3) year agreement.

Discussion

The proposed agreement provides for increases in salaries and cost of health insurance benefits for covered employees, while maintaining structural changes to the overall benefit package negotiated in prior agreements. The new contract also provides for ongoing protection against future year increases in pension costs, as some of the future salary adjustments are contingent on CalPERS reaching specified investment returns. The agreement also makes adjustments to administrative leave maximum accumulation and provides for changes to certificate pays and the professional growth incentive program.

Major terms of the new contract are as follows:

Cost of Living Adjustments (COLAs)

- Effective July 1, 2021 3%
- Effective July 1, 2022 2%
- Effective January 1, 2023 1%*
- Effective July 1, 2023 2%

- Effective January 1, 2024 1%**
- * If CalPERS meets its investment target of at least seven percent (7%) for fiscal year 2021/2022, then a COLA of one percent (1.0%) shall be effective.
- ** If CalPERS meets its investment target of at least seven percent (7%) for fiscal year 2022/2023, then a COLA of one percent (1.0%) shall be effective.

Medical Health Insurance

Effective	Employee Only	Employee Plus One	Family
January 1, 2022	\$877.50	\$1,754.88	\$2,281.49
January 1, 2023*	\$921.37	\$1,842.73	\$2,395.57
January 1, 2024**	\$967.44	\$1,934.87	\$2,346.66

*If the CalPERS Kaiser rate for health premiums increases by more than 20% from January 2022 to January 2023, the City's contribution will increase by 8% (instead of 5%) from 2022 to 2023.

** If the CalPERS Kaiser rate for health premiums increases by more than 20% from January 2023 to January 2024, the City's contribution will increase by 8% (instead of 5%) from 2023 to 2024.

Administrative Leave

Phased-in implementation of annual carryover of administrative leave. Current carryover of hours past July 1 each year will be reduced in annual increments until July 1, 2024, when all administrative leave must be used or lost each year.

Effective July 1, 2023 Administrative Leave increases to 64 hours per fiscal year.

Professional Growth Incentive

Increase the amount of reimbursement to \$800 per fiscal year, and restrict the use to education and training.

Certificate Pay

Allows current POST Advance Certificate Pay to remain effective for two years after promotion from sergeant. Pay for this certificate will terminate upon receipt of POST Management Certificate.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, implementing a three (3) year agreement (July 1, 2021 to June 30, 2024) with the Police Mid Management Association.

Prepared By: Sheila McShane, Human Resources Manager

Reviewed By: Kimberly McKinney, Director of Administrative Services

Attachments:

1. Police Mid Mgmt MOU

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE CITY OF WOODLAND

AND THE

WOODLAND POLICE MID-MANAGEMENT

UNIT

July 1, 2021 to June 30, 2024

MEMORANDUM OF UNDERSTANDING
CONCERNING POLICE MID-MANAGEMENT UNIT EMPLOYEES OF THE
CITY OF WOODLAND

The City of Woodland and the Woodland Police Mid-Management employees by and through their authorized representatives, hereby ratify as and for a Memorandum of Understanding the attached Resolution entitled "A Resolution of the City Council of the City of Woodland Approving Certain Terms and Conditions for Police Mid-Management Employees" and the exhibits appended hereto, and recommend that the same be adopted by the City Council of the City of Woodland.
Representative of the Woodland

DATED: _____

Deputy Chief Anthony Cucchi
Police Mid-Management Employees

City of Woodland

The foregoing Resolution and exhibits appended thereto hereby are approved by the City Council of the City of Woodland on this 15th of June 2021.

I

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING CERTAIN TERMS AND CONDITIONS FOR
POLICE MID-MANAGEMENT EMPLOYEES

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ARTICLE I GENERAL PROVISIONS

1.0 Application

This Resolution applies to the employees employed by the City of Woodland in the following classifications:

Deputy Chief
Police Lieutenant

1.1 Term

The term of this agreement is July 1, 2021 to June 30, 2024.

ARTICLE II COMPENSATION

2.1 Salary

2.1.1 During the term of this agreement, represented employees shall receive the following adjustments to salary:

- Effective July 1, 2021: 3.00%
- Effective July 1, 2022: 2.00%
- Effective January 1, 2023 1%*
- July 1, 2023 2.00%
- Effective January 1, 2024: 1%**

*Contingent if CalPERS meets its investment target of at least seven percent (7%) for fiscal year 2021/2022, then a COLA of one percent (1.0%) shall be effective

**Contingent if CalPERS meets its investment target of at least seven percent (7%) for fiscal year 2022/2023, then a COLA of one percent (1.0%) shall be effective

2.2 Uniform Allowance

2.2.1 Bi-Annual Payments. Employees covered by this Resolution required by the Police Chief to wear a uniform shall receive Nine Hundred (\$900) Dollars annually. Payment shall be made on biannual basis on August 1 and December 1. This uniform allowance is paid in advance. Should a represented employee leave employment after payment, a pro-rated portion of the advance uniform allowance payment will be deducted from final payments made by the City. Prorating shall be calculated on a whole month basis.

2.2.2 Body Armor. The City will replace soft body armor within six (6) months of the expiration of the manufacturer's warranty.

2.3 Longevity

2.3.1. Employees with 12 years completed service will receive an additional 2.5% of base pay as a retention incentive; and

Employees with 17 years completed service will receive an additional five (5%) percent of base pay as a retention incentive (not cumulative).

2.4 Out of Class Work

2.4.1 Assignment to perform work of a higher level classification: Employees assigned by their supervisors to perform the essential duties of a higher-level classification shall receive an additional five percent (5%) of base pay as out of class compensation. Payment shall continue for the term of the assignment to the higher-level classification duties. Assignments shall be limited to six (6) months, which may be extended on approval of the City Manager.

2.4.2 Assignment as Acting Department Head: In the case of assignment as an acting department head, the compensation shall be an additional ten percent (10%) of the base pay. Payment shall continue for the term of the assignment to the higher level classification duties. Acting assignments shall be limited to six (6) months, which may be extended on approval of the City Manager.

2.4.3 Assignment of duties beyond the scope of employee's classification: Employees assigned to perform significant and additional duties outside the scope of their job description shall receive an additional five percent (5%) of base pay as special assignment pay.

2.5 Professional Growth Incentive

2.5.1 Employees covered by this Resolution are eligible to participate in the Professional Growth Incentive Program. Employees may receive a reimbursement for professional memberships, subscriptions, professional training (including travel, lodging and parking fees), and attainment of academic degrees. All such requests require advance approval by the City. Maximum reimbursement per fiscal year per employee shall be \$800.

2.6 Bilingual Pay

2.6.1 Employees covered by this resolution shall be eligible for the City's Bilingual Policy. Employees meeting the policy's designation criteria shall receive additional compensation above their regular salary at a rate of \$200 per month, per the City's bilingual policy (City Policy 16-302).

2.7 Certificate Pay

2.7.1 Employees shall receive an additional two and one-half (2.5%) percent of base pay for holding a POST Supervisory Certificate.

2.7.2 Employees shall receive an additional two and one-half (2.5%) percent of base pay for holding a Management Certificate.

2.7.2.1 For up to two (2) years after promotion to Lieutenant, employees shall continue to receive an additional two and on half (2.5%) of base pay for holding a POST Advanced Certificate. Additional pay for holding a POST Advanced Certificate shall terminate upon receipt of the POST Management Certificate or two (2) years whichever comes first.

2.7.3 Employees shall receive an additional five (5%) percent of base pay for holding a Master's Degree or have completed POST Command College.

2.7.4 Total Certificate Pay shall not exceed ten (10%) of base pay.

ARTICLE III - PERS RETIREMENT

3.1 PERS Retirement

3.1.1 The City will continue its participation in the Public Employee's Retirement System (CalPERS).

3.2 Tier-1 Police Safety Members.

3.2.1 Police Safety Members hired on or before June 1, 2012, shall receive the 3% @ 50 formula. highest twelve (12) months for final compensation determination, the Fourth Level of the 1959 Survivor's Benefit, Unused Sick Leave Option and Military Service Credit as Public Service.

3.2.2 These Police Safety Members shall pay the employees share of nine percent (9%) plus four point eight-eight-seven percent (4.887%) of the employer contribution via PERS contract amendment and another three (3%) percent of the employer share for a total of sixteen point eight-eight-seven percent (16.887%), on a pre-tax basis.

3.3 Tier-2 Police Safety Members.

3.3.1 Police Safety Members hired after June 1, 2012, and before January 1, 2013 or Classic members as defined by CalPERS, shall receive the 3% @ 55 formula, highest thirty-six (36) months for final compensation determination, the Fourth Level of the 1959 Survivor's Benefit, Unused Sick Leave Credit option and Military Service Credit as Public Service.

3.3.2 These Police Safety Members shall pay the employees share of nine percent (9%) plus four point eight-eight-seven percent (4.887%) of the employer contribution via PERS contract amendment and another three (3%) percent of the employer share for a total of sixteen point eight-eight-seven percent (16.887%), on a pre-tax basis.

3.4 Tier-3 Police Safety PEPRA Members

3.4.1 New Police Safety Members, as defined by CalPERS, hired on or after January 1, 2013, shall receive the 2.7% @ 57 •formula, thirty-six (36) months for final compensation determination the Fourth Level of the 1959 Survivor's Benefit Unused Sick Leave Credit option and Military Service as Public Service..

3.4.2 These Police Safety Members will pay half the total normal cost as determined annually CalPERS on a pre-tax basis.

ARTICLE VI MEDICAL AND RELATED BENEFITS

4.1 Medical Insurance

4.1.1 The City shall make available to all unit employees, the CalPERS medical insurance program. Employees shall have the option of enrolling in any of the plans provided by CalPERS. The city has the right to explore other options outside of CalPERS for Health Insurance. The Association reserves the right to meet and confer over any options.

4.1.2 For Employees hired before July 1, 2006, the City provides a two tier medical benefits program:

- Tier One: Employee Only and Employee plus One
- Tier Two: Employee plus Family

Employees hired before July 1, 2006 who provide proof of dual coverage under PERS or there medical insurance program may decline to accept medical coverage. These employees shall be eligible for a payment of \$565 per month. Effective July 1, 2017, the eligible payment will be decreased to \$405 per month. For those employees who are currently receiving the payment of \$565 they will continue until they are no longer eligible for this benefit

For Employees hired on or after July 1, 2006, the City provides a three tier medical benefits program:

- Tier One: Employee Only
- Tier Two: Employee plus One
- Tier Three: Employee plus Family

Employees hired after July 1, 2006 who provide proof of dual coverage under PERS or other medical insurance programs may decline to accept medical coverage. These employees shall be eligible for a payment of \$405 per month.

Effective January 1, 2022, the City will provide a flat health premium contribution of 5% greater than the 2021 contribution. According to the following table:

Effective Date	Employee Only	Employee plus One	Family
January 1, 2022	\$877.50	\$1,754.98	\$2,281.49
January 1, 2023*	\$921.37	\$1,842.73	\$2,395.57
January 1, 2024**	\$967.44	\$1,934.87	\$2,515.35

*If the CalPERS Kaiser rate for health premiums increases by more than 20% from January 2022 to January 2023, the City's contribution will increase by 8% (instead of 5%) from 2022 to 2023.

** If the CalPERS Kaiser rate for health premiums increases by more than 20% from January 2023 to January 2024, the City's contribution will increase by 8% (instead of 5%) from 2023 to 2024.

The City shall contribute up to the following amounts towards employee medical insurance coverage and cafeteria plan benefit:

4.1.3 Effective January 1, 2022 through December 31, 2022, the City shall contribute the following amounts towards employee medical insurance coverage and cafeteria plan benefit:

Tier	Medical Benefit	Cafeteria Plan Benefit	Total Benefit
Employee only	\$149.00	Note 1	\$721.92
Employee plus one	\$149.00	Note 1	\$1,443.83
Employee plus family	\$149.00	Note 1	\$2,172.83

Note 1: Per paragraph 4.1.2 above, employees hired before July 1, 2006 who qualify for the "Employee only" tier shall receive medical insurance coverage and cafeteria plan benefit equal to the "Employee plus one" tier.

Note 2: The Medical Benefit will be equal to the minimum established by the CalPERS Board (currently \$133 from the January 2018 table). It is anticipated that this amount will be adjusted annually based on changes to the medical component of the CPI.

Note 3: Cafeteria Plan benefit will be equal to the difference between the Medical Benefit and the Total Benefit.

Note 4: For years 2023 and 2024, the Total Benefits amounts are identified in paragraph 4.1.2 above

4.2 Medical Insurance Upon Retirement

4.2.1 Employees who retire from the City may be eligible for Medical Insurance in accordance with the CalPERS Medical Plan. Dental, Vision and Long Term Disability Insurance is not provided to retirees.

4.2.2 For employees who were hired before July 1, 2006, with five (5) or more years of continuous City service who either retire and are eligible to receive benefits under the City's PERS plan or retire for disability under PERS shall be eligible for continued health and life insurance coverage subject to the following terms and conditions:

4.2.2.1 Employees 50 years old or older who separate from City service but postpone application to receive PERS retirement benefits must pay the premiums for any continued insurance coverage until the application for benefits is approved;

4.2.2.2 Insurance benefits levels to retirees will be equal to the schedule reflected in paragraph 4.2.1 above. Retirees who were hired before July 1, 2006, will receive a benefit equal to the "Total Benefit" reflected in 4.1 .4 above; however, provisions of paragraphs 4.12.1 and 4.12.2 do not apply to retired employees;

4.2.2.2.1 Retirees who were hired prior to July 1, 2006 have a vested right to receive full medical insurance benefits in retirement equal to the total medical benefit provided to active employees. In the immediate case, such retirees shall receive the combined value of the medical benefit and the cafeteria plan benefit to equal the total benefit. In future cases, should the City again restructure its health care benefits, such retirees shall continue to receive the full value provided to active employees for health benefits irrespective of how they may subsequently be structured.

4.2.2.3 Life Insurance will be continued with the same benefit level and conditions as active employees except as adjusted according to the schedule outlined in the City's "Life Insurance Outline of Benefits" or in any modifications or other plans that replace the current plan;

4.2.2.4 Health Insurance coverage will be coordinated with Medicare when retirees become eligible; and

4.2.2.5 Dental, Vision and Long Term Disability Benefits will not be offered or provided to retirees.

4.2.3 Employees who were hired on or after July 1, 2006, will receive medical insurance benefits in retirement as follows:

4.2.3.1 Insurance benefits levels to retirees who were hired after July 1, 2006, will receive a benefit equal only to the "Medical Benefit" reflected in 4.2.1 above; however, provision of paragraphs 4.3.1 do not apply to retired employees.

4.2.3.2 Retirement Health Savings Plan. As soon as practical following ratification of this MOU by the City Council, the City of Woodland will establish a program in which employees participate to save, on a tax deferred basis, money to help pay the cost of healthcare once an individual retires. The Retirement Health Savings Plan (RHSP) may be used for medical, dental and vision care as well as other healthcare expenses.

4.2.3.4 For employees hired on or after July 1, 2006, participation in the City's RHSP is mandatory.

4.2.3.5. Contributions: The City shall contribute \$50 per month to the employee's RHSP account; likewise, the employee shall contribute \$50 per month to their RHSP account. These contributions shall start after an employee has successfully completed their initial probationary period. However, upon successful completion of probation, the City shall contribute a lump sum of \$50 per month for each month served in the employee's initial probation.

4.2.3.5 Initial Probationary Period. During an employee's initial probationary period with the City, neither the employee nor the City shall contribute to the employee's RHSP account. The initial probationary period is that probationary period when an employee is first hired. A probationary period is also in effect when an individual changes classification or is promoted to a higher classification; City and employee contributions to RHSP accounts will continue during such promotional probationary periods.

4.2.3.6 Conversion of Sick Leave. Once an employee has accrued 500 hours of sick leave, the City shall convert 50% of additional sick leave earned to a cash

contribution to an employee's RHSP account. This results in all sick leave earned above 500 hours being changed to 4 hours per month (versus 8 hours) with the value of 4 hours of salary being contributed to the employee's RHSP account.

4.3 Life Insurance

4.3.1 Active Employees: The City shall continue to provide life insurance coverage in the amount of Fifty Thousand Dollars (\$50,000).

4.3.2 Retirees shall be eligible for continued life insurance coverage subject to the following terms and conditions:

4.3.2.1 Employees 50 years old or older who "retire" from City Service but postpone application to receive PERS retirement benefits must pay the premiums for any continued life insurance coverage until the application for benefits is approved;

4.3.2.2 The City shall pay the premiums for eligible retired employees who have maintained the applicable life insurance coverage and whose application for PERS retirement benefits has been approved;

4.3.2.3 Life Insurance will be continued with the same benefit level and conditions as active employees except as adjusted according to the schedule outlined in the City's "Life Insurance Outline of Benefits" or in any modifications or other plans that replace the current plan.

4.4 Dental Insurance

4.4.1 City shall continue to provide employees identified in Section 1.0 of this Resolution and, at the employees request, any eligible dependents, coverage in the City's dental insurance plan provided to other employees. This benefit shall be paid by the City except where the plan requires the employee to pay a deductible or copayment.

4.5 Long Term Disability Insurance

4.5.1 All represented members will have \$68.57 added to their monthly salary payment.

4.5.2 The City provides a monthly disbursement to the Police Mid-Management Association of \$68.57 per member deducted from each employee's net pay (or such other amount as determined by the Association).

4.5.3 Police Mid-Management assumes responsibility of making long term disability payments and any other related benefits from the City provided payment.

4.5.4 The City's sole responsibility in the operation of the long-term disability insurance program shall be to deduct the designated amount. Police Mid-Management shall hold harmless and indemnify the City for any liability as a result of implementation of long-term disability insurance program.

4.6 Vision/Optical Insurance

4.6.1 The City shall provide employees covered by this Resolution with vision insurance.

4.7 Flexible Spending Account

4.7.1 The City agrees to establish a provision allowed by Section 125 of the Internal Revenue Code. Such account shall provide for pre-tax treatment of employee obligations for medical and dependent care costs.

4.8 Use of Tobacco Products

4.7.1 Employees hired after July 1, 2006 shall refrain from the use of all tobacco products during the term of their employment with the City. This section also applies to smokeless tobacco products.

ARTICLE V LEAVES

5.1 Vacation Leave

5.1 .1 The vacation leave earning rate shall be as follows:

<u>Years of Service</u>	<u>Vacation Earned Per Month</u>
0 to 3 years	6.7 hours (10 days/year)
4 to 5 years	8.7 hours (13 days/year)
6 to 10 years	10 hours (15 days/year)
11 to 15 years	12 hours (18 days/year)
16 years and over	14 hours (21 days/year)

5.1.2 Employees with less than ten (10) years of service may carry over a vacation leave balance of no more than three hundred twenty (320) hours past January 1 of each year. Employees with ten (10) years of service or more may carry a vacation leave balance of no more than three hundred eighty-four (384) hours past January 1 of each year.

5.1.3 Employees who have sufficient accrued vacation shall have the option of receiving pay in lieu of time off for eighty (80) hours of the accrued time, provided that the employee is taking at least one (1) consecutive week vacation time off. Payment will be made at the straight time rate. No employee may buy-out more than eighty (80) hours of vacation per fiscal year.

5.1.4 The City has amended the Retiree Health Savings Plan to allow the Woodland Police Mid-Management Unit employees to convert up to 40 hours of vacation on November 30th of each year to a cash contribution into an employee's RHSP Account. Eligible employees are employees who have at least 392 hours of accrued vacation on November 30 and have cashed out the maximum of hours allowed per the MOU.

5.2 Holidays

5.2. Each employee shall receive an additional 8.3 hours per month of vacation leave in lieu of holiday time off. The use and limitations of this additional leave are subject to the same rules and regulations pertaining to vacation leave.

5.3 Administrative Leave

5.3.1 Effective July 1, 2022, represented employees in the classification in Section 1.0 above will receive fifty-six (56) hours of administrative leave. This administrative leave shall be in addition to accrued vacation leave and other leaves provided by the City.

5.3.1.1 Effective July 1, 2023 and each year thereafter, represented employees will receive sixty-four (64) hours of administrative leave.

5.3.2 Employees may carry over an administrative leave balance of no more than three hundred twenty (320) hours past July 1, 2021. Effective July 1, 2022, employees may carry over administrative leave balances of no more than two hundred (200) hours. Effective July 1, 2023 employees may carry over administrative leave balances of no more than one hundred (100) hours. Effective July 1, 2024, unused administrative leave may not be carried over past June 30 each year.

5.3.3 Employee may, at his/her request, have up to eighty (80) unused hours of the administrative leave bank paid directly to him/her at their hourly rate of pay in effect at the time of the request. Effective July 1, 2024, employees may request up to sixty-four (64) hours of administrative leave bank paid directly to them.

5.3.4 In the Memorandum of Understanding that expired on June 30, 2006, ninety-six (96) hours of administrative leave was provided to each represented employee;

however, effective with the start of this MOU, forty (40) of the ninety-six (96) hours were removed from Administrative Leave and the value added to base salary.

5.3.5 Employees terminating prior to January 1 of any fiscal year shall be responsible for repaying a prorated share of Administrative leave.

5.4 Sick Leave

5.4.1 Sick Leave Accumulation

Employees earn and accumulate sick leave at the rate of eight (8) hours per month. An employee continues to earn sick leave while on any paid leave. There shall be no limit to the amount of sick leave credit an employee may accrue.

5.4.2 Use of Sick Leave

An employee eligible for sick leave is granted such leave for the following reasons:

Non-service-related illness or injury to the employee or physical or mental incapacity of the employee due to non-service-related illness or injury.

Medical, dental office or hospital visits for examination, diagnosis, or treatment.

Up to 48 hours sick leave off with pay may be granted in the event of illness or disability or birth or adoption of a child of the employee's immediate family.

5.5 Catastrophic Illness or Injury

5.5.1 Represented employees may donate portions of their vacation or administrative leave accumulations to other employees who have suffered catastrophic illness or injury. Employees receiving donation of time from other employees must first exhaust all available vacation, compensatory time, administrative leave and sick leave.

ARTICLE VI WORKING CONDITIONS

6.1 Work Hours

6.1.1 Work hours for represented employees shall be those agreed to between the employee and the Police Chief.

6.2 Probationary Period

6.2.1 The probationary period for employees hired or promoted into positions covered by this Resolution shall be one (1) year.

6.3 Re-Opener Clause

6.3.1 Should any other represented Woodland Police Department employee group or association, under successor agreements to those MOU's or agreements accept fewer economic concessions and/or receive new and better economic provisions than those provided to the WPMMA under this agreement, WPMMA shall have the right to reopen this MOU to discuss possibly receiving the equivalent economic benefit(s) provided to the other Woodland Police Department employee group or association on a prospective basis. The determination of fewer economic concessions or better economic provisions shall be measured on total contract compensation, and not based on any one specific contract provision.

ARTICLE VII

7.1 Other Compensable Items Not Set Forth Herein

7.1.1 Other items not set forth herein which are compensable as terms and conditions of employment of the employees covered by this Resolution shall continue to be compensated by the City of Woodland at the rate applicable unless determined otherwise by the Woodland City Council in accordance with law or required otherwise by law.

PASSED AND ADOPTED the 15th day of June 2021 by the following vote:

AYES: Council Members

ABSTAIN:

ABSENT:

, Mayor

ATTEST:

 Ana Gonzalez
City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.12
SUBJECT: Annual Appropriations Limit

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year (FY) 2021/22 Appropriations Limit

Staff Contact:

Evis Morales, Finance Officer, (530) 661-5923, evismorales@cityofwoodland.org

Fiscal Impact:

The FY2021/22 expected tax revenues are well below the calculated appropriations limit of \$83,195,112; therefore no fiscal impact will result from this item.

Background:

In November 1979, California voters approved Proposition 4, commonly known as the Gann Initiative. The Proposition created Article XIII B of the State Constitution, a state law that requires the state and local governments to adopt an annual appropriation limit. The appropriation limit, also referred to as the “Gann Limit”, establishes a limit on the proceeds of taxes that may be appropriated for spending in a given fiscal year. The limit is based on actual appropriations during the 1978/79 fiscal year, as adjusted each year using specified population and inflation factors.

In June 1990, Proposition 111 was adopted, which imposed changes on the calculation of the limit by providing a choice of methodologies for determining the annual inflation factor and for population growth, providing exclusions of certain types of expenditures, and revision to the processes required for refunding taxes collected in excess of the limit.

Discussion:

Revenues restricted by the Gann Limit (“Limit”) are only those that are defined as “proceeds of taxes”. Many of the major General Fund revenue sources (sales tax, property tax, motor vehicle in-lieu) are classified as proceeds of taxes and are, therefore, subject to the Limit. Additionally, certain types of expenditures (voter approved debt, interfund transfers, capital outlay, and costs of complying with court orders or federal mandates) are excludable categories that do not count against the Limit.

As a result of Proposition 111, the City must choose between two (2) annual inflation factors and two (2) population growth factors for calculating the Limit each year.

The choice offered for the annual inflation factor is the greater of (1) the change in California per capita income or (2) the growth in non-residential assessed valuation due to new construction within the City. The data necessary to calculate the increase in non-residential assessed valuation is not currently available from the County; therefore the City has elected to use the change in California per capita income.

The choice offered for the annual population growth factor is the greater of the growth in the City or County population. For FY2021/22, the California State Department of Finance provided the calendar year 2020 population growth percentage changes for both the City of Woodland and Yolo County at 0.28% and -1.71%, respectively. Based on these growth rates, it is recommended that the City Council approve the appropriations limit using the City's population growth factor. Using the prior year Gann limit of \$78,466,675, the FY2021/22 Limit is calculated by applying the 0.28% population change in the City and the 5.73% increase in California per capita personal income. Please see calculation worksheet attached to the Resolution. The resulting appropriation limit of \$83,195,112 is \$35,406,366 higher than our expected tax revenue for FY2021/22. The City should remain substantially below the Appropriations Limit in the foreseeable future.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year (FY) 2021/22 Appropriations Limit

Prepared By: Evis Morales, Finance Officer

Reviewed By Kimberly McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. Gann Limit Resolution FY22
2. FY2021-22 Appropriations Limit Calculation
3. State of California 2022 Price and Population Information

RESOLUTION NO: _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
SET THE APPROPRIATION LIMIT, IN ACCORDANCE WITH
ARTICLE XIII-B OF THE STATE CONSTITUTION
FOR FISCAL YEAR 2021/22**

WHEREAS, the voters of the State of California added Article XIII-B to the Constitution limiting the state and local governments' ability to appropriate the proceeds of taxes; and,

WHEREAS, California legislation (SB 1352) has implemented the provisions of Article XIII-B, effective January 1, 1981; and modified these provisions with the passage of Proposition 111 in June 1990; and,

WHEREAS, the City of Woodland has calculated its appropriation limitation in accordance with Government Code Section 7910; and,

WHEREAS, the City Council of the City of Woodland selected the greater of the City or the County of Yolo's population factor and State of California's inflation factor for calculating the appropriations limit.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND
HEREBY RESOLVES:**

Section 1. To set the Appropriation Limit for the City of Woodland for fiscal year 2021/22 at \$83,195,112.

**PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____,
2021.**

STATE OF CALIFORNIA
COUNTY OF YOLO ss.
CITY OF WOODLAND

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RESOLUTION NO: _____

Tom Stallard, Mayor

ATTEST:

_____,
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

Appropriation Limit Calculation for Fiscal Year ending 6/30/2022

Input Areas	Fiscal Year 20/21 Appropriation Limit	\$	78,466,675
Factors:			
Per Capita Personal Income			
(a) % change	5.730%		
Annual % Change In			
(a) population	0.280% (The higher % increase should be used - Woodland's population increase or Yolo County's population increase)		
Factors converted to Ratios:			
Per Capita Ratio	1.0573		
Population			
Converted To			
Ratio	1.0028		
Calculation of the City of Woodland's Factor			
	1.0573	X	1.0028
			<u>1.060</u>
Fiscal Year 21/22 Appropriation Limit			
	\$ 78,466,675	x	1.060
			<u>\$ 83,195,112</u>

(a) Information provided by the California State Department of Finance.



May 2021

Dear Fiscal Officer:

Subject: Price Factor and Population Information

Appropriations Limit

California Revenue and Taxation Code section 2227 requires the Department of Finance (Finance) to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2021, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2021-22. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2021-22 appropriations limit. Attachment B provides the city and unincorporated county population percentage change. Attachment C provides the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts

Some special districts must establish an annual appropriations limit. California Revenue and Taxation Code section 2228 provides additional information regarding the appropriations limit. Article XIII B, section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. The code section and the California Constitution can be accessed at the following website: <http://leginfo.ca.gov/faces/codes.xhtml>.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

Population Certification

The population certification program applies only to cities and counties. California Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2021.**

Please Note: The prior year's city population estimates may be revised. The per capita personal income change is based on historical data. Given the stay-at-home orders due to COVID-19, growth in the coming years may be substantially lower than recent trends.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

KEELY MARTIN BOSLER
Director
By:

/s/ Erika Li

Erika Li
Chief Deputy Director

Attachment

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2021-22 appropriation limit is:

Per Capita Personal Income	
Fiscal Year (FY)	Percentage change over prior year
2021-22	5.73

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2021-22 appropriation limit.

2021-22:

Per Capita Cost of Living Change = 5.73 percent
Population Change = -0.46 percent

Per Capita Cost of Living converted to a ratio: $\frac{5.73 + 100}{100} = 1.0573$

Population converted to a ratio: $\frac{-0.46 + 100}{100} = 0.9954$

Calculation of factor for FY 2021-22: $1.0573 \times 0.9954 = 1.0524$

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2020 to January 1, 2021 and Total Population, January 1, 2021

County City	<u>Percent Change</u>	<u>--- Population Minus Exclusions ---</u>		<u>Total Population</u>
	2020-2021	1-1-20	1-1-21	1-1-2021
Yolo				
Davis	0.55	68,915	69,295	69,295
West Sacramento	-0.44	54,208	53,967	53,967
Winters	4.97	7,257	7,618	7,618
Woodland	0.28	60,809	60,978	60,978
Unincorporated	-14.77	30,087	25,642	25,642
County Total	-1.71	221,276	217,500	217,500

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

Attachment C
Annual Percent Change in Population Minus Exclusions*
January 1, 2020 to January 1, 2021

County	<u>Percent Change</u> 2020-21	<u>--- Population Minus Exclusions ---</u> 1-1-20	1-1-21
Tuolumne			
Incorporated	-1.82	4,777	4,690
County Total	-0.98	51,844	51,334
Ventura			
Incorporated	-0.46	745,691	742,277
County Total	-0.70	839,815	833,961
Yolo			
Incorporated	0.35	191,189	191,858
County Total	-1.71	221,276	217,500
Yuba			
Incorporated	-1.19	16,002	15,811
County Total	1.08	78,041	78,883

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.13
SUBJECT: West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16; Final Acceptance and Notice of Completion

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, 1.) accepting the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16 construction contract as complete and authorize the City Clerk to file a notice of Completion; and 2.) Reallocating \$160,000 of Fund 210 (Water) and \$50,000 of Fund 220 (Sewer) to the Gibson Road Bicycle/Pedestrian Mobility Project, CIP 20-01.

Staff Contact:

Miguel Chavez, Sr. Construction Project Manager – (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact:

The current Capital Budget includes \$13,331,500 in funding for the project, consisting of \$5,842,500 in Sacramento Area Council of Governments (SACOG) grant funding, \$1,947,000 of Fund 506 (Measure E), \$2,892,000 of Fund 210 (Water), \$2,150,000 of Fund 507 (Measure F), \$300,000 of Fund 220 (Sewer) and \$200,000 of Fund 361 (SB1 RMRA).

Not all of the budget for water and sewer improvements was needed to complete this project. The upcoming Gibson Road Bicycle/Pedestrian Mobility Project anticipates the need for additional utility funding, therefore, we are requesting the reallocation of funds from this project (CIP #17-16) to the Gibson Road project. The recommended actions will reallocate \$160,000 of Water funds and \$50,000 of Sewer funds to CIP #20-01 and the total project budget for CIP #17-16 will decrease to \$13,121,500.

There is no impact to the General Fund.

Background:

The project reconstructed a one-mile corridor on West Main Street from West Street to County Road 98. This project was identified as a need through the pavement management system and the details of the design were refined based upon resident requests for improvement to the roadway, bike system and pedestrian facilities.

The project included full road reconstruction, drainage improvements, traffic signal improvements, ADA compliant curb ramps and restriping narrower travel lanes to slow traffic speed and accommodate on-street bike lanes.

Discussion:

On December 18, 2018, Council approved plans and specifications for the project. On March 5, 2019, the project was awarded to Granite Rock Company via Resolution No. 7234.

Construction is now complete and the project is ready for acceptance.

The project cost breakdown is as follows:

Design	\$685,000
Construction	\$10,523,000
Construction Management/ Inspection/ Project Management	\$1,761,000
Project Costs	\$12,969,000
Project Budget	\$13,331,500
Remaining Balance	\$362,500

Conclusion: Staff recommends that the City Council adopt Resolution No. _____, 1.) accepting the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16 construction contract as complete and authorize the City Clerk to file a notice of Completion; and 2.) Reallocating \$160,000 of Fund 210 (Water) and \$50,000 of Fund 220 (Sewer) to the Gibson Road Bicycle/Pedestrian Mobility Project, CIP 20-01.

Prepared by: Miguel Chavez, Sr. Construction Project Manager

Reviewed by: Katie Wurzel, Principal Civil Engineer
Brent Meyer, Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, ACCEPT
THE WEST MAIN STREET BICYCLE/PEDESTRIAN MOBILITY & SAFETY
IMPROVEMENT PROJECT, CIP 17-16 CONSTRUCTION CONTRACT AS
COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF
COMPLETION**

WHEREAS, the City Council authorized staff to bid the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16 on December 18, 2018; and

WHEREAS, the City Council on March 5, 2019 authorized the City Manager to award and execute a construction contract; and

WHEREAS, the construction of these improvements began in May 2019 and were completed in May 2021; and

WHEREAS, the City Council wishes to accept the construction contract as complete and authorize the City Clerk to file a notice of completion; and

WHEREAS, the City wishes to reallocate \$160,000 of Fund 210 (Water) and \$50,000 of Fund 220 (Sewer) to CIP 20-01.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WOODLAND AS FOLLOWS:**

Section 1. The City Council hereby accepts the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16 as complete.

Section 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the West Main Street Bicycle/Pedestrian Mobility & Safety Improvement Project, CIP 17-16.

Section 3. The City Council hereby authorizes the reallocation of \$160,000 of Water Fund 210 to the Gibson Road Bicycle/Pedestrian Mobility Project, CIP 20-01.

Section 4. The City Council hereby authorizes the reallocation of \$50,000 of Sewer Fund 220 to the Gibson Road Bicycle/Pedestrian Mobility Project, CIP 20-01.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City council held on the 15th day of June 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.14
SUBJECT: Sports Park Drive Pedestrian Overcrossing Project, CIP 17-22; Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications and authorizing bid advertisement for the Sports Park Drive Pedestrian Overcrossing Project, CIP 17-22.

Staff Contact:

Sara Andreotti, Engineering Assistant, (530) 661-5951, sara.andreotti@cityofwoodland.org

Fiscal Impact:

The approved Capital Budget includes \$3,100,000 in funding for the Sports Park Drive Pedestrian Overcrossing project consisting of \$1,650,000 in funding identified from Capital Projects (Fund 501) and \$1,450,000 in funding from Southeast Area Infrastructure funds (Fund 593). The proposed FY22 Capital Improvement Program budget includes an additional \$2,010,000 in Capital Projects Funding (Fund 501) and \$500,000 from the Road Development Fund (Fund 582) for a total project budget of \$5,610,000. The Capital Projects funding is provided through approved Developer Agreements and is received as building permits are issued in the Spring Lake area.

The engineer's estimate of construction costs including construction management, inspection and contingency is \$5,320,000. Pending the results of the bids received, staff may need to request additional funding in order to award the project.

Background:

The complete project consists of the design and construction of a bicycle/pedestrian crossing over State Route 113 (SR-113) along the alignment of Sports Park Drive to Farmers Central Road. This project, along with planned Spring Lake development, will complete a bicycle/pedestrian connection along the south side of town from County Road 102 to East Street. This pathway is planned for a future extension from East Street to Ashley Avenue pending funding availability. This will provide enhanced connectivity for residents accessing existing north/south bike lane corridors throughout the City. This project will provide bicycle/pedestrian access to the Community Center/Sports Park and to the growth areas on the east side of SR-113.

As part of the project is located within, and crossing over, the State of California right of way, the project will be completed under an encroachment permit with Caltrans.

Discussion:

Staff is currently awaiting Caltrans approval on the project plans and specifications and anticipates approval for construction in late June or early July. Staff is recommending Council approval of plans and specifications now so the project can be advertised for bidding as soon as the State's approval is received. Upon Council and Caltrans approval, the project will be advertised for bidding. Staff anticipates returning to Council in August for the award of the construction contract. The project is expected to begin construction in September 2021 and be complete by December 2022.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications and authorizing bid advertisement for the Sports Park Drive Pedestrian Overcrossing Project, CIP 17-22.

Prepared By: Sara Andreotti, Engineering Assistant

Reviewed By: Brent Meyer, Community Development Director/ City Engineer

A handwritten signature in black ink, appearing to read 'Ken Hiatt', written over the printed name and title.

Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Location Map
3. Elevation Details
4. POC Layout

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE BID
ADVERTISEMENT FOR THE SPORTS PARK DRIVE PEDESTRIAN
OVERCROSSING PROJECT, CIP 17-22**

WHEREAS, the Sports Park Pedestrian Overcrossing Project, CIP 17-22 is included in the approved Capital Budget with a budget consisting of \$1,650,000 of Capital Projects funding (Fund 501) and \$1,450,000 of Gibson Ranch Infrastructure funding (Fund 593); and

WHEREAS, the proposed FY22 Capital Improvement Program budget includes an additional \$2,010,000 in Capital Projects funding (Fund 501) and \$500,000 of Road Development funding (Fund 582) for a total Project budget of \$5,610,000; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and the Project is to be exempt under CEQA Guidelines; and

WHEREAS, the City wishes to approve the plans and specifications for the project through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the plans and specifications for the Sports Park Pedestrian Overcrossing Project, CIP 17-22, which are available on file with the City Clerk.

Section 2. The City Council authorizes staff to advertise the Sports Park Pedestrian Overcrossing Project, CIP 17-22 for bids, subject to Caltrans project approval.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular City Council meeting held on the 15th day of June 2021, by the following vote:

AYES:

NOES:

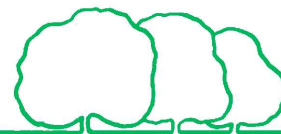
ABSENT:

ABSTAIN:

Tom Stallard, Mayor

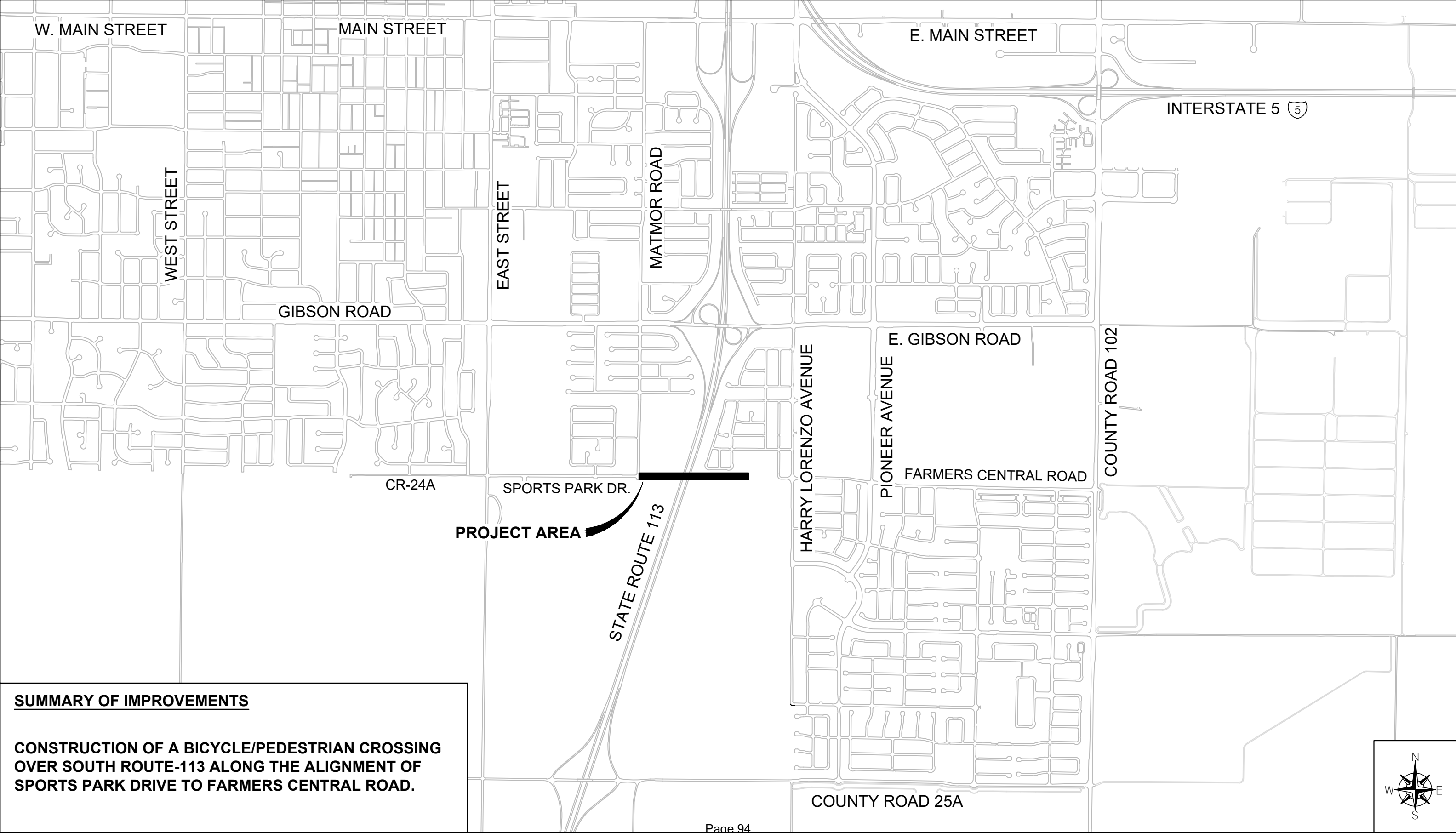
ATTEST:

Ana B. Gonzalez, City Clerk



SPORTS PARK DRIVE PEDESTRIAN OVERCROSSING PROJECT (CIP 17-22)

LOCATION MAP



SUMMARY OF IMPROVEMENTS

CONSTRUCTION OF A BICYCLE/PEDESTRIAN CROSSING OVER SOUTH ROUTE-113 ALONG THE ALIGNMENT OF SPORTS PARK DRIVE TO FARMERS CENTRAL ROAD.

ELEVATION AND PILASTER DESIGNS



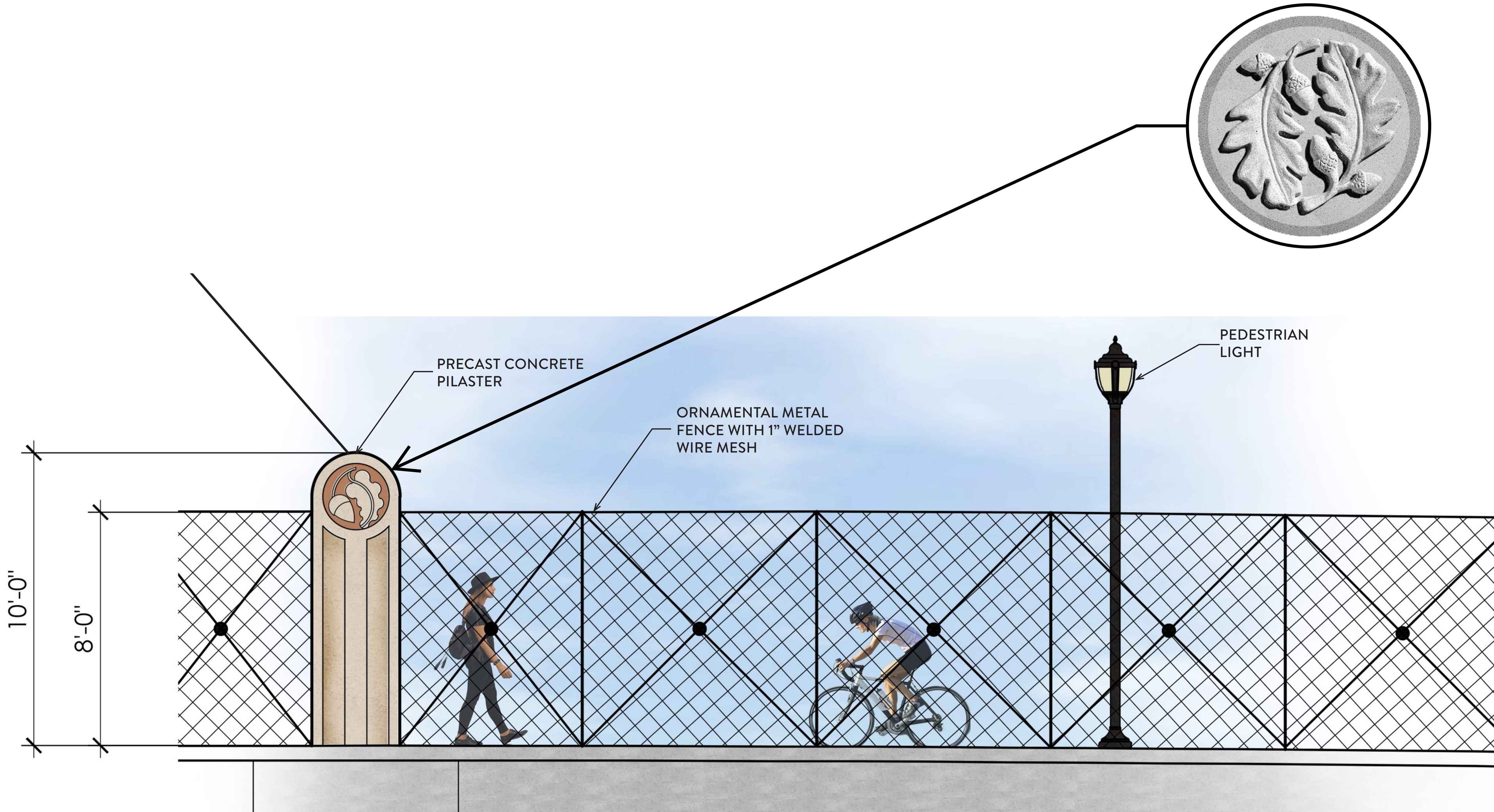
ACORN LIGHT FROM SPRINGLAKE SUBVISION

LIGHT OPTIONS

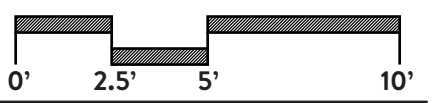


INSPIRATION FROM DOWNTOWN WOODLAND

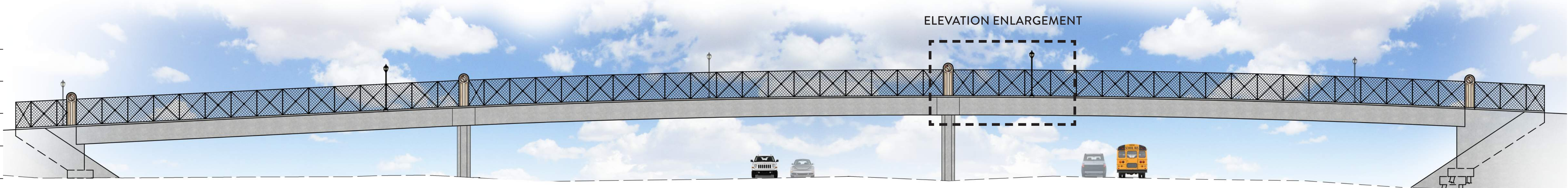
ART NOUVEAU PILASTER



ELEVATION ENLARGEMENT



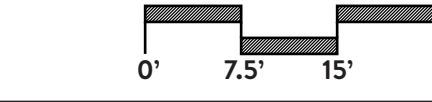
100'
90'
80'
70'
60'



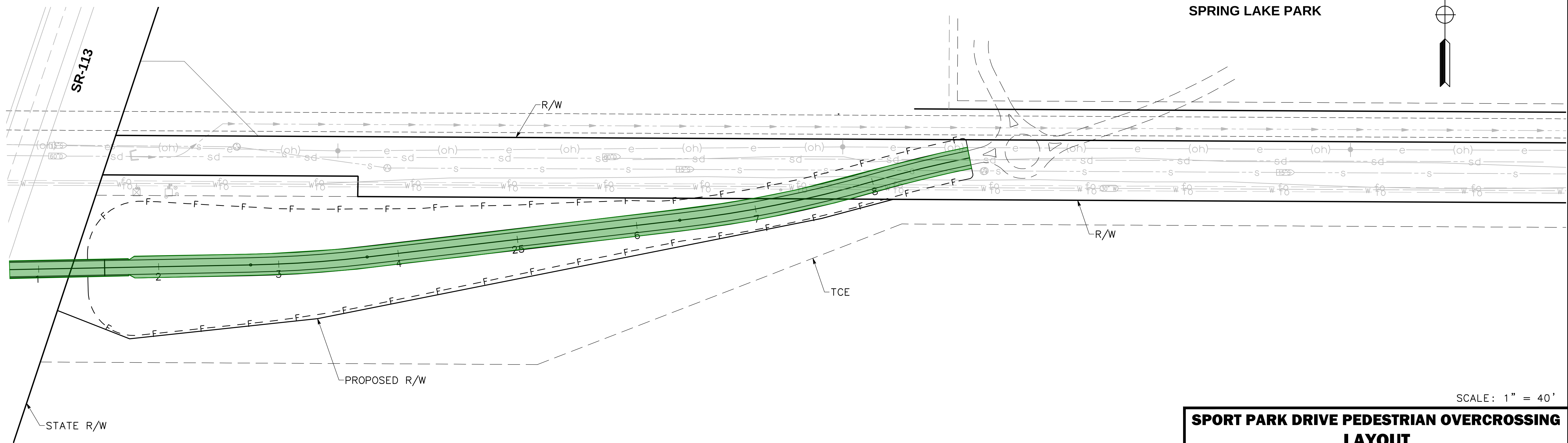
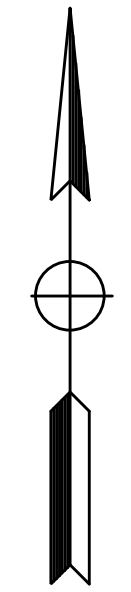
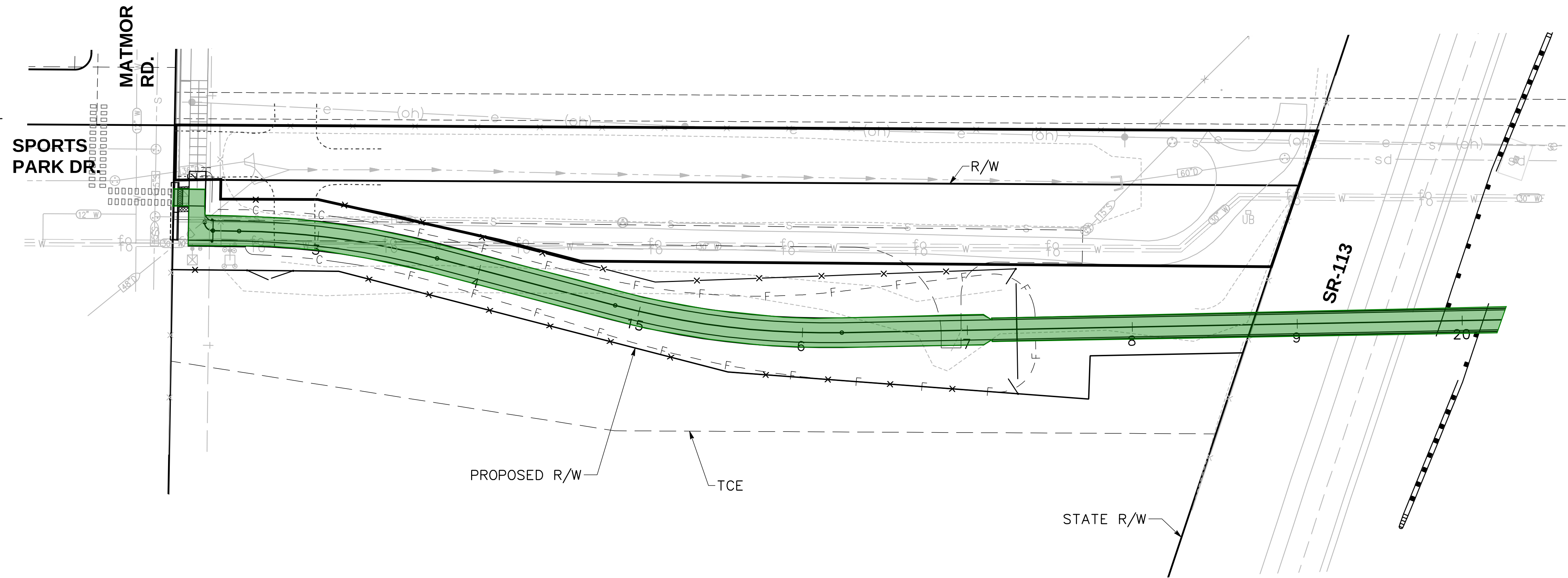
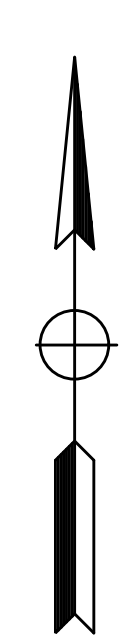
ELEVATION B

WOODLAND PEDESTRIAN OVERCROSSING

JANUARY 07, 2021



MARK
THOMAS



SCALE: 1" = 40'

SPORT PARK DRIVE PEDESTRIAN OVERCROSSING LAYOUT	
	



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.15
SUBJECT: Capital Project Budget Adjustments

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, adjusting the FY2020/21 project budgets for the Matmor and E. Gum Project CIP #19-05, W. Court Street CIP #17-09 and E. Main Street CIP #13-05.

Staff Contact:

Katie Wurzel, Principal Civil Engineer, (530) 661-5954, Katie.Wurzel@cityofwoodland.org

Fiscal Impact:

The proposed changes will have no net effect on the overall project budgets. The impact to FY2020/21 is a \$2,219,063 increase in available reimbursable grant funding associated with the appropriation of part of the \$5 million grant award. The impact to the FY2021/22 budget is an increase of \$2,780,937, which is the balance of the \$5.0 million grant award.

This consolidation would appropriate \$2,219,063 in Grant Funding (Fund 351) to CIP 17-09, reallocate \$631,000 of RMRA (Fund 361) from CIP 13-05 to CIP 19-05, reallocate \$803,063 of Measure E (Fund 506) from CIP 17-09 to CIP 19-05, reallocate \$1,649,937 of Measure E (Fund 506) from CIP 13-05 to CIP 19-05, and reallocate \$1,416,000 of Measure F (Fund 507) from CIP 17-09 to CIP 19-05. The FY2021/22 changes are incorporated in the Capital Improvement Program budget, part of the City's overall budget adoption, also on this same Agenda.

There is no impact to the General Fund.

Background:

In January 2021, the City submitted applications for the 2021 Sacramento Council of Governments (SACOG) grant funding round. The applications were for funding to apply toward the Gum and Matmor Reconstruction Project CIP #19-05. In April, the SACOG Board approved a \$5.0 million allocation of grant program funding to the City of Woodland for the Gum and Matmor project.

In May 2021, SACOG contacted the City with a proposal that would allow the City to consolidate this new \$5.0 million allocation onto existing grant funded projects. The consolidation allows the City to move the federal funding to projects that are already required to follow the federally funded project requirements and in exchange, the City could build the Gum and Matmor project using only local funding. Completing a project with only local funding is generally 5-10% less costly due to required documentation associated with federal funding. Locally funded projects do not require Caltrans approval processing which can beneficially affect schedule.

An additional benefit is the funds are immediately available for projects rather than waiting the typical 3-4 years for the funding to be available. SACOG identified the W. Court Street CIP #17-09 and E. Main Street CIP #13-05 projects for this fund consolidation due to the type of project funding and work performed with the

projects.

Discussion:

Executing the consolidation requires the appropriation of grant funding and the reallocation of budgets between the three subject projects. The budget adjustments will result in the appropriation of \$2.781M in grant funding (Fund 351) to the E. Main Street Project CIP #13-05 and \$2.219M in grant funding (Fund 351) to the W. Court Street Project CIP #17-09 and a reallocation of an equivalent amount of local funding to the Gum and Matmor Project CIP #19-05.

The specific project budget adjustments are as follows:

Project	Fund 351	Fund 361	Fund 506	Fund 507	Net Project Adjustment
Gum & Matmor CIP #19-05	-\$5,000,000*	+\$631,000	+\$2,953,000	+\$1,416,000	\$0
E. Main CIP #13-05	+\$2,780,937**	-\$631,000	-\$500,000** -\$1,649,937		\$0
W. Court CIP #17-09	+\$2,219,063		-\$803,063	-\$1,416,000	\$0

*The \$5.0 million of unappropriated grant funding in CIP #19-05, is shown here to demonstrate its intended destination and the net impact to the project budgets.

**FY2021/22 funding

The funding adjustments occur partly in FY2020/21 and partly in future fiscal years. The action proposed with this agenda item only adjusts the current fiscal year, FY2020/21. The portion of the adjustments that occur in future fiscal years are included in, and will be adopted with the approval of the FY2021/22 Capital Budget.

The net impact of these changes to the individual project budgets is zero and the changes do not affect delivery schedules for the projects.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, adjusting the FY2020/21 project budgets for the Matmor and E. Gum Project CIP #19-05, W. Court Street CIP #17-09 and E. Main Street CIP #13-05.

Prepared By: Katie Wurzel, Principal Civil Engineer

Reviewed By: Brent Meyer, Community Development Director/City Engineer

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
APPROVING THE ADJUSTMENTS OF BUDGETS FOR THE MATMOR AND E. GUM
PROJECT, CIP 19-05, THE W. COURT STREET PROJECT CIP 17-09 AND THE E.
MAIN STREET PROJECT, CIP 13-05**

WHEREAS, the City of Woodland has funding in the Capital Budget for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05, the West Woodland Safe Routes to School (W. Court Street) Project, CIP 17-09 and the E. Main Street Improvement Project, CIP 13-05 (“Projects”); and

WHEREAS, the City was awarded \$5,000,000 in competitively awarded grant funding through the 2021 Sacramento Council of Governments (SACOG) funding round toward the Matmor and Gum project; and

WHEREAS, the City was offered the opportunity to consolidate grant funding onto fewer federally funded projects to minimize the cost and difficulty of delivering the projects; and

WHEREAS, this consolidation would allow the City to deliver the Matmor and Gum project with only local funding; and

WHEREAS, this consolidation requires the appropriation of \$2,219,063 in Grant Funding (Fund 351) to CIP 17-09, the reallocation of \$631,000 of RMRA (Fund 361), from CIP 13-05 to CIP 19-05, the reallocation of \$803,063 of Measure E (Fund 506) from CIP 17-09 to CIP 19-05, the reallocation of \$2,149,937 of Measure E (Fund 506) from CIP 13-05 to CIP 19-05, and the reallocation of \$1,416,000 of Measure F (Fund 507) from CIP 17-09 to CIP 19-05.

WHEREAS, the City Council wishes to adjust the budgets to allow the consolidation of federal funding onto fewer projects and realize a cost efficiency on the Projects.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WOODLAND AS FOLLOWS:**

Section 1. The City Council hereby authorizes the appropriation of \$2,219,063 in Grant Funding (Fund 351) to CIP 17-09.

Section 2. The City Council hereby authorizes the reallocation of \$631,000 of RMRA (Fund 361), from CIP 13-05 to CIP 19-05.

Section 3. The City Council hereby authorizes the reallocation of \$803,063 of Measure E (Fund 506) from CIP 17-09 to CIP 19-05.

Section 4. The City Council hereby authorizes the reallocation of \$1,649,937 of Measure E (Fund 506) from CIP 13-05 to CIP 19-05.

Section 5. The City Council hereby authorizes the reallocation of \$1,416,000 of Measure F (Fund 507) from CIP 17-09 to CIP 19-05.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of June 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.16
SUBJECT: Consultant Agreement for Construction Management and Inspection Services for Improvements Associated with Pioneer Village Unit 1 Subdivision Improvements

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving a consultant services agreement for construction management and inspection with UNICO Engineering Consultants in the amount of \$623,000 for the Pioneer Village Unit 1 Subdivision Improvements; and authorize the City Manager to execute the agreement and amendments up to 15% (\$93,450) of the agreement.

Staff Contact:

Miguel Chavez, Construction Project Manager – (530) 661-5952, miguel.chavez@cityofwoodland.org

Fiscal Impact:

Construction management and inspection of the Pioneer Village Unit 1 Subdivision Improvements are funded by fees paid by the developer for this purpose.

There is no impact to the general fund.

Background:

On November 5th 2019, the City Council approved the Pioneer Village Unit 1 Tentative Subdivision Map No. 5162. The improvement plans for the Pioneer Village Unit 1 Subdivision Improvements are complete and construction is ready to begin. The Pioneer Village Unit 1 improvements will build 111 homes.

Discussion:

The construction of the Pioneer Village Unit 1 Subdivision Improvement project includes improvements that will be City owned once complete. As such, the City is required to provide construction management and inspection for this project. The recommended action to execute a consultant agreement will provide these construction services.

Lennar Homes has informed the City that they plan to start construction in late June and the City needs to have contracts executed in advance of the start of work.

UNICO Engineering (UNICO) is currently included on the City's list of firms pre-qualified to provide Construction Management and Inspection Services. After a review of the listed firms and the experience of each providing similar services it was determined that UNICO was the most qualified to perform these services for the City at this time.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving a consultant services agreement for construction management and inspection with UNICO Engineering Consultants in the amount of \$623,000 for the Pioneer Village Unit 1 Subdivision Improvements; and authorize the City Manager to execute

the agreement and amendments up to 15% (\$93,450) of the agreement.

Prepared by: Miguel Chavez, Sr. Construction Project Manager

Reviewed by: Katie Wurzel, Principal Civil Engineer
Brent Meyer, Community Development Director/City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE
AN AGREEMENT WITH UNICO ENGINEERING CONSULTANTS FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES**

WHEREAS, On November 5th 2019, the City Council approved the Pioneer Village Unit 1 Tentative Subdivision Map No. 5162; and

WHEREAS, the Pioneer Village Unit 1 Subdivision Improvements are ready for construction; and

WHEREAS, the City desires to have the construction management and inspection of these improvements performed by an experienced consultant selected by a qualification based selection process; and

WHEREAS, the City Council wishes to approve the Agreement and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the consultant services agreement with UNICO Engineering Consultants and authorizes and directs the City Manager to execute the agreements in the amount of \$623,000 for the Pioneer Village Unit 1 Subdivision Improvements and amendments as necessary up to 15%(\$93,450) of the agreement amounts, subject to City Attorney approval.

Section 2. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 3. An executed copy of the Agreement is available and on file in the City Clerk's office and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.17
SUBJECT: Woodland Sports Park Turf Replacement Project, CIP 19-19; Final Acceptance and Notice of Completion

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, accepting the Woodland Sports Park Turf Replacement Project, CIP 19-19, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact:

Brent Meyer, Community Development Director/City Engineer, (530) 661-5947,
brent.meyer@cityofwoodland.org

Fiscal Impact:

The approved capital budget for the project includes \$3.6 million consisting of \$2,970,000 Measure E, \$330,000 of Measure F and \$300,000 of facilities replacement funding.

The total construction cost was \$2,064,662.82 which includes one change order.

Background:

The Sports Park turf fields were originally constructed in 2008 and 2009 and needed replacement. In planning out the construction work for this project, City staff began meeting with the different turf vendors in March 2018. Staff found the turf replacement industry had evolved significantly since the fields were originally constructed. Many fields were being replaced with a pad underlayment beneath the turf material along with infill material alternatives to the crumb rubber in the existing fields.

Staff met multiple times with five different vendors between the March 2018 and January 2020. Staff learned about the different types of pad systems as well as the different types of infill systems. Staff visited sites where fields were being constructed and also met with user groups at a field in Sacramento that had cork infill material. Staff was advised during this time period by our consultant, Callandar Associates Landscape Architecture, Inc., who has a significant amount of experience with designing and maintaining projects that include a turf element.

Discussion:

On July 21, 2020 the City Council adopted Resolution No. 7527, authorizing a contract for the direct purchase of the turf materials from Sprinturf via a Goods Purchasing Agreement in accordance with Section 3.32.140.E of the Woodland Municipal Code. The City Council then adopted Resolution No. 7543, making sole source findings in support of and awarding the construction contract to Sprinturf on August 18, 2020. Construction began on October 1, 2020 and is now complete and ready for acceptance.

One change order was executed throughout the course of the project in the total amount of -\$82,209.18. This change order included credits for additional construction management and inspection costs and balancing of bid items as well as additional costs associated with unforeseen site conditions.

The final construction project cost breakdown is as follows:

Design/Staff/Project Management	\$101,145.80
Construction	
Construction Contract	\$2,146,872.00
Change Orders Total	-\$82,209.18
Construction Management/Inspection	\$69,244.59
Material Acquisition	\$892,900.00
Total Project Costs	\$3,127,953.21
Total Project Budget	\$3,600,000.00

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, accepting the Woodland Sports Park Turf Replacement Project, CIP 19-19, construction contract as complete and authorize the City Clerk to file a Notice of Completion.

Prepared by: Jair Camacho, Project Manager - AEC

Reviewed by: Brent Meyer, Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
ACCEPT THE WOODLAND SPORTS PARK TURF REPLACEMENT PROJECT (CIP
19-19) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY
CLERK TO FILE A NOTICE OF COMPLETION**

WHEREAS, the Woodland Sports Park Turf Replacement Project (CIP 19-19) is fully funded in the Capital Budget for \$3.6 million; and

WHEREAS, the City Council adopted Resolution No. 7543, making sole source findings in support of and awarded the construction contract to Sprinturf on August 18, 2020; and

WHEREAS, construction began on October 1, 2020 and is now complete.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WOODLAND AS FOLLOWS:**

Section 1. The City Council hereby accepts Woodland Sports Park Turf Replacement Project, CIP 19-19 as complete.

Section 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the Woodland Sports Park Turf Replacement Project, CIP 19-19.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of June 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.18
SUBJECT: Adoption of City's Water Shortage Contingency Plan

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1672, An Ordinance of the City Council of the City of Woodland, California Amending Section 13.32.040 of the Woodland Municipal Code related to Water Conservation.

Staff Contact:

Matt Cohen, Associate Engineer – (530) 661-5973, matt.cohen@cityofwoodland.org

Background:

The California Department of Water Resources has imposed new requirements for urban water suppliers to adopt a Water Shortage Contingency Plan (WSCP). The WSCP is defined by DWR as “a strategic plan developed by and for a water supplier to prepare and respond to water shortages.” A water shortage occurs when the water supply available is insufficient to meet the normally expected customer water demands at a given point in time. The WSCP provides pre-planned guidance for managing and mitigating the impacts of a potential water supply shortage.

As required by the State in the latest update to the UWMP requirements, the WSCP will be adopted as part of the UWMP and separately so that it can be modified as needed without re-adoption (and re-submission) of the entire UWMP. An update to the City of Woodland Municipal Code is also required to incorporate the WSCP. The public hearing for the ordinance adoption took place at the June 1st City Council Meeting.

Public Notification

Public notice advertising for the public hearing on the UWMP and WSCP was prepared by the Community Development Department in accordance with notification procedures set forth in the WMC and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to nearby water agencies.

Copies of the UWMP and WSCP have been posted online at www.cityofwoodland.org/2020UWMPpublicdraft since May 18, 2021.

Discussion:

In 2018, the California State Legislature (Legislature) enacted two policy bills, (Senate Bill (SB) 606 (Hertzberg) and Assembly Bill (AB) 1668 (Friedman)) (2018 Water Conservation Legislation), to establish a new foundation for drought planning to adapt to climate change and the resulting longer and more intense droughts in California. The 2018 Water Conservation Legislation set new requirements for water shortage contingency planning.

The City's WSCP has been updated so that it is consistent with the 2018 Water Conservation Legislation

requirements. The City is modifying WMC Chapter 13.32.040 to support these updates.

City staff coordinated with the Woodland Davis Clean Water Agency and the City of Davis while making updates to the WSCP. The edits from the existing WSCP are shown in the attached Ordinance. The main changes include the expansion to six water shortage stages (as required), restricting outdoor watering to three days per week in a Stage 2 Water Warning and two days per week in a Stage 3 Water Warning, and removal of a new water connections restriction in Stage 4.

Conclusion:

Staff recommends that the City Council adopt Ordinance No. 1672, An Ordinance of the City Council of the City of Woodland, California Amending Section 13.32.040 of the Woodland Municipal Code related to Water Conservation.

Prepared by: Matt Cohen, Associate Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, Community Development Director/City Engineer



Ken Hiatt
City Manager

Attachments:

1. Ordinance __ WSCP 2021 (6)

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING SECTION 13.32.040 OF THE WOODLAND MUNICIPAL CODE
RELATED TO WATER CONSERVATION**

WHEREAS, the California Urban Water Management Planning Act (Water Code §§ 10610 *et seq.*) declares that the management of urban water demands and efficient use of water shall be actively pursued to protect both the people of the state and their water resources and that the efficient use of urban water supplies shall be a guiding criterion in public decisions; and

WHEREAS, the City has adopted an Urban Water Management Plan pursuant to state law with the purpose of actively pursuing the conservation and efficient use of water; and

WHEREAS, updates and revisions of the water conservation provisions of the Woodland Municipal Code are necessary to ensure consistency with current state legislation and the Urban Water Management Plan; and

WHEREAS, the City Council wishes to amend the Woodland Municipal Code to include these necessary updates and revisions as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. Recitals. The recitals set forth above are true and correct and incorporated as though fully set forth herein.

Section 2. Amendment to the Woodland Municipal Code. Section 13.32.040 of the Woodland Municipal Code is hereby modified to read as shown in Exhibit “A,” attached hereto and incorporated herein by reference.

Section 3. Severability. If any provisions of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 4. Effective Date and Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk,

in accordance with California Government Code Section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 15th day of June 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney

Exhibit A

13.32.040 Water shortage stages and restrictions.

This section describes the normal water supply and six water shortage stages and restrictions in effect during times of normal water supply and during water shortage stages.

A. Normal Water Supply. When the City's water supply is adequate to meet all projected demands ("normal water supply"), as determined by the Public Works Director or designee, all water consumers are encouraged to be aware of water consumption and use water wisely. Water shall be used for beneficial purposes only; all unnecessary and wasteful uses of water are prohibited. Under the normal water supply stage, the following shall apply:

1. Water waste, as defined in Section [13.32.030](#), is prohibited.
2. All landscaping installed in the City of Woodland shall comply with the State Model Water Efficient Landscape Ordinance (23 California [Code of Regulations](#) § 490 et seq.) or the City landscape requirements (Chapter [17.112](#) of this code), whichever is more restrictive.

B. Stage One, Water Alert. A stage one, water alert shall exist when the City's reliable water supply is adequate to meet no more than 90% of projected demands as determined by the Public Works Director or designee. An objective of the stage one, water alert is to reduce water usage by 10% from the normal water demand level. Pursuant to California [Water Code](#) Section 350 et seq., unless an immediate emergency exists, the City will hold a public meeting prior to declaring a water shortage. Under a stage one water alert, the following restrictions shall apply:

1. All normal water efficiency measures shall continue in place as required by subsection A of this section, except when they are replaced by more restrictive conditions imposed by this section.
2. All City water customers shall reduce water use by 10% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.
3. Hosing of hardscape surfaces except for health and safety purposes shall be prohibited.
4. Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied.
5. Restaurants shall serve water only upon request.
6. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

C. Stage Two, Water Warning. A stage two water warning shall exist when the City's reliable water supply is adequate to meet no more than 80% of projected demands as determined by the Public Works Director or designee. An objective of the stage two water warning is to reduce water usage by 20% from the normal water demand level. Pursuant to California [Water Code](#) Section 350 et seq., unless an immediate emergency exists, the City will hold a notified public meeting prior to declaring a water shortage. Under a stage two water alert, the following restrictions shall apply:

1. All normal water efficiency measures shall continue in place as required by subsection B of this section, except when they are replaced by more restrictive conditions imposed by this section.
2. All residential users are to reduce water use by 20% of their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.
3. Outdoor watering is restricted to three days per week.
4. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

D. Stage Three, Water Warning. A stage three water warning shall exist when the City's reliable water supply is adequate to meet no more than 70% of projected demands as determined by the Public Works Director or designee. An objective of the stage three water warning is to reduce water usage by 30% from the normal water demand level. Pursuant to California [Water Code](#) Section 350 et seq., unless an immediate emergency exists, the City will hold a public meeting prior to declaring a water shortage. Under a stage three water warning, the following restrictions shall apply:

1. All stage two water warning restrictions shall apply as required by subsection C of this section, except when they are replaced by more restrictive conditions imposed by this section.
2. All residential users are to reduce water use by 30% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.
3. Outdoor watering is restricted to two days per week.
4. All nonresidential users are to reduce irrigation by 40% for existing landscapes.
5. The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and outdoor hardscape surfaces is prohibited, except in the event the Director of Public Works, or designee, determines that such use is the only feasible means of correcting a potential threat to health and safety.
6. New or expanded landscaping is limited to drought tolerant trees, shrubs, and ground cover. No new turf grass shall be planted, hydroseeded, or laid.
7. Boats and vehicles shall be washed only at commercial washing facilities equipped with water recycling equipment or by use of a bucket and a hose equipped with a self-closing valve that requires operating positive pressure to activate the flow of water.
8. Operators of hotels, motels, and other commercial establishments offering lodging shall post in each room and site a notice of water shortage condition, approved by the Public Works Director.
9. The operation of, and introduction of water into, ornamental fountains is prohibited.
10. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

E. Stage Four, Water Crisis. A stage four water crisis shall exist when the City's reliable water supply is adequate to meet no more than 60% of projected demands as determined by the Public Works Director or designee. An objective of the stage four water crisis is to reduce water usage by 40% from the normal water demand level. Pursuant to California [Water Code](#) Section 350 et seq., unless an immediate emergency exists, the City will hold a public meeting prior to declaring a water shortage. Under a stage four water crisis, the following restrictions shall apply:

1. All stage three water warning restrictions shall apply as required by subsection C of this section, except when they are replaced by more restrictive conditions imposed by this section.
2. All residential users are to reduce water use by 40% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.
3. Irrigation of any landscaping except trees or drought tolerant plantings is prohibited.
4. Boats, vehicles, and equipment shall be washed at commercial establishments that recycle water.
5. Filling pools and spas is prohibited.
6. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

F. Stage Five, Water Crisis. A stage five water crisis shall exist when the City's reliable water supply is adequate to meet no more than 50% of the projected demands as determined by the Public Works Director or designee. An objective of the stage five water crisis is to reduce water usage by 50% from the normal water demand level. Pursuant to California [Water Code Section 350 et seq.](#), unless an immediate emergency exists, the City will hold a public meeting prior to declaring a water shortage. Under a stage five water crisis, the following restrictions shall apply:

1. All stage four water crisis restrictions shall apply as required by subsection E of this section, except when they are replaced by more restrictive conditions imposed by this section.
2. All residential users are to reduce water use by 50% from their normal water demand. However, residential users whose total water use is already below the State provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.
3. The City may impose other or further regulations as the City Council may adopt after conducting a public hearing.

G. Stage Six, Water Emergency (Health and Safety Only). A stage six water emergency shall exist when there is major failure of a reliable water supply, storage, or distribution system, and the water shortage is greater than 50% of projected demands as determined by the Public Works Director or designee. An objective of the stage six water emergency is to reduce water usage by more than 50% from the normal water demand level. Pursuant to California [Water Code](#) Section 350 et seq., unless an immediate emergency exists, the City will hold a noticed public meeting prior to declaring a water shortage. Under a stage six water emergency, the following restrictions shall apply:

1. All stage five water crisis restrictions shall apply as required by subsection F of this section, except when they are replaced by more restrictive conditions imposed by this section.
2. The City shall impose other or further regulations, which the City Council determines to be necessary to ensure that water supply is used only to meet public health and safety needs. The City Council shall adopt such regulations after conducting a public hearing.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.19
SUBJECT: Adoption of Purchasing Ordinance

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1673, An Ordinance of the City Council of the City of Woodland Amending sections of Title 3, Chapter 3.32 of the Woodland Municipal Code Relating to Purchasing Procedures.

Discussion:

Staff is recommending changes to sections of the the Municipal Code relating to Purchasing thresholds for Purchase Orders, Contract and Agreement Forms, Authority to Award Public Projects, Authority to Award Non-Public Projects, Formal Bidding for Public Projects, and Formal Bidding for Non-Public Projects. Since the last major update to the Municipal Code in 2012, staff has seen significant increases in cost of construction, professional services, maintenance and general services, and materials and equipment. The current Municipal Code has not been amended to align these increases since 2012 and the recommended changes take these into consideration and will improve operational efficiency. The recommended changes will also allow Council to focus review of larger projects and professional service contracts.

The first reading of this ordinance was approved by Council at the June 1, 2021 meeting.

Conclusion:

Staff recommends that the City Council adopt Ordinance No. 1673, An Ordinance of the City Council of the City of Woodland Amending sections of Title 3, Chapter 3.32 of the Woodland Municipal Code Relating to Purchasing Procedures.

Prepared by: Ana B. Gonzalez, City Clerk

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. Purchasing Code Update Ordinance (2)

ORDINANCE NO. 1673

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTIONS OF TITLE 3, CHAPTER 3.32 OF THE WOODLAND MUNICIPAL CODE RELATING TO PURCHASING PROCEDURES

WHEREAS, the City of Woodland's Municipal Code relating to the Purchasing Procedures establishes general rules and efficient procedures for procurement and purchase of City materials, supplies, services, and equipment; and

WHEREAS, the established Purchasing procedures provide guidance for purchasing at the lowest possible cost commensurate with quality needed, to exercise positive financial control over purchases, to clearly define authority for the purchasing function, and to assure the quality of the purchases; and

WHEREAS, the City has experienced major increases in materials, supplies, services, and equipment; and

WHEREAS, the City Council has determined that amendments to sections of the Municipal Code relating to the Purchasing procedures are necessary to align the Municipal Code with cost of increases and to continue and improve operational efficiency.

The City Council of the City of Woodland, California, does hereby ordain as follows:

Section 1. Purpose. The purpose of the ordinance is to amend sections of the City of Woodland Amending sections of Title 3, Chapter 3.32 of the Woodland Municipal Code Relating to Purchasing Procedures.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. Amendment. Sections of Title 3, Chapter 3.32 are hereby amended and replaced to read as follows:

3.32.040 General purchasing regulations, policies and procedures.

I. Purchase Orders—Contract and Agreement Forms. The Purchasing Officer shall require: (1) all purchases for materials, supplies, services (professional, consulting, public works, maintenance and other general services) or equipment of \$2,500.00 or more to be made with a purchase order; and (2) all purchases for materials, supplies, services (professional, consulting, public works, maintenance and other general services) or equipment equal to or more than \$15,000.00 to be made with a purchase order and on an appropriate contract or agreement, the form of which shall be approved by the City Attorney. The City Attorney shall not need to review and approve as to form each executed contract or agreement; provided a City model approved as to form by the City Attorney is used without substantive modification.

3.32.050 Bidding requirements—Public projects.

C. \$100,001.00 Through \$400,000.00. Public projects of more than \$100,000.00, but less than or equal to \$400,000.00 shall, except as otherwise provided in this chapter or the Act, be awarded by the City Manager. All public projects more than \$100,000.00, but less than or equal to \$200,000.00 shall be bid pursuant to the public project informal bidding procedure and all public projects of \$200,000.00 or more shall be bid pursuant to the public project formal bidding procedure. If all bids received are over \$200,000.00, the City Council may, with the approval of a four-fifths vote of those members present and without following the public project formal bidding procedure, award the contract in an amount not exceeding \$212,500.00 to the lowest responsive and responsible bidder, so long as the City Council also determines that the City's cost estimate for the project was reasonable.

D. More Than \$400,000.00. Public projects of more than \$400,000.00 shall, except as otherwise provided in this chapter or the Act, be awarded by the City Council pursuant to the public project formal bidding procedure.

F. City Council Review of Plans and Specifications. The City Council shall review and approve the working details, drawings, plans and specifications prepared for every public project of more than \$400,000.00.

3.32.060 Bidding requirements—Maintenance and general services.

A. \$50,000.00 or Less. Maintenance work and other general services projects of \$50,000.00 or less may be awarded by the Director of the department responsible for the project, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. \$50,001.00 Through \$100,000.00. Maintenance work and other general services projects of more than \$50,000.00, but less than or equal to \$100,000.00 may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than \$100,000.00. Maintenance work and other general services projects of more than \$100,000.00, shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

3.32.070 Bidding requirements—Professional services.

A. \$50,000.00 or Less. Professional services contracts of \$50,000.00 or less may be awarded by the Director of the department responsible for the project, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. \$50,001.00 Through \$100,000.00. Professional services contracts of more than \$50,000.00, but less than or equal to \$100,000.00 may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than \$100,000.00. Professional services contracts of more than \$100,000.00 shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

3.32.080 Bidding requirements—Materials, supplies and equipment.

A. \$50,000.00 or Less. Purchases of materials, supplies and equipment of \$50,000.00 or less may be awarded by the Purchasing Officer or the Director of the department responsible for the purchase, or designee pursuant to Section 3.32.040, by any alternative procedure.

B. \$50,001.00 Through \$100,000.00. Purchases of materials, supplies and equipment of more than \$50,000.00, but less than or equal to \$100,000.00 may, except as otherwise provided in this chapter or the Act, be awarded by the City Manager pursuant to the non-public project informal bidding procedure.

C. More Than \$100,000.00. Purchases of materials, supplies and equipment of more than \$100,000.00 shall, except as otherwise provided in this chapter, be awarded by the City Council pursuant to the non-public project formal bidding procedure.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 15th day of June 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.20
SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts - Call for Public Hearing

Recommendation for Action: Staff recommends that the City Council set a Public Hearing for July 20, 2021 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Staff Contact:

Ana B. Gonzalez, City Clerk (530) 661-5806, ana.gonzalez@cityofwoodland.org

Fiscal Impact:

There is little to no fiscal impact to the City to maintain the current process, other than time constraints for processing and releasing the liens. The fees for the recordings are attached to the total amount liened so the property owner assumes that cost.

Report in Brief:

This action requests that the City Council set a date for the annual adoption of a Resolution to lien local properties for failure to pay for their Waste Management services. Staff recommends that the City Council set a Public Hearing for July 20, 2021 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments. Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens.

Conclusion:

Staff recommends that the City Council set a Public Hearing for July 20, 2021 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Prepared by: Ana B. Gonzalez, City Clerk

Ken Hiatt
Assistant City Manager / Comm. & Econ. Development Director

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: H.21
SUBJECT: Weed Abatement Program Parcels not in Compliance - Call for Public Hearing

Recommendation for Action: Staff recommends that the City Council set a Public Hearing for July 20, 2021 to hear and approve the list of parcels that were out of compliance for weed abatement requirements for the year 2020 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the property.

Staff Contact:

Emily Walling, Fire Marshal (530) 661-5855, emily.walling@cityofwoodland.org

Fiscal Impact:

A considerable amount of time was incurred by staff in processing these liens, including: correspondence with property owners, compliance surveys, correspondence with concerned community members, and property abatement. Time spent on weed abatement processing was recorded per staff member, calculated per the hourly rates per the approved fee schedule and divided between the property owners. Administrative fees resulted in a sum of \$34.89 per property owner. The breakdown between the total abatement costs of \$2,330.00 and administrative time costs incurred of \$296.87 by property is included in the attached "Lien Explanation 2020 Woodland" information sheet. The administrative fees and fees for County recordings are attached to the total amount liened, so the property owner assumes that cost.

Report in Brief:

This action requests that the City Council set a date for the adoption of a Resolution to lien local properties of the cost of abating properties of undeveloped parcels for failure to come into compliance with the weed abatement requirements set forth by the Woodland City Code, Chapter 9.44. Staff recommends that the City Council set a Public Hearing for July 20, 2021 to hear and approve the list of parcels that the City abated of weeds, rubbish, and dirt during 2020 and direct the Tax Collector of Yolo County to assess liens against real property to collect payments.

Background:

Per the Woodland City Code 9.44, the Fire Chief can declare that weeds constitute a public nuisance which must be abated by the removal of the weeds, refuse, and dirt on undeveloped parcels. If not abated by the compliance date, Code allows weeds to be abated by the city and the cost of removal assessed upon the land which will constitute a lien upon such land until paid. Last year, notice was given to all owners of undeveloped parcels in the City per the guidance set forth in the Code. Upon surpassing the compliance date indicated in the letter, eight (8) parcels remained out of compliance and the City contracted a company to abate these properties. The amount assessed includes the invoiced amount per parcel plus hourly administrative fees per the approved fee schedule.

Conclusion:

Staff recommends that the City Council set a Public Hearing for July 20, 2021 to hear and approve the list of

parcels that were out of compliance for weed abatement requirements for the year 2020 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the property.

Prepared By: Emily Walling, Fire Marshal



Ken Hiatt
City Manager

Attachments:

1. Lien Explanation 2020 Woodland

City of Woodland

Weed Abatement Lien Information

Parcel	Address	Owner info	Landscape Company	Invoice #	Invoice Amount	CRR Time (Hourly Rate * Hours Spent)	Total	Total for Lien, per County Requirements
064-170-049	310 W Main St	YKI INVESTMENTS INC	Armstrong Mowing	6807	\$220	\$34.89	\$254.89	254
065-290-007	530 Community Lane	Delacey Thomas & Eugena R	Armstrong Mowing	6807	\$210	\$34.89	\$244.89	244
006-022-001	417 West St	Agave Builders LLC	Armstrong Mowing	6807	\$210	\$34.89	\$244.89	244
027-460-012	SEC of N East St & Churchill Downs	GOVIND 735 LLC	Armstrong Mowing	6807	\$250	\$34.89	\$284.89	284
042-561-015	North of 2099 Stewart Cir	TL PARTNERS X LP	Armstrong Mowing	6807	\$210	\$34.89	\$244.89	244
042-351-007	2003 Celebration Way	SAHOTA DEVINDE SINGH & SUSVIR	Armstrong Mowing	6807	\$210	\$34.89	\$244.89	244
066-303-030	1539 Hutchison Valley Dr.	Price Richard E	Armstrong Mowing	6807	\$210	\$34.89	\$244.89	244
006-572-011	439 Fourth St	CILLEY JOHN & ANNETTE	Armstrong Mowing	6886	\$300	\$152.64	\$452.64	452
027-430-003	East of Denny's	WOODLAND 2B LLC	Armstrong Mowing	6963	\$510	\$113.39	\$623.39	624
					\$2,330	\$396.87	\$2,840.26	\$ 2,834



TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA: City Council Regular Meeting

DATE: June 15, 2021

ITEM #: I.22

SUBJECT: PUBLIC HEARING - Gibson Ranch Lighting & Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Staff Contact

Adam Devlin, Senior Accountant; (530)661-5835 adam.devlin@cityofwoodland.org

Fiscal Impact

The FY2021/22 Engineer's Report includes an inflation factor of 0.501%, which increases the assessment of a single family home from \$353.87 in FY2020/21 to \$355.64 in FY2021/22; an increase of \$1.77. If approved, the proposed assessment for the Gibson Ranch Lighting and Landscaping District (the District) would generate \$792,288 in revenues. The revenues generated in this District will cover budgeted ongoing operating expenditures.

Background

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Gibson Ranch Lighting and Landscaping (L&L) District.

The Gibson Ranch L&L is located in the southeast portion of the City, generally south of Interstate 5, west of County Road 102 and east of County Road 101. The District was formed in 1995 and reached the maximum allowable assessment of \$235.12 per single family home in 2005. The formation documents for the District allow for annual adjustments tied to the CPI without a property owner ballot proceeding.

On May 18, 2021, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 15, 2021. The Engineer's Report was attached to the May 18, 2021 staff report and is available in the Financial Transparency section of the City's website.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Financial Transparency section of the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires

Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 18, 2021 Council meeting. The public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Recommendation for Action

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. FY 2122-Woodland-Gibson-Resolution (Public)-Client

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY
REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS
WITHIN THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL
YEAR 2021/2022.**

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Gibson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the final Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, the City of Woodland and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- a. The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and
- b. District includes all of the lands so benefited, and
- c. The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3: The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, arterial and collector street lighting and landscaping, neighborhood street lighting and trees, parks and recreation facilities, soundwalls, irrigation and drainage systems, and all associated appurtenances.

Section 4: The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland Gibson Ranch Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6: The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022.

Section 7: The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8: That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

PASSED AND ADOPTED by the City Council this _15th ___ day of _June___, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: I.23
SUBJECT: PUBLIC HEARING - North Park Lighting and Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

Staff Contact

Adam Devlin, Senior Accountant; (530)661-5835 adam.devlin@cityofwoodland.org

Fiscal Impact

The FY2021/22 Engineer's Report calculates the assessment of a single family home to be \$215.40, which is unchanged from FY2021/22. If approved, the proposed assessment would generate \$26,710 in revenues, which are sufficient to cover budgeted ongoing operating costs.

Background

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the North Park Lighting and Landscaping (L&L) District.

The North Park L&L District is located in the northwest portion of the City, generally north of Kentucky Avenue, west of North West Street and east of County Road 98. The District was formed in 1993 and reached the maximum allowable assessment of \$215.40 per single family home in 1997. There are no provisions for future inflationary adjustments, and any rate increases would require a property owner ballot proceeding.

On May 18, 2021, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 15, 2021. The Engineer's Report was attached to the May 18, 2021 staff report and is available for review in the Financial Transparency section of the City's website.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in in the Financial Transparency section of the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 18, 2021 Council meeting. The public hearing is required to

complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, to approve the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. FY 2122-Woodland-NorthParkL&L-Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER’S ANNUAL
LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS
WITHIN THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL
YEAR 2021/2022.**

The City Council of the City of Woodland, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer’s Annual Levy Report (hereafter referred to as the “Report”) for said district known and designated as: North Park Lighting and Landscaping District (hereafter referred to as the “District”), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”); and,

WHEREAS, there has been presented to this City Council the final Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, the City of Woodland and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively “the County”), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County’s own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City of Woodland; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- a. The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District.
- b. District includes all of the lands so benefited; and
- c. The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3: The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, street lighting and park lights, park area and park equipment, park perimeter fencing, noise walls, irrigation and drainage systems, and all associated appurtenances.

Section 4: The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland North Park Lighting and Landscaping District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6: The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022.

Section 7: The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

PASSED AND ADOPTED by the City Council this _15th ___ day of _June___, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: I.24
SUBJECT: PUBLIC HEARING - Streng Pond Landscape Maintenance District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

Staff Contact

Adam Devlin, Senior Accountant; (530)661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact

The FY2021/22 Engineer's Report calculates the assessment of a single family home to be \$79.10, which is unchanged from FY2020/21. If approved, the proposed assessment for the District would generate \$14,436 in revenues. The Streng Pond L&L assessment does not generate enough revenue to meet the minimum operational expenditures required to maintain the L&L. To ensure the ongoing operation and maintenance of the Streng Pond L&L the City will advance \$19,628 from the General Fund to offset the shortfall; this advance is included in the FY2021/22 proposed budget.

Background

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Streng Pond Landscape Maintenance District.

The Streng Pond District is located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of \$79.10 per single family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District, however the effort was unsuccessful. Because the rates do not increase to cover the rising costs of maintenance, a general fund contribution of \$19,628 is budgeted to cover the operating shortfall.

On May 18, 2021, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 15, 2021. The Engineer's Report was attached to the May 18, 2021 staff report and is available for review in the Financial Transparency section of the City's website.

Discussion

Each year, the City prepares an Annual Report for each District, along with estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Financial Transparency section of the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 18, 2021 Council meeting. The public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. FY 2122-Woodland-Streng Pond Resolution(Public)- Client

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY
REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN
THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR
2021/2022.**

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Streng Pond Landscaping Maintenance District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, the City of Woodland and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- a. The land within the District will receive special benefit by the operation, maintenance and servicing of improvements, located within the boundaries of the District; and,
- b. The District includes all of the lands so benefited; and,
- c. the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3: The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances.

Section 4: The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland Streng Pond Landscaping Maintenance District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6: The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022.

Section 7: The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8: That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the final approval of the Report.

PASSED AND ADOPTED by the City Council this 15th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: I.25
SUBJECT: PUBLIC HEARING - West Wood Lighting and Landscaping District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Staff Contact

Adam Devlin, Senior Accountant; (530)661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact

The FY2021/22 Engineer's Report proposes to increase the assessment on a single family home, based on an annual inflation factor, from \$684.44 in FY20/21 to \$695.12 in FY21/22; an increase of \$7.68. If approved, the proposed assessment for the District would generate \$26,415, which is sufficient to cover ongoing operating costs.

Background

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the West Wood L&L District.

The West Wood L&L is located in the northwest portion of the City, generally to the north of Kentucky Avenue, south of Quail Drive, east of Dove Drive and west of Mallard Drive. The District was formed in 2004 and is currently being assessed at the maximum allowable rate; however, the District formation report included an annual CPI escalator, which can continue indefinitely to account for inflationary cost increases.

On May 18, 2021, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 15, 2021. The Engineer's Report was attached to the May 18, 2021 staff report and is available for review in the Financial Transparency section of the City's website.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Financial Transparency section of the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 18, 2021 Council meeting. The public hearing is required to

complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. FY 2122-Woodland-West Wood Unit No. 1-Resolution (Public)-Client

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY
REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN
THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL
YEAR 2021/2022.**

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the final Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, the City of Woodland and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and taxbills for the City of Woodland; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1: Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2: Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- a. The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and
- b. District includes all of the lands so benefited, and
- c. The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3: The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, local street lighting facilities, parks and related equipment replacement, fencing and block walls, storm drainage detention basin, and all associated appurtenances.

Section 4: The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5: The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland West Wood Unit No. 1 Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6: The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022.

Section 7: The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8: That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

PASSED AND ADOPTED by the City Council this 15th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: I.26
SUBJECT: PUBLIC HEARING: Spring Lake Lighting & Landscaping District

Recommendation for Action

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

Staff Contact

Adam Devlin, Senior Accountant; (530)661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact

If approved, the proposed assessment would generate \$2,445,568 in revenues to offset the costs of District maintenance. This represents an increase of \$94,820 or 4% from the FY2021 assessment, which is mostly due to increases in irrigation and landscape maintenance costs, as well as maintenance of new landscaping installed over the last year. Although the overall budget went up approximately 4%, assessments to individual properties changes minimally between the years for most of the land use types. The proposed assessment is approximately 65% of the maximum allowable assessment for the District.

The following table shows a comparison, by zoning type, of the maximum assessment, the FY20/21 actual assessment and the proposed FY21/22 assessment:

Zoning	Maximum Levy	FY21/22 Proposed Levy	FY20/21 Levy	Difference
SPRING LAKE L&L DISTRICT				
Single Family Developed Residential R3	\$ 1,545.12	\$ 966.20	\$ 878.69	\$ 87.51
Single Family Developed Residential R4	\$ 1,328.87	\$ 843.68	\$ 792.44	\$ 51.24
Single Family Developed Residential R5	\$ 1,199.12	\$ 770.17	\$ 740.69	\$ 29.48
Single Family Developed Residential R8	\$ 1,004.50	\$ 659.90	\$ 663.06	\$ (3.16)
Single Family Developed Residential R15	\$ 656.94	\$ 455.78	\$ 446.37	\$ 9.41
Single Family Developed Residential R20	\$ 613.69	n/a	n/a	n/a
Single Family Developed Residential R25	\$ 587.74	\$ 416.58	\$ 418.77	\$ (2.19)
Neighborhood Commercial Per Acre	\$ 15,929.41	\$ 6,677.14	\$ 6,075.69	\$ 601.45

When the Spring Lake Maintenance Landscaping and Lighting District was formed the methodology and model that was created considered the types of improvements to be maintained, the number of properties to be developed and the zoning for each residential type. Initially specific plan information was utilized during the formation stage. Each year the number of actual subdivided units is updated along with the maintenance budget to determine the new rates. Over time, the actual number of units that have been developed has varied from the estimated specific plan units. For the zoning categories where additional units have been created above those originally estimated the rates do not increase as much, or in some cases decrease slightly, as compared to other zoning categories where the number of units subdivided has not exceeded the planned units. Therefore, the increase/(decrease) for each zoning category varies.

Background

The Landscaping and Lighting Act of 1972 (“the Act”) authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Spring Lake L&L District.

The Spring Lake L&L consists of all property located in the Spring Lake Specific Plan area, which is located in the southeast portion of the City, generally bounded to the north by Gibson Road, to the east by County Road 102, to the south by County Road 25A and generally to the west by County Road 101. There is a portion of the District immediately north of the extension of County Road 24A (Sports Park Drive) that extends west of State Highway 113.

On May 18, 2021, Council approved resolutions preliminarily approving the Engineer’s Report and initiating proceedings for the annual levy, which included setting the public hearing date.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Financial Transparency section of the City's website.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer’s Report and call for a public hearing; this occurred at the May 18, 2021 Council meeting. The public hearing is required to complete the levy process.

Following the public hearing, Council may direct changes to the Engineer’s Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Spring Lake Lighting and Landscaping District.

Prepared By: Adam Devlin, Senior Accountant

Reviewed By: Kimberly McKinney, Director of Administrative Services

Attachments:

1. Resolution Approving Engineer's Report Spring Lake 2021
2. Resolution Ordering the Levy of Assessments Spring Lake 2021
3. Spring Lake Landscaping and Lighting District Boundary Map

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE FISCAL YEAR 2021/2022 ENGINEER'S REPORT REGARDING THE SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did by previous Resolution order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the 2021/2022 Engineer's Report for the "**Spring Lake Landscaping and Lighting District**" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Woodland, California and the City Clerk has presented to the City Council such report entitled "**City of Woodland Spring Lake Landscaping and Lighting District Fiscal Year 2021/2022 Engineer's Report**" (the "Report") as required by the Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 The Report as presented or as modified, contains the following:

- a.** A Description of Improvements.
- b.** A Diagram of the District.
- c.** The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d.** The 2021/2022 Assessment based upon Method of Apportionment as approved by the property owners pursuant to the provision of the California Constitution Article XIID Section 4.
- e.** An "Assessment Range Formula" for calculating annual inflationary adjustments to the initial "Maximum Assessment" (Adjusted Maximum Levy per benefit unit), also approved by the property owners.
- f.** The 2021/2022 Annual Budget (Costs and Expenses) and the resulting 2021/2022 assessment (Levy per benefit unit) for Fiscal Year 2021/2022.

- g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for Fiscal Year 2021/2022.

Section 3 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are to be incorporated into the Report.

Section 4 The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the Fiscal Year 2021/2022 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIID.

Section 5 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 6 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council this ____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

RESOLUTION NO: _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS REGARDING THE SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2021/2022

WHEREAS, the City Council, has by previous Resolutions **initiated proceedings to form**, and declared its intention to levy and collect annual assessments against parcels of land within the **“Spring Lake Landscaping and Lighting District”** (the “District”) for the fiscal year commencing July 1, 2021 and ending June, 30 2022 pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the “Act”) to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer’s Report entitled **“City of Woodland Spring Lake Landscaping and Lighting District Fiscal Year 2021/2022 Engineer’s Report”** (the “Report”), in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022, to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 15, 2021, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 3 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2021 and ending June 30, 2022, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting, drainage and appurtenant facilities located within public places in the District.

RESOLUTION NO: _____

- Section 4** The City Council has carefully reviewed and examined the Report in connection with the District, and the levy and collection of assessments. Based upon its review the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, hereby finds that the City Council determines that:
- a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting, drainage and appurtenant facilities and improvements related thereto.
 - b. The District includes all of the lands so benefited; and
 - c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2021 and ending June 30, 2022 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.
- Section 5** The Report and Fiscal Year 2021/2022 assessments, as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.
- Section 6** The City Council hereby orders the proposed improvements to be made; the improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements, drainage and appurtenant facilities and expenses associated with the District, and that will be maintained by the City of Woodland or their designee and all such maintenance, operation and servicing of the landscaping and lighting, drainage and all appurtenant facilities shall be performed pursuant to the Act. A more complete description of the improvements is detailed in the Report and by reference this document is made part of this resolution.
- Section 7** The Yolo County Auditor shall place on the County Tax Roll, opposite each parcel of land, the amount of levy so apportioned by the method of apportionment formula, outlined in the Engineer's Report, and such levies shall be collected at the same time and in the same manner as county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act*. After collection by the County, the net amount of the assessments, after deduction of any compensation due the county for collection, shall be paid to the City Treasurer.
- Section 8** The Finance Officer, shall deposit all money from the assessments collected by the County for the District into a fund for the Spring Lake Landscaping and Lighting District, and such money shall be expended to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto described above.
- Section 9** The adoption of this Resolution constitutes the Authorization of the District levy for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022.

RESOLUTION NO: _____

Section 10

The City Clerk's designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the Yolo County Auditor subsequent to the adoption of this Resolution.

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this ____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

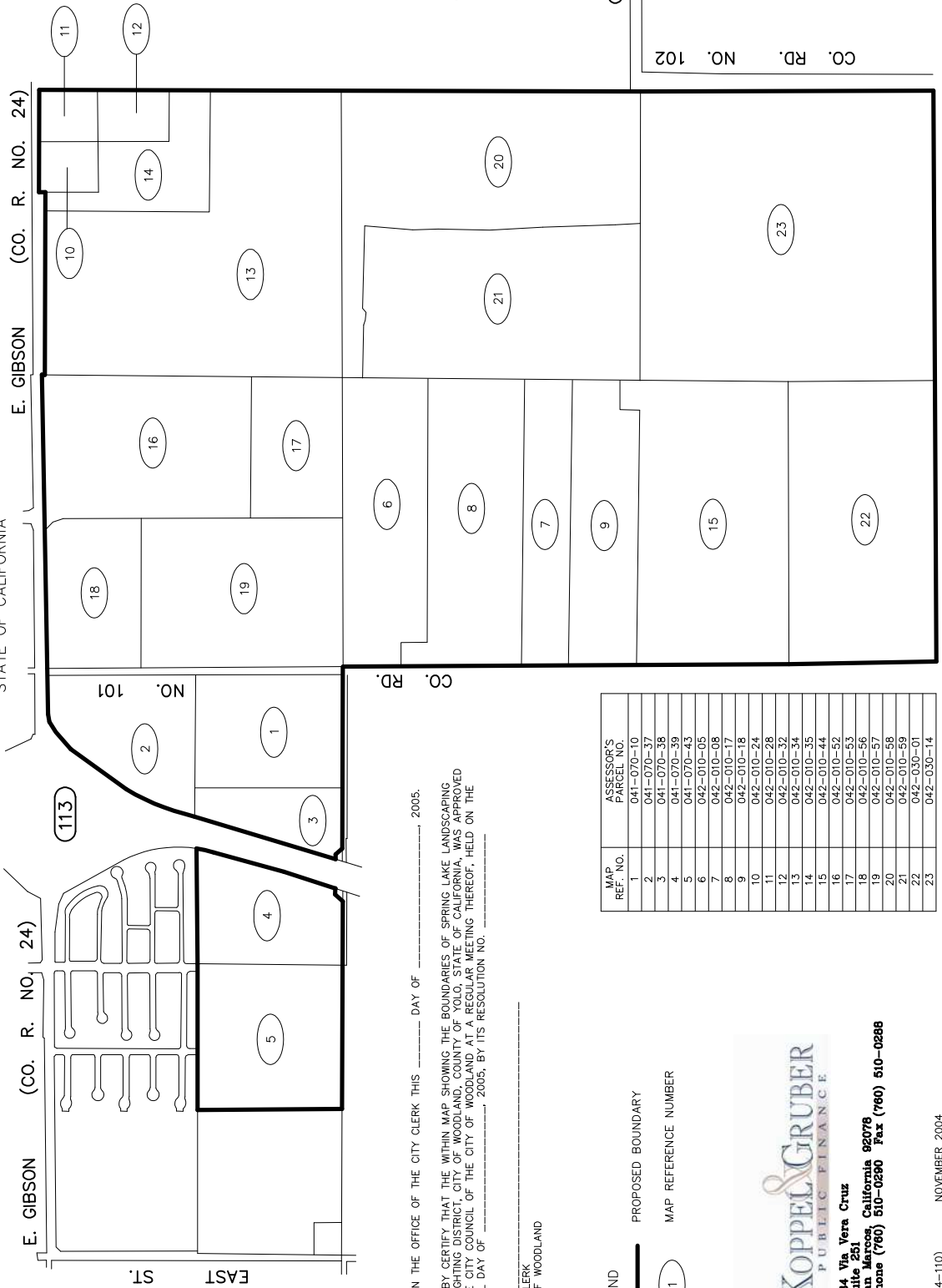
Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

PROPOSED BOUNDARY OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2005.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2005, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF WOODLAND

LEGEND

PROPOSED BOUNDARY

MAP REFERENCE NUMBER

1

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	041-070-10
2	041-070-32
3	041-070-36
4	041-070-39
5	041-070-43
6	042-010-05
7	042-010-06
8	042-010-17
9	042-010-16
10	042-010-24
11	042-010-28
12	042-010-32
13	042-010-34
14	042-010-35
15	042-010-44
16	042-010-52
17	042-010-53
18	042-010-56
19	042-010-57
20	042-010-58
21	042-010-59
22	042-030-01
23	042-030-14

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz
Suite 251
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

(04-110) NOVEMBER 2004



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: I.27
SUBJECT: PUBLIC HEARING: Gateway Landscaping & Lighting District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Staff Contact

Adam Devlin, Senior Accountant; (530)661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact

The proposed assessment would generate \$211,400 in revenues to offset the costs of District maintenance, which is 5% greater than the FY 2020/21 assessment. The proposed levy for FY2021/22 is approximately 99% of the maximum allowable assessment, and the increase from the previous year is primarily due to the new landscaping constructed for the I-5/102 interchange.

The following table shows a comparison of the maximum assessment, the FY 2020/2021 actual assessment and the proposed FY 2021/2022 assessment:

<u>Zoning</u>	<u>Maximum Levy</u>	<u>FY21/22 Proposed Levy</u>	<u>FY20/21 Levy</u>	<u>Difference</u>
GATEWAY L&L DISTRICT				
Commercial Per Acre	\$ 4,089.29	\$ 4,101.67	\$ 3,917.17	\$ 184.50

Background

The Landscaping and Lighting Act of 1972 (“the Act”) authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Gateway Lighting and Landscaping (L&L) District.

The Gateway L&L is located in the easterly portion of the City, generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive and generally to the west by the City boundaries.

On May 18, 2021, Council approved resolutions to preliminarily approve the Engineer’s Report and to initiate proceedings for the annual levy, which included setting the public hearing date. The Engineer’s Report was attached to the May 18th staff report and is available for review in the Financial Transparency section of the City's website.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an

operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The complete reports are available for review in the Financial Transparency section of the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the May 18, 2021 Council meeting. The public hearing is required to complete the levy process.

Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2021/2022 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Prepared by: Adam Devlin, Senior Accountant

Reviewed by: Kimberly McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. Resolution Approving ER for Gateway 2021
2. Resolution Ordering the Levy Gateway 2021

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE FISCAL YEAR 2021/2022 ENGINEER'S REPORT REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did by previous Resolution order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the 2021/2022 Engineer's Report for the "**Gateway Landscaping and Lighting District**" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Woodland, California and the City Clerk has presented to the City Council such report entitled "**City of Woodland Gateway Landscaping and Lighting District Fiscal Year 2021/2022 Engineer's Report**" (the "Report") as required by the Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 The Report as presented or as modified, contains the following:

- a. A Description of Improvements.
- b. A Diagram of the District.
- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The 2021/2022 Assessment based upon Method of Apportionment as approved by the property owners pursuant to the provision of the California Constitution Article XIID Section 4.
- e. An "Assessment Range Formula" for calculating annual inflationary adjustments to the initial "Maximum Assessment" (Adjusted Maximum Levy per benefit unit), also approved by the property owners.
- f. The 2021/2022 Annual Budget (Costs and Expenses) and the resulting 2021/2022 assessment (Levy per benefit unit) for Fiscal Year 2021/2022.

- g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for Fiscal Year 2021/2022.

Section 3 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are to be incorporated into the Report.

Section 4 The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the Fiscal Year 2021/2022 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIID.

Section 5 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 6 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council this ____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2021/2022

WHEREAS, the City Council, has by previous Resolutions initiated proceedings to form, and declared its intention to levy and collect annual assessments against parcels of land within the **“Gateway Landscaping and Lighting District”** (the “District”) for the fiscal year commencing July 1, 2021 and ending June, 30 2022 pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the “Act”) to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer’s Report entitled **“City of Woodland Gateway Landscaping and Lighting District Fiscal Year 2021/2022 Engineer’s Report”** (the “Report”), in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022, to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 15, 2021, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 3 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2021 and ending June 30, 2022, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting, storm drainage and appurtenant facilities located within public places in the District.

RESOLUTION NO: _____

- Section 4** The City Council has carefully reviewed and examined the Report in connection with the District, and the levy and collection of assessments. Based upon its review the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, hereby finds that the City Council determines that:
- a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting, drainage and appurtenant facilities and improvements related thereto.
 - b. The District includes all of the lands so benefited; and
 - c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2021 and ending June 30, 2022 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.
- Section 5** The Report and Fiscal Year 2021/2022 assessments, as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.
- Section 6** The City Council hereby orders the proposed improvements to be made; the improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements, storm drainage and appurtenant facilities and expenses associated with the District, and that will be maintained by the City of Woodland or their designee and all such maintenance, operation and servicing of the landscaping and lighting, drainage and all appurtenant facilities shall be performed pursuant to the Act. A more complete description of the improvements is detailed in the Report and by reference this document is made part of this resolution.
- Section 7** The Yolo County Auditor shall place on the County Tax Roll, opposite each parcel of land, the amount of levy so apportioned by the method of apportionment formula, outlined in the Engineer's Report, and such levies shall be collected at the same time and in the same manner as county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act*. After collection by the County, the net amount of the assessments, after deduction of any compensation due the county for collection, shall be paid to the City Treasurer.
- Section 8** The Finance Officer, shall deposit all money from the assessments collected by the County for the District into a fund for the Gateway Landscaping and Lighting District, and such money shall be expended to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto described above.
- Section 9** The adoption of this Resolution constitutes the Authorization of the District levy for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022.

RESOLUTION NO: _____

Section 10

The City Clerk's designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the Yolo County Auditor subsequent to the adoption of this Resolution.

RESOLUTION NO: _____

PASSED AND ADOPTED by the City Council this ____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: I.28
SUBJECT: Public Hearing and Approval of the 2020-2024 Community Development Block Grant Consolidated Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the 2020 – 2024 Community Development Block Grant (CDBG) Consolidated Plan (Attachment A);
2. Adopt Resolution No. _____, approving the 2020 – 2024 CDBG Consolidated Plan in substantially the same form as presented to the City Council with the FY 2020/21 CDBG Action Plan funding allocations and incorporating any public input received during the public comment period (Attachment B);
3. Adopt Resolution No. _____, to approve the September 2019 Analysis of Impediments to Fair Housing Choice prepared by the Sacramento Valley Fair Housing Collaborative (Attachment C);
4. Direct staff to complete the 2020 – 2024 CDBG Consolidated Plan and the September 2019 Analysis of Impediments to Fair Housing Choice and submit both documents to the U.S. Department of Housing and Urban Development; and
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities.

Staff Contact:

Dan Sokolow, Senior Planner – 530-661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact:

The FY 2020/21 allocation for Administration is \$102,672 and helps offset the General Fund expenditure for the administration of the CDBG program. In addition, the FY 2020/21 allocation recommended for the Engineering Division's ADA Accessibility Program (ADA compliant curb ramps, sidewalks, and driveways) relieves the General Fund of an expense of \$200,000.

Background:

CDBG Five-Year Consolidated Plan

Every five years, the Department of Housing and Urban Development (HUD) requires CDBG entitlement jurisdictions, cities and counties that receive CDBG funding on an annual basis, to adopt a new Five-Year Consolidated Plan, which identifies a jurisdiction's overall housing and community development needs and provides a strategy to address those needs. CDBG funds must be used to provide affordable housing and services for vulnerable and lower-income persons and to eliminate conditions of blight from the community. This plan is a five-year strategic planning document and it establishes a short-term investment plan that outlines the intended use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) entitlement funds in a one-year Action Plan, the first year of the Consolidated Plan. Currently, the City receives only CDBG funds on an annual basis as an entitlement jurisdiction. The City's previous Consolidated Plan was adopted by City Council on May 19, 2015 and covered the period of July 1, 2015 – June 30, 2020.

The Consolidated Plan consists of four parts: **(1) Introduction** –This section describes the purpose of the plan, identifies the lead agency, describes the citizen participation process, and reviews the public comments received on the Draft Consolidated Plan. **(2) Housing and Community Development Needs Assessment** - This section contains statistical and analytical information that provides an overall picture of the City's housing and community development needs. The housing section describes market conditions and housing needs, the nature and extent of homelessness and the needs of special populations. Other community development needs are also presented. **(3) Housing Market Analysis** – This section provides data and analysis of the community's housing market including the supply, demand, condition, and cost/affordability of housing. The section also reviews the community's labor market, education attainment, and infrastructure needs and whether the workforce has sufficient training/education to take advantage of employment opportunities in the community. **(4) Housing and Community Development Strategic Plan** – This section is the cornerstone of the Consolidated Plan, the implementation plan for the City. The Housing and Community Development Strategic Plan describes the anticipated needs within the City based on the Needs Assessment, and outlines priority housing and community development strategies and programs to address priority needs. **(5) Action Plan, One-Year Use of Funds** - This section describes the actions the City plans to undertake in Program Year 2020/21 to address priority needs identified in the Strategic Plan section of the Consolidated Plan.

Analysis of Impediments to Fair Housing Choice (AI)

HUD requires all jurisdictions that participate in their funding programs to prepare an analysis of impediments to fair housing choice. By identifying these impediments and attempting to address them, the jurisdictions can help HUD to accomplish one of its major objectives, making housing available to anyone, regardless of race, color, religion, sex, national origin, disability, or familial status. The AI is generally prepared at the same time as a jurisdiction's Consolidated Plan and runs the life of the plan.

Discussion:

Citizen Outreach

Outreach efforts for the 2020-2024 CDBG Consolidated Plan, September 2019 Analysis of Impediments to Fair Housing Choice, and FY 2020/21 CDBG Action Plan include the following.

2020-2024 CDBG Consolidated Plan – (1) Resident (English and Spanish versions) and service providers surveys were made available on the City's website (Community Services Department's page) starting on April 16, 2021; (2) An email was sent to HPAC's (Yolo County Homeless and Poverty Action Coalition) email list on April 19, 2021 which includes at least 100 contacts covering service providers, government agencies, and other entities involved in homeless and affordable housing issues on the availability of the surveys with a link for them; (3) City Councilmembers were notified on April 23, 2021 on the availability of the surveys and encouraged to share the survey link with their constituents; and (4) A public hearing notice (English and Spanish versions) was published in the April 18, 2021 edition of the Woodland Daily Democrat on the availability of the Draft 2020-2024 CDBG Consolidated Plan at the City's website (Community Services Department's page) for the period of May 18 – June 17, 2021 and the June 15, 2021 City Council public hearing for the Consolidated Plan.

September 2019 Analysis of Impediments to Fair Housing (AI) Choice – A key part of the AI was a Fair Housing Survey that was released in 2018 to better understand residents' housing decisions and the challenges they may face. Outreach efforts for the survey included the following: (1) An email was sent to CDBG subrecipients on July 18, 2018 with links to the survey in English, Spanish, and four other languages asking subrecipients to share the email with clients/staff; (2) An email was sent to all City staff on July 18, 2018 with

links to the survey in English, Spanish, and four other languages asking staff to complete the survey; (3) City Councilmembers on July 20, 2018 were provided with links to the survey in six languages and were asked to share the survey with their constituents and encourage participation; (4) Information on the survey, links to the survey in six languages, and a link for the Sacramento Valley Fair Housing Collaborative web page were posted to the City's web site on approximately July 20, 2018; (5) Flyers with links for the survey and Sacramento Valley Fair Housing Collaborative web page were posted in the lobby of the Woodland Community and Senior Center starting in July 2018; and (6) The September 18, 2018 City Council staff report on the FY 2017/18 CDBG Comprehensive Annual Performance and Evaluation Report provided information on the Fair Housing Survey, included web links to the survey and the Sacramento Valley Fair Housing Collaborative web page, and listed contact information for a staff member with the consultant preparing the Analysis of Impediments to Fair Housing Choice in the event that assistance was needed with the survey.

FY2020/21 CDBG Action Plan – (1) A notice of funding availability and application materials were emailed on February 19, 2020 to current and past CDBG applicants as well as other interested parties notifying them of a March 6, 2020 application workshop/public meeting at the Woodland Community and Senior Center; (2) A notice of funding availability and application materials were emailed on February 20, 2020 to HPAC's email list which includes at least 100 contacts covering services providers, government agencies, and other entities involved in homeless and affordable housing issues notifying them of a March 6, 2020 application workshop/public meeting at the Woodland Community and Senior Center; (3) A public meeting notice was published in the February 24, 2020 edition of the Woodland Daily Democrat for prospective applicants and the general public on the March 6, 2020 application workshop/public meeting at the Woodland Community and Senior Center and the availability of application materials at the City's website (Community Services Department's web page); and (4) An application workshop/public meeting was held on March 6, 2020 at the Woodland Community and Senior Center to discuss the application process and provide a forum for public input on the City's CDBG program.

Results of 2020 – 2024 CDBG Consolidated Plan Surveys

Resident Surveys

While the survey was available through an online format in English and Spanish starting on April 16, 2021 and could be submitted electronically directly to staff, a limited number of surveys were returned as of June 9, 2021. Residents were asked to rank various community needs in their community that warrant public funds and a majority of the survey respondents selected the following community needs as high priorities.

Housing Category

- Major Home Improvement
- Home Ownership Assistance

Community Facilities Category

- Parks and Recreation Facilities
- Child Care Facilities
- Youth Centers
- Health Facilities

Community Services Category

- Youth Services

Public Improvements

- Sidewalks

Economic Development Category

- Small Loans to Businesses
- Rehabilitate Old Commercial/Industrial Buildings
- Employment Training

Homeless Facilities and Services Category

- Mental Health Services for Homeless
- Substance Abuse Treatment for the Homeless

Service Provider Surveys

Similar to the resident surveys, a limited number of surveys from service providers were returned as of June 9, 2021; the survey was made available starting on April 16, 2021. Service providers were asked to identify the critical needs and gaps in services in Woodland and they provided the following feedback.

Housing Category

- Board and Care Options
- Affordable Housing Options
- Housing Programs: Rental Assistance, Assistance with Housing Applications for People with Mental Health Disabilities, Eviction Prevention, Housing Deposit Assistance, and Utility Assistance

Community Facilities Category

- Green Space that is Well-Maintained for Walking, Running, and Biking

Community Services Category

-

- Benefits Linkage to Supplemental Security Income (SSI) for General Public
- Outpatient Behavioral Health Providers (Respondent comments that there is only one provider in Woodland that accepts Medicare which makes it virtually impossible for this special population to access these services.)
- Child Care (quality/affordability)
- Fair Housing Services
- Food Access, Food Programs for Senior Citizens
- Transportation

Public Improvements

No needs or gaps were identified by service providers.

Economic Development Category

- Employment Pathways Coordinated through School District, City, County, and Woodland Community College
- Regional Employment Partnerships
- Income Assistance: Universal Basic Income for People Living Below the Poverty Threshold, Income Support, and Minimum Wage Increase

Homeless Facilities and Services Category

- Employment Programs
- Permanent Supportive Housing

Results of Fair Housing Survey Conducted for Analysis of Impediments to Fair Housing Choice Study

The results of key questions for Woodland and the region are detailed in the following table.

Question	Woodland Result	Region Result
I worry about my rent going up to an amount I can't afford	55%	50%
I want to buy a house but can't afford the down payment	52%	41%
I worry about property taxes increasing to an amount I can't afford	35%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	40%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	14%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	12%	18%
Too much traffic/too much street/highway noise	9%	17%
I have bad/rude/loud neighbors	17%	16%
High crime in my neighborhood	9%	16%
My house or apartment isn't big enough for my family members	12%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	8%	16%
I am afraid I may get evicted (kicked out)	7%	14%

Proposed High Priority Needs for 2020 – 2024 Consolidated Plan

Staff recommends eleven high priority needs for the 2020-2024 Consolidated Plan based on a number of factors including the input received from the community, past activities funded through the CDBG program and other sources, and the potential ability to fund a number of these priorities with CDBG funds and other sources during the period of the Consolidated Plan. Of the proposed eleven high priority needs, all of them

with the exception of Rehabilitation, Multi-Unit Residential were high priority needs in the prior CDBG Consolidated Plan. It is also recommended that Crime Awareness (HUD Code 05I) be reclassified as medium priority need (from a high priority need in the 2014-2019 Consolidated Plan).

2020 – 2024 Consolidated Plan Proposed High Priority Needs	
HUD Code	Description
03	Public Facilities and Improvements (General, including Accessibility)
03D	Youth Centers
03F	Parks, Recreational Facilities
05	Public Services (Other: Emergency Food & Shelter)
05D	Youth Services
05H	Employment Training
05J	Fair Housing Activities (Subject to Public Service Cap)
05M	Health Services
14A	Rehabilitation, Single Unit Residential
14B	Rehabilitation, Multi-Unit Residential
14H	Rehabilitation Administration

A Community Development Needs Table (Attachment E) provides the overall listing of the priority needs for Woodland. The needs are categorized as high priority, medium priority, low priority, or no such need. Estimated funding amounts for high priority needs are provided for the Consolidated Plan period.

Analysis of Impediments to Fair Housing Choice

The Analysis of Impediment to Fair Housing Choice (AI) study was conducted in 2017-2019 for the Sacramento Valley region as a joint effort known as the Sacramento Valley Fair Housing Collaborative among the following entities: City of Citrus Heights, City of Davis, City of Elk Grove, City of Folsom, City of Galt, City of Isleton, City of Rancho Cordova, City of Rocklin, City of Roseville, City of Sacramento, Housing Authority of Sacramento, Sacramento County, Sacramento Housing and Redevelopment Agency, City of West Sacramento, City of Woodland, and Yolo County Housing. This HUD-required study assessed the region's fair housing landscape and developed actionable goals to increase housing choice and access to opportunity for all residents. Although this is a HUD-required study, it involves more than housing. The purpose is to break down barriers that residents face in finding housing and accessing the means to economic opportunity—quality educations, good jobs, public transportation, and environmental health.

Primary Findings of AI Study

- **Segregation and integration.** Segregation and lack of access to economic opportunity persists

in many areas of the region, both within and across jurisdictions. Although the region has grown more diverse, the effects of past systematic segregation and exclusion in housing still disproportionately impact members of protected classes.

- **Family poverty.** Overall in the region, 16 percent of people live in poverty. Differences in the proportion of persons living in poverty range from a low of 9 percent (Rocklin and Roseville) to a high of 21 percent in Sacramento and 29 percent in Davis (inflated due to the student population). Non-

Hispanic White residents have very low poverty rates relative to Black and Hispanic families and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County). Residents with disabilities between the ages of 18 and 64 are twice as likely to live in poverty as their 18 to 64 year old neighbors without disabilities.

- **Segregation.** While the City of Sacramento has been ranked one of the most diverse and integrated large cities in the nation; however, similar to other U.S. cities, Sacramento and the greater region have a past of systematic segregation and exclusion in housing. The suburbs east of Sacramento, such as Roseville, Rocklin, Citrus Heights and Folsom tend to be more non-Hispanic White or Asian than the city itself. Black residents tend to be predominantly located within the City of Sacramento more than other racial and ethnic groups. Concentrations of foreign-born residents are evident in Woodland, north Sacramento, Antelope (in northern Sacramento County) and across the south side of Sacramento. Segregation of persons with disabilities is low across the region.
- **Disproportionate housing needs.** In the Sacramento Valley region, the most significant disproportionate housing needs are found in:

Homeownership rates: Homeownership rates vary widely by race and ethnicity both within and among jurisdictions. The lowest Black homeownership rate (17%) is found in Woodland and the lowest Hispanic homeownership rate (27%) is found in Davis. The Black/White homeownership gap exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the balance of Sacramento County. Among resident survey participants, households that include a member with a disability are half as likely as non-disability households to own a home (25% v. 53%). Across the board, all minority groups experience higher rates of mortgage loan denials than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance). While the share of loans categorized as subprime has fallen since the Great Recession, Hispanic households are more likely than any other group to receive a subprime loan.

Cost-burden and housing challenges: African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction. The resident survey and focus groups found meaningful differences in housing challenges experienced by members of protected classes. Worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

Displacement experience. Overall, one in four (25%) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents. Overall, by the above measures, the most equity in housing choice compared to the region exists in:

¾ Citrus Heights, Elk Grove, and Rancho Cordova—residents of these communities are as likely as regional residents to experience housing challenges; and Elk Grove, Rocklin, and Roseville have relatively high Black and Hispanic homeownership rates compared to other jurisdictions.

- **Access to opportunity.** Access to economic opportunity varies by type of opportunity, across the region and within communities. Areas where jurisdictions differed from the region in access to opportunity include:
 - With the exceptions of a few school districts (e.g., Davis, Rocklin, Roseville)—there are disparities in school quality between low and higher income neighborhoods, and these quality differences disproportionately impact people of color. Residents of Citrus Heights, Rancho Cordova, Sacramento, and Woodland are least likely to live in neighborhoods with proficient schools.
 - Resident survey respondents living in Sacramento and Sacramento County tend to give the lowest ratings of healthy neighborhood indicators among the participating jurisdictions.
 - Public transportation issues—especially bus routes, availability of bus service, and connections between communities—are a pressing concern to residents throughout the region. The exception is on “the grid” in downtown Sacramento, where public transit is considered the best available in the region.Positive differences include:
 - Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods.
 - Residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools. With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these communities.
 - Resident survey respondents living in Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each healthy neighborhood indicator higher than the regional average.
 - On average, community engagement participants give the area where they live good marks on most healthy neighborhood indicators—ease of getting to the places they want to go using their preferred transportation option, convenient access to grocery stores, job opportunities, and health care facilities, and park and recreation facilities of similar quality to other neighborhoods. The most glaring exception is that residents find it difficult to find housing people can afford that is close to good schools.

Disparities by protected class in access to opportunity were found in:

--Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods.

--Non-Hispanic White residents of Sacramento and Sacramento County are more likely to have access to proficient schools than residents of color, and this gap persists among residents in poverty. In addition to disparities in access to proficient schools, suspension rates in Sacramento County schools vary widely by race or ethnicity, with Black males suspended at a rate more than five times the state average.

--Disparities by race or ethnicity in labor market engagement index scores are greatest among residents of Rancho Cordova, Sacramento, Sacramento County, and West Sacramento. Only 39 percent of working age residents with disabilities are in the labor force and unemployment rates are high. The low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force and high unemployment rates of those in the labor force indicate barriers to securing employment.

--Healthy neighborhood indicator ratings by survey respondents who are Native American, African American, Hispanic, living in households that include a member with a disability, and families with children are lower than the regional average, and tend toward neutral/somewhat agree rating levels.

--Access to public transit—areas of service, frequency, and hours of operation—and the cost of using transit limits where transit-dependent residents with disabilities, particularly those relying on disability income, can live and participate in activities of daily living.

--Stakeholder focus group participants identified a lack of supportive housing services as a critical need in helping the region's most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.

Goals to Address Barriers to Fair Housing Choice

As part of the AI study, a jurisdiction develops a strategy or goals to address barriers to fair housing choice. Staff recommends that the City Council adopt the following goals for the AI.

Goal 1 – Incentivize development of affordable homeownership products: Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low income homebuyers, and affirmatively market to under-represented homeowners.

Goal 2 – Expand affordable rental opportunities:

1. Encourage reasonable policies for tenant criminal history, rental history, and credit

history: Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history and to consider applicants with poor rental/credit histories on a case-by-case basis.

2. Increase accessible and affordable housing opportunities: Set a goal for developing a range

of affordability levels, handicapped-accessible housing units or otherwise incorporate affordable, handicapped-accessible housing in housing elements.

3. Encourage residential infill opportunities: Increase residential infill opportunities through

changes in zoning and long range plans.

4. Engage the private sector in solutions: Through affirmative marketing requirements, development incentives, and mandatory affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goal 3 – Expand equity in access to economic opportunity:

1. Improve infrastructure and public facilities in disadvantaged communities.
2. Connect low income residents to job opportunities: Improve connections between low income populations, especially Public Housing residents, and employment opportunities.
3. Reduce housing instability by closing services gaps: Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of reinstitutionalization.

FY 2020/21 Action Plan

To assist the City with the review of CDBG applications and the preparation of funding recommendations, a three-person CDBG Review Panel is used. The Review Panel met on December 21, 2020 to recommend applications to fund and specific funding allocations. The panel was composed of three members: Rashid Ali (Parks and Recreation Commission), Marco Lizarraga (Planning Commission), and Carol Miller (Senior Programs volunteer). The City received six applications for infrastructure activities with a cumulative funding request of \$488,220 and eleven applications for public service activities with a cumulative funding request of \$126,500.

The Review Panel evaluates the CDBG applications based on a rating and ranking system, which was last revised in 2015. The rating and ranking system is an objective system that scores the applications based on the following criteria: benefit to low and very low income persons; activity need and justification; reasonableness of cost estimates; activity management and timeliness; experience, past performance, and organizational capability; and project budget – evidence of sufficient funding.

Infrastructure Activities (\$333,688 in available CDBG funds) – The Review Panel recommended funding for five of the six applications submitted. A detailed listing of the Review Panel’s recommendations and related information is attached to this report while a summary is provided below.

Applications Recommended and Funding Amounts:

- CommuniCare Health Centers, Garden & Outdoor Class - \$8,168
- New Hope Community Development Corporation, Cottonwood Meadows Phase S-1 Rehabilitation - \$65,000
- City of Woodland, ADA Accessibility Program - \$200,000
- Friends of the Mission, 925 North Street Water Heater Efficiency - \$26,408
- Friends of the Mission, Walter's House Water Heater Efficiency - \$34,112

Public Service Activities (\$77,004 in available CDBG funds) – The Review Panel recommended funding for nine of the eleven applications submitted. A detailed listing of the Review Panel's recommendations and related information is attached to this report while a summary is provided below.

Applications Recommended and Funding Amounts:

- Meals on Wheels Yolo County, Home Delivered Meals Program - \$11,000
- Yolo Community Care Continuum, New Dimensions Supported Housing - \$7,335
- Yolo Wayfarer Center, Emergency Shelter Services - \$11,000
- Empower Yolo, Shelter Services - \$7,335
- Yolo Food Bank, Nourish Yolo Capacity Enhancement Project - \$11,000
- Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - \$6,000
- Yolo County Children's Alliance, MediCal & CalFresh Enrollment & Retention - \$7,334
- Northern California Children's Therapy Center, Project Hope for Children - \$6,000
- Legal Services of Northern California, Fair Housing Services - \$10,000

It should be noted that the City pursuant to a 2005 Voluntary Compliance Agreement and Conciliation Agreement is required to provide Legal Services with annual funding of at least \$10,000 for fair housing services as long as the City receives CDBG funding.

Of the \$77,004 allocated for public service programs, 79 percent has been recommended for food and shelter programs: Meals on Wheels Yolo County, Yolo Community Care Continuum, Yolo Wayfarer Center, Empower Yolo, City of Woodland, Yolo Food Bank, Short Term Emergency Aid Committee, and Yolo County Children's Alliance. The City Council's internal policy has been to allocate no less than 40 percent of the public service funds for food and shelter programs.

Conclusion

Staff recommends that the City Council take the following actions.

1. Hold a public hearing to receive community input on the 2020 – 2024 Community Development Block Grant (CDBG) Consolidated Plan (Attachment A);
2. Adopt Resolution No. _____, approving the 2020 – 2024 CDBG Consolidated Plan in substantially the same form as presented to the City Council with the FY 2020/21 CDBG Action Plan funding allocations and incorporating any public input received during the public comment period (Attachment B);
3. Adopt Resolution No. _____, to approve the September 2019 Analysis of Impediments to Fair Housing Choice prepared by the Sacramento Valley Fair Housing Collaborative (Attachment C);
4. Direct staff to complete the 2020 – 2024 CDBG Consolidated Plan and the September 2019 Analysis of Impediments to Fair Housing Choice and submit both documents to the U.S. Department of Housing and Urban Development; and
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the

appropriate entities to carry out the CDBG funded activities.

These Actions are consistent with the 2024-2024 CDBG Consolidated Plan goals to assist low and moderate income persons.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Evis Morales, Finance Officer

Reviewed by: Christine Engel, CSD Director



Ken Hiatt
City Manager

Attachments:

1. 2020-2024 CDBG Consolidated Plan
2. CC Reso for ConPlan June 15, 2021
3. Draft AI Sept 2, 2019
4. CC Reso for AI June 15, 2021
5. Funding - Dec 21, 2020 Review Panel
6. J1 - Comm Dev Needs Table

Executive Summary

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

1. Introduction

The Consolidated Plan is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD). HUD requires each state and local government receiving federal funds to prepare a coordinated strategy to address the community's needs in the areas of housing, homelessness, infrastructure and facilities, as well as economic development. This plan is both a five-year strategic planning document and a short-term investment plan for the Community Development Block Grant (CDBG) entitlement program. Although, the City of Woodland is only a recipient of CDBG funds, the Consolidated Plan addresses all community needs. The annual CDBG allocation cannot fund all community needs in the five-year period, but the Consolidated Plan provides a strategic approach to prioritizing community needs.

The Consolidated Plan outlines the City's intent to pursue the overall goals of HUD's community development and planning programs, including:

1. To provide decent and quality housing;
2. To establish and maintain a suitable living environment; and
3. To expand economic revitalization opportunities.

The Consolidated Plan serves the following functions:

1. A planning document for the City, based on a participatory process;
2. An application for federal funds under HUD's formula CDBG grant program;
3. A strategy for administering HUD programs; and
4. An action plan that provides a basis for assessing performance.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan outlines the City's intent to pursue the overall goals of HUD's community development and planning programs, including:

1. To provide decent and quality housing;
2. To establish and maintain a suitable living environment; and
3. To expand economic revitalization opportunities.

The Consolidated Plan serves the following functions:

1. A planning document for the City, based on a participatory process;
2. An application for federal funds under HUD's formula CDBG grant program;
3. A strategy for administering HUD programs; and
4. An action plan that provides a basis for assessing performance.

3. Evaluation of past performance

The City to a large extent has been able to achieve measurable results for public service activities funded with CDBG funds and pursuing our public service activities with City funds including establishing a homeless coordinator position in 2018 and operating a pilot project to employ homeless individuals to clean park facilities in 2019. In particular, success efforts were obtained for food and shelter programs and fair housing counseling. For the food and shelter programs the CDBG funds were leveraged with other fundings sources (other government grants, private sector grants, and fundraising). Subrecipients receiving CDBG funds for public service programs were able to expend funds on a timely basis with a few exceptions. In two instances public service projects had to be cancelled and the CDBG funds were re-programmed for other eligible public service activities.

The City has been successful in achieving measurable results with its CDBG-funded construction projects. The notable achievements have occurred with ADA improvements and rehabilitation of affordable housing facilities. However, a number of projects have not been completed in a timely manner. While City staff provides technical assistance and prepares construction contracts and related attachments for non-City construction projects, a number of construction activities take longer than anticipated. In some instances, cost estimates are not accurate and subrecipients are delayed on their activities while they seek additional funds to fully cover construction costs. The City has tried to accommodate these situations by finding additional CDBG funds, but this may trigger an action plan amendment depending on the level of funds needed.

4. Summary of citizen participation process and consultation process

Citizen Outreach

Outreach efforts for the 2020-2024 CDBG Consolidated Plan, September 2019 Analysis of Impediments to Fair Housing Choice, and FY 2020/21 CDBG Action Plan include the following.

Consolidated Plan – (1) Resident (English and Spanish versions) and service providers surveys were made available on the City's website (Community Services Department's page) starting on April 16, 2021; (2) An email was sent to HPAC's (Yolo County Homeless and Poverty Action Coalition) email list on April 19, 2021 which includes at least 100 contacts covering service providers, government agencies, and other entities involved in homeless and affordable housing issues on the availability of the surveys with a link for them; (3) City Councilmembers were notified on April 23, 2021 on the availability of the surveys and encouraged to share the survey link with constituents; and (4) A public hearing notice (English and Spanish versions) was published in the April 18, 2021 edition of the Woodland Daily Democrat on the availability of the Draft Consolidated Plan at the City's website (Community Services

Department's page) for the period of May 18 – June 17, 2021 and the June 15, 2021 City Council public hearing for the Consolidated Plan.

Analysis of Impediments to Fair Housing Choice – (1) An email was sent to CDBG subrecipients on July 18, 2018 with links to the survey in 6 languages asking subrecipients to share the email with clients/staff; (2) A email was sent to all City staff on July 18, 2018 with links to the survey in 6 languages asking staff to complete the survey; (3) City Councilmembers on July 20, 2018 were provided with links to the survey in 6 languages and were asked to share the survey with their constituents ; (4) Information on the survey, links to the survey in 6 languages, and a link for the Sacramento Valley Fair Housing Collaborative web page were posted to the City's web site on approximately July 20, 2018; (5) Flyers with links for the survey and Sacramento Valley Fair Housing Collaborative web page were posted in the lobby of the Woodland Community and Senior Center starting in July 2018; and (6) The September 18, 2018 City Council staff report on the FY 2017/18 CDBG CAPER provided information on the Fair Housing Survey, included web links to the survey and the Sacramento Valley Fair Housing Collaborative web page, and listed contact information for a staff member with the consultant preparing the Analysis of Impediments to Fair Housing Choice in the event that assistance was needed with the survey.

Action Plan – (1) A notice of funding availability (NOFA) and application materials were emailed on February 19, 2020 to current and past CDBG applicants as well as other interested parties notifying them of a March 6, 2020 application workshop/public meeting at the Woodland Community and Senior Center; (2) NOFA and application materials were emailed on February 20, 2020 to HPAC's email list which includes at least 100 contacts covering services providers, government agencies, and other entities involved in homeless and affordable housing issues notifying them of a March 6, 2020 application workshop/public meeting at the Woodland Community and Senior Center; (3) A public meeting notice was published in the February 24, 2020 edition of the Woodland Daily Democrat for prospective applicants and the general public on the March 6, 2020 application workshop/public meeting at the Woodland Community and Senior Center and the availability of application materials at the City's website (Community Services Department's web page); and (4) An application workshop/public meeting was held on March 6, 2020 at the Woodland Community and Senior Center to discuss the application process and provide a forum for public input on the City's CDBG program.

5. Summary of public comments

Results of 2020 – 2024 CDBG Consolidated Plan Surveys

Resident Surveys

While the survey was available through an online format in English and Spanish and could be submitted electronically directly to staff, a limited number of surveys were returned as of June 9, 2021. Residents were asked to rank various community needs in their community that warrant public funds and a majority of the survey respondents selected the following community needs as high priorities.

Housing Category

- Major Home Improvement
- Home Ownership Assistance

Community Facilities Category

- Parks and Recreation Facilities
- Child Care Facilities
- Youth Centers
- Health Facilities

Community Services Category

- Youth Services

Public Improvements

- Sidewalks

Economic Development Category

- Small Loans to Businesses
- Rehabilitate Old Commercial/Industrial Buildings
- Employment Training

Homeless Facilities and Services Category

- Mental Health Services for Homeless
- Substance Abuse Treatment for the Homeless

Service Provider Surveys

Similar to the resident surveys, a limited number of surveys from service providers were returned as of June 9, 2021. Service providers were asked to identify the critical needs and gaps in services in Woodland and they provided the following feedback.

Housing Category

- Board and Care Options
- Affordable Housing Options
- Housing Programs: Rental Assistance, Assistance with Housing Applications for People with Mental Health Disabilities, Eviction Prevention, Housing Deposit Assistance, and Utility Assistance

Community Facilities Category

- Green Space that is Well-Maintained for Walking, Running, and Biking

Community Services Category

- Benefits Linkage to Supplemental Security Income (SSI) for General Public
- Outpatient Behavioral Health Providers (Respondent comments that there is only one provider in Woodland that accepts Medicare which makes it virtually impossible for this special population to access these services.)
- Child Care (quality/affordability)
- Fair Housing Services
- Food Access, Food Programs for Senior Citizens
- Transportation

Public Improvements

No needs or gaps were identified by service providers.

Economic Development Category

- Employment Pathways Coordinated through School District, City, County, and Woodland Community College
- Regional Employment Partnerships
- Income Assistance: Universal Basic Income for People Living Below the Poverty Threshold, Income Support, and Minimum Wage Increase

Homeless Facilities and Services Category

- Employment Programs
- Permanent Supportive Housing

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

The City did not decline comments or views.

7. Summary

The City's involvement in homeless-related issues and initiatives has increased significantly during the prior Consolidate Plan period and the City is expected to stay heavily involved during the new Consolidated Plan period. While the CDBG program has been used to support some of this work, the City is having to use other resources to effect meaningful change. Efforts on the East Beamer Way Campus started during the previous Consolidated Plan and will continue with the new Consolidated Plan period.

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The City has awarded a construction contract for the final infrastructure work for the PSH site and work will commence once HUD has signed off on the submittals for the 15 project-based vouchers awarded Friends of the Mission for the PSH units. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work planned for the PSH site will also extend into the treatment facility site. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator		Community Services Department

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

Dan Sokolow, Senior Planner

Community Services Department

City of Woodland

2001 East Street

Woodland, CA 95776

(530) 661-5927

Fax 666-7257

Email dan.sokolow@cityofwoodland.org

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

1. Introduction

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative (optional):

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

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

Outreach efforts for the 2020-2024 CDBG Consolidated Plan, September 2019 Analysis of Impediments to Fair Housing Choice, and FY 2020/21 CDBG Action Plan include the following.

Consolidated Plan – (1) Resident (English and Spanish versions) and service providers surveys were made available on the City’s website (Community Services Department’s page) starting on April 16, 2021; (2) An email was sent to HPAC’s (Yolo County Homeless and Poverty Action Coalition) email list on April 19, 2021 which includes at least 100 contacts covering service providers, government agencies, and other entities involved in homeless and affordable housing issues on the availability of the surveys with a link for them; (3) City Councilmembers were notified on April 23, 2021 on the availability of the surveys and encouraged to share the survey link with constituents; and (4) A public hearing notice (English and Spanish versions) was published in the April 18, 2021 edition of the Woodland Daily Democrat on the availability of the Draft Consolidated Plan at the City’s website (Community Services Department’s page) for the period of May 18 – June 17, 2021 and the June 15, 2021 City Council public hearing for the Consolidated Plan.

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Community and Senior Center; (2) NOFA and application materials were emailed on February 20, 2020 to HPAC's email list which includes at least 100 contacts covering services providers, government agencies, and other entities involved in homeless and affordable housing issues notifying them of a March 6, 2020 application workshop/public meeting at the Woodland Community and Senior Center; (3) A public meeting notice was published in the February 24, 2020 edition of the Woodland Daily Democrat for prospective applicants and the general public on the March 6, 2020 application workshop/public meeting at the Woodland Community and Senior Center and the availability of application materials at the City's website (Community Services Department's web page); and (4) An application workshop/public meeting was held on March 6, 2020 at the Woodland Community and Senior Center to discuss the application process and provide a forum for public input on the City's CDBG program.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

UPDATE AFTER PUBLIC PERIOD CLOSES

Public Services

Public Facilities and Infrastructure Improvements

Economic Development

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

Summary of Housing Needs

The Market Conditions and Housing Needs Analysis indicates there is a continued need in the City of Woodland to support opportunities for low- and moderate-income housing and the preservation of housing, as well as to support housing opportunities for homeless and special needs populations. According to 2013 - 2017 CHAS data, approximately 35.3 percent of the City's households are paying more than 30 percent of their income for housing costs and 15.8 percent of all households spend more than 50 percent of their income for housing. The City's older housing stock, *which includes 40-year-old housing that comprises more than 23 percent of the housing stock, may be in need of some kind of improvement or rehabilitation.*

The 2019 homeless count coordinated by HPAC (Yolo County Homeless and Poverty Action Coalition) identified 238 homeless individuals (adults and children). The previous count in 2017 identified 131 homeless individuals. For 2021, the biennial count was not conducted because of the COVID-19 pandemic. While there continues to be a need to increase resources for the homeless and transition them into permanent housing whenever possible, the City and its project partners Yolo County, nonprofits Yolo Wayfarer Center and Friends of the Mission, and Dignity Health took significant steps when a new emergency shelter with a capacity for 100 adult men and women was opened in January 2021. The shelter was constructed on City land and the transferred ownership of the parcel containing the shelter to Friends of the Mission at no cost. The new shelter replaces a 65-bed shelter. The City and the same project partners as well as Woodland Opportunity Village are developing a 61-unit permanent supportive housing project on a City-owned parcel directly north of the shelter. It is anticipated that the PSH project will be completed in program year 2021 (July 1, 2021 - June 30, 2022).

Demographics	Base Year: 2015	Most Recent Year: 2020	% Change
Population	56,995	60,742	7%
Households	19,545	21,141	8%
Median Income	\$55,893.00	\$59,908.00	7%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

CA Dept of Finance 2015+2020 Housing Estimates

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,765	2,795	3,635	2,535	8,415
Small Family Households	885	1,215	1,800	1,195	4,750

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Large Family Households	2,145	1,905	2,225	1,445	2,475
Household contains at least one person 62-74 years of age	544	620	740	420	2,060
Household contains at least one person age 75 or older	515	465	405	275	535
Households with one or more children 6 years old or younger	444	755	448	480	1,130

Table 6 - Total Households Table

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	155	55	85	25	320	0	10	50	0	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	60	65	60	240	10	80	30	0	120
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	200	140	255	135	730	0	35	10	35	80
Housing cost burden greater than 50% of income (and none of the above problems)	1,150	530	120	40	1,840	325	260	170	90	845

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	230	715	725	140	1,810	145	240	460	370	1,215
Zero/negative Income (and none of the above problems)	70	0	0	0	70	15	0	0	0	15

Table 7 – Housing Problems Table

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source

Comments:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,560	785	525	255	3,125	300	385	260	125	1,070
Having none of four housing problems	490	955	1,540	910	3,895	300	670	1,310	1,250	3,530
Household has negative income, but none of the other housing problems	70	0	0	0	70	15	0	0	0	15

Table 8 – Housing Problems 2

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source

Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	150	505	480	1,135	30	80	255	365
Large Related	15	60	70	145	0	70	40	110
Elderly	15	75	10	100	10	25	75	110
Other	85	185	175	445	0	20	55	75
Total need by income	265	825	735	1,825	40	195	425	660

Table 9 – Cost Burden > 30%

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source

Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	560	240	100	900	65	110	75	250
Large Related	185	70	0	255	30	35	0	65
Elderly	15	55	0	70	25	65	20	110
Other	450	60	40	550	55	15	0	70
Total need by income	1,210	425	140	1,775	175	225	95	495

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source

Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	130	180	270	150	730	0	70	30	0	100
Multiple, unrelated family households	25	59	65	0	149	10	45	50	35	140
Other, non-family households	0	0	10	45	55	0	0	10	0	10
Total need by income	155	239	345	195	934	10	115	90	35	250

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source

Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source

Comments:

Data for this table does not appear to be available from the 2013 - 2017 CHAS as the CHAS data contained in Table 13 is limited to households with one or more children age 6 or younger. Household members under the age of 18 qualify as children.

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

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

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

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,265	415	85
White	950	230	10
Black / African American	125	0	0
Asian	100	4	10
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	1,095	250	50
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	665	0
White	820	275	0
Black / African American	50	0	0
Asian	175	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,080	290	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,970	1,035	0
White	650	695	0
Black / African American	4	4	0
Asian	85	50	0
American Indian, Alaska Native	55	0	0
Pacific Islander	40	0	0
Hispanic	1,100	915	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	895	1,645	15
White	425	710	0
Black / African American	15	0	0
Asian	85	75	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	360	855	15
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

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

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

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,890	790	85
White	740	440	10
Black / African American	105	20	0
Asian	100	4	10
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	950	320	50
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,170	1,625	0
White	465	635	0
Black / African American	25	25	0
Asian	125	125	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	560	820	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	785	2,850	0
White	185	1,165	0
Black / African American	0	10	0
Asian	35	95	0
American Indian, Alaska Native	25	30	0
Pacific Islander	4	35	0
Hispanic	520	1,500	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	380	2,160	0
White	130	1,000	0
Black / African American	0	15	0
Asian	0	155	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	245	970	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

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

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

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,950	3,935	3,179	85
White	6,925	1,765	1,360	10
Black / African American	35	80	130	0
Asian	1,080	300	170	10
American Indian, Alaska Native	100	30	25	0
Pacific Islander	0	40	4	0
Hispanic	4,605	1,700	1,470	50
Other (including other races, non-Hispanic)	205	20	20	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2013 - 2017 CHAS

Data Source Comments:

Discussion:

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

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

NA-35 Public Housing – 91.205(b)

Introduction

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

A total of 1,447 individual and 129 project-based vouchers (PBV) are in use countywide; the PBV amount increases to 139 if the 10 Veterans Affairs Supportive Housing (VASH) PBVs in use are included. A significant need remains for the voucher program as 908 families are on the wait list countywide for individual vouchers and 2,399 families are on the wait list countywide for project-based voucher units. Furthermore, 160 families are on the wait list countywide for complexes that provide supportive services. The wait list for individual vouchers has been closed since January 19, 2017. Special Purchase Vouchers in use countywide include 31 VASH, 21 Family Unification, and 29 Disabled (Mainstream Vouchers). It should be noted that YCH will be allocated 66 vouchers through HUD's Emergency Housing Voucher (EHV) Program which is being made available through the American Rescue Plan Act. Pursuant to the requirements for EHV Program, YCH will work with agencies from the local Continuum of Care (Yolo County Homeless and Poverty Action Coalition) on deployment of the vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	431	1,576	129	1,447	31	21	29

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

Public Housing Authority (Yolo County Housing)

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	130	26	69	23	12
# of Elderly Program Participants (>62)	0	0	133	807	67	740	19	0
# of Disabled Families	0	0	143	921	76	814	27	4

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	0	1,301	38	1,260	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Public Housing Authority (Yolo County Housing)

Data Source Comments: The average length of stay is 9.96 years.

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	376	1,160	85	1,014	0	0	0
Black/African American	0	0	20	197	29	148	0	0	0
Asian	0	0	14	214	15	199	0	0	0
American Indian/Alaska Native	0	0	7	0	0	0	0	0	0
Pacific Islander	0	0	0	42	14	28	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	0	31	2	29	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Public Housing Authority (Yolo County Housing)

Data Source Comments:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	254	834	93	741	0	0	0
Not Hispanic	0	0	172	2,438	172	2,266	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Public Housing Authority (Yolo County Housing)

Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

While the availability of safe, decent affordable housing helps bring stability to individuals and families, a number of public housing tenants and applicants on the waiting list for accessible units have other critical needs. These may include access to physical and behavioral health services, employment assistance, job training, educational opportunities, financial literacy classes, and supplemental food. Being able to connect individual and families with these services increases their ability to maintain their housing and may provide avenues for them to transition to community housing.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

A total of 6,711 families are on the wait list for the public housing development in Woodland: Yolano Village and Donnelly Circle. For Section 8 tenant-based rental assistance, 908 families are on the wait list. The most immediate needs of residents of public housing and Housing Choice voucher holders are likely to be increasing their income, improving their employment opportunities, and obtaining training and/or education in order to obtain employment or enhance their existing employment.

How do these needs compare to the housing needs of the population at large

The City unfortunately does not have sufficient data to address this question.

Discussion

The allocation of 66 vouchers through HUD's Emergency Housing Voucher (EHV) Program which is being made available through the American Rescue Plan Act will provide critical assistance to Woodland residents as well as those throughout the county. What is often overlooked is that having an individual voucher does not always translate in the ability to use the voucher. A number of landlords will not accept vouchers, but increased engagement efforts of landlords cannot lessen this situation. The more problematic trend is the cost of rental housing in Woodland, the region, and throughout the state. Increasing rents are making it difficult for voucher holders to find units they can afford. Substantially increasing the supply of housing is critical to address this situation.

Public housing is funded through Congressional appropriations. According to the National Housing Law Project (NHLP), Congress has not adequately funded public housing for decades and it is estimated that public housing units nationwide need at least \$45 billion in repairs. While NHLP notes that HUD's Rental Assistance Demonstration (RAD) program creates some opportunities to preserve and rehabilitate existing public housing units, it cautions that these efforts must be balanced to lessen the impacts on existing tenants. As noted earlier, the public housing units in Woodland (Yolano Village and Donnelly Circle) are in good condition; however, funds will be need to preserve and modernize them.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Yolo County Homeless and Poverty Action Coalition conducted the 2019 Yolo County Homeless Count on January 22, 2019. The Homeless Count (also known as the the Point-in-Time (PIT) Count) was a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. It is important to recognize that the PIT Count reflects only those persons identified as homeless within the county on a single day. Many individuals and families move in and out of homelessness during the course of a year, meaning that the actual number of people experiencing homeless in 2019 may be higher than the numbers included in the 2019 Yolo County Homeless Count. A total of 238 homeless individuals (sheltered and unsheltered) were counted for Woodland. Detailed information on Woodland's homeless count is provided in the tables and narrative sections below. A Homeless Count was not conducted in 2021 because of the COVID-19 pandemic.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	27	27	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	163	48	211	0	0	0
Chronically Homeless Individuals	57	11	68	0	0	0
Chronically Homeless Families	0	17	17	0	0	0
Veterans	12	2	14	0	0	0
Unaccompanied Child	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Yolo County Homeless Count 2019

Data Source Comments: The chronic homeless status of 74 individuals (2 sheltered and 72 unsheltered) was not determined.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is not available for the categories "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness". The 2019 Yolo County Homeless Count identified 145 long-term homeless (homeless at least one year) (39 sheltered and 106 unsheltered), 124 frequently homeless adults (homeless at least four occasions in the last three years) (38 sheltered and 86 unsheltered), and 68 chronically homeless adults per HUD definition (11 sheltered and 57 unsheltered). While the homeless count collected data on post-traumatic stress disorder (52 adults), serious mental illness (47 adults), substance use disorder (87 adults), development disability

(30 adults), physical illness or disability (51 adults), co-occurring mental health and substance use disorders (40 adults), criminal convictions (148 adults), and victims of domestic violence (45 adults) for adults, there is insufficient information available to link these data points with the three categories of homelessness (long-term, frequently, and chronic). However, it is likely that many of the long-term, frequently, and chronic homeless experienced one or more of the conditions. There is insufficient data to describe chronically homeless families and families with children. It not clear whether any of the homeless veterans were in family units and unaccompanied youth were not identified in Woodland during the 2019 Yolo County Homeless Count.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	46	109
Black or African American	15	14
Asian	0	1
American Indian or Alaska Native	1	4
Pacific Islander	3	5
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	21	44
Not Hispanic	44	71

Data Source
Comments:

The race of 35 homeless individuals (8 sheltered and 27 unsheltered) and the ethnicity of 58 homeless individuals (10 sheltered and 48 unsheltered) was unknown.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

A total of 17 sheltered children (ages 0 - 17) were counted in Woodland during the 2019 Yolo County Homeless Count. No unsheltered children (ages 0 - 17) were found to be present in Woodland or countywide. Data is not available on the number of sheltered families with children (ages 0 - 17) and the type of families. However, based on Yolo County Health and Human Services Agency's use of the CalWorks Housing Allocation program to temporarily shelter these families in local motels, it is assumed that these families are in need of financial assistance to get into permanent housing (first and last month's rent, cleaning deposit, and furnishings) and other services that may include child care, job training, job search assistance, financial literacy training, and supplemental food assistance (access to local food bank distributions).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The race of individuals counted during the 2019 Yolo County Homeless Count is predominantly white (155) with the next largest group being African Americans (29 individuals). A small number of individuals were from other races (Asian, American Indian or Alaska Native, and Pacific Islander). A total of 65 individuals identified themselves as Hispanic while 115 individuals identified themselves as not Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2019 Yolo County Homeless Count identified 238 homeless individuals in Woodland (75 sheltered and 163 unsheltered). More than 67% percent of homeless are male (40 sheltered and 121

unsheltered). For the unsheltered homeless, 114 slept outside; 28 slept in a car, camper, or recreational vehicle with no utility hookups (water, sewer, and electric); 16 slept in someone else's home (outside, garage, or shed); 3 slept in a building not meant for habitation; and 2 slept in an abandoned building. Almost two thirds of the homeless are white (46 sheltered and 109 unsheltered). African Americans made up 12% of the homeless population (15 sheltered and 14 unsheltered) while other racial groups combined (Hawaiian/Pacific Islander, American Indian/Alaska Native, Asian, and multiple races) (6 sheltered and 13 sheltered) accounted for 8% of the homeless population. The race of nearly 15% was unknown (8 sheltered and 27 unsheltered). For ethnicity, 65 individuals identified as Hispanic/Latino (21 sheltered and 44 unsheltered). The entire homeless population of 238 individuals met the U.S. Department of Housing and Urban Development definition of chronic homelessness by experiencing frequent long-term homelessness combined with a disability (diagnoses of post traumatic stress disorder, serious mental illness, substance use disorder, developmental disability, or a cognitive or physical illness or disability). A total of 148 individuals (41 sheltered and 107 sheltered) reported criminal convictions.

Discussion:

Homelessness particularly chronic homelessness remains a significant challenge for Woodland, countywide, the Sacramento region, and statewide. To address the challenges, the City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Development on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, a 60-bed treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland.

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

Introduction:

The housing needs of persons who are not homeless but require supportive housing including but are not limited to the following populations: (1) elderly; (2) frail elderly; (3) persons with mental, physical, and/or developmental disabilities; (4) persons with alcohol or other drug addiction; and (5) victims of domestic violence, dating violence, sexual assault, and stalking. Because the City is not a HOPWA grantee, persons with HIV/AIDS and their families is not addressed.

Describe the characteristics of special needs populations in your community:

(1) Elderly - *According to the Census' 2011 - 2013 ACS, Woodland's elderly population increased from the 2010 Census to 15.3 percent of the City's population. While Woodland is home to a number of senior citizen care facilities, many senior households continue to reside in their own homes or senior/family apartments. While over time a number of Woodland's senior residents because of the onset of dementia and related issues and a decline in physical health/and or mobility may require supportive housing resources, this does not appear to be urgent need for Woodland's senior community. This may be a result of resources such as home health care and the assistance of family members (particularly for dementia care) that allow seniors to reside in their own homes.*

(2) Frail elderly - This population is a subset of the population described in #1 and depending on the circumstances, these individuals may require supportive housing resources. However, with the availability of the resources detailed in #1, these individuals may be able to continue to reside in their own residences and not be in need of supportive housing. However, to support these individuals in their homes, a number of these individuals may need the delivery of meals as well as regular wellness checks.

(3) Persons with mental, physical, and and/or development disabilities - *The*

(4) Persons with alcohol or other drug addiction - Based on information from Cache Creek Lodge (CCL), a 40-bed residential substance abuse program located in Woodland for men, many of its clients are mandated to receive services as conditions of their probation or parole. CCL utilizes a social model based on a 12-step program and addresses a client's comprehensive needs. Clients commit to a structured schedule in which they require individual and group counseling, behavioral therapy, financial literacy and employment training, spiritual counseling, temporary housing, recreational activities, and assistance accessing public and community-based health and social services. Programs for individuals with alcohol and drug addictions require a comprehensive approach similar to what CCL provides. A major challenge for these individuals particularly ones who are exiting incarceration or substance use treatment (after incarceration) is obtaining housing.

(5) Victims of domestic violence, dating violence, sexual assault, and stalking - Woodland-based nonprofit Empower Yolo operates the only shelter in Yolo County for victims of domestic violence, sexual assault, stalking, and trafficking. In 2018, Empower Yolo provided 22,333 bed nights. For this special needs population who are not homeless, the City unfortunately does not have data on their characteristics. However, for the families that come under this category, it is likely they have experienced homelessness at some time and are headed by single female adults.

What are the housing and supportive service needs of these populations and how are these needs determined?

(1) Elderly - For the elderly who no longer can reside on their own, housing options include having family members or home care aids assist them, moving in with relatives, or residing in a senior citizen care facility. Supportive services needed by the elderly may include social, cultural, and recreational activities; exercise and wellness programs; physical therapy; personalized services and assistance; and dementia care. In general, the housing and supportive service needs of the elderly are determined by family members, social workers, and doctors.

(2) Frail elderly - The housing and supportive service needs and how these needs are determined for the frail elderly are similar to what was discussed in #1.

(3) Persons with mental, physical, and/or development disabilities - The

(4) Persons with alcohol or other drug addiction - Based on information from Cache Creek Lodge (CCL) which operates a residential substance program for men in Woodland, a comprehensive approach for this special needs population is needed. Housing these individuals with others who are battling alcohol and drug addiction is a common approach. The residential setting can be as small as single family home, but it is critical that the individual residing in the facility or home are linked with services to address their needs. These services may include group counseling, behavioral therapy, financial literacy and employment training, spiritual counseling, temporary housing, recreational activities, and assistance accessing public and community-based health and social services. The needs of this population are typically determined by drug and alcohol counselors, social workers, medical professionals, and others.

(5) Victims of domestic violence, dating violence, sexual assault, and stalking - The City does not have data on victims of domestic violence, dating violence, sexual assault, and stalking who are not homeless. However, the supportive service needs of this group may be similar to the (homeless) clients of Empower Yolo's shelter for victims of domestic violence, sexual assault, stalking, and trafficking. The needs may include therapy, safety planning, parenting classes, life skills development, domestic violence education, and support groups. These needs are determined by counselors and other professionals.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Woodland is located in the Sacramento-Roseville combined statistical area which includes the counties of Sacramento, Yolo, El Dorado, Placer, Sutter, Yuba, and Nevada. According to the California Department of Public Health (Office of AIDS, California HIV Surveillance Report 2019), 5,767 persons are living with a diagnosed HIV infection with the Sacramento-Roseville combined statistical area. While staff is unable to located comprehensive data on the characteristics of the population with HIV/AIDS and their families in the combined statistical area, a June 2020 report from the California Department of Public Health, Office of AIDS (Medical Monitoring Project) may shed some light on the characteristics of persons living with a diagnosed HIV infection in this area. The study occurred during the period of 2015 - 2017 and collected data from individuals residing in California with the exception of Los Angeles and San Francisco who had received an HIV diagnoses. Notable characteristics from the 626 study participants who sent through interviews included 96% had not been incarcerated during the past twelve months, more than 38% had a disability, 82% did not receive Supplemental Security Income, nearly 27% received Social Security Disability Insurance, nearly 22% went without food due to lack of money, more than 39% were unemployed, and nearly 28% were at or below the poverty threshold.

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

How were these needs determined?

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

Describe the jurisdiction's need for Public Services:

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Significant characteristics of the jurisdiction's housing market in general, including the supply, demand, and condition and cost of housing –

Housing stock available to serve persons with disabilities and other special needs – The following assisted housing projects specifically serve persons with disabilities: Summertree Apartments (555 Community Lane) (69 senior citizen units and 23 family units for persons with physical disabilities) and Summer Housing Inc. Project (undisclosed location) (3 units or beds for adults with brain trauma). However, the first floor units of the newer affordable housing rental project often can be modified to accommodate tenants with physical disabilities and/or these projects already contain accessible units.

The Woodland City Council in July 2004 amended the Zoning Ordinance to establish clear criteria for staff to evaluate reasonable accommodation under existing codes and standards to allow access to housing for disabled persons. The intent of the Reasonable Accommodation Ordinance is to facilitate the process for making such a request, thereby furthering fair housing within the City.

Condition and needs of public and assisted housing – In Woodland, Yolo County Housing operates two public housing developments: Yolano Drive The public housing units located in the City are in good condition, but would benefit project within the next ten years to address energy efficiency and modernization issues.

In Woodland, YCH operates two public housing developments: Yolano Village (60 family units) and Donnelly Circle (72 family units) which are generally fully occupied. While the units are more than 50-years-old, YCH maintains them in good condition.

Brief inventory of facilities, housing, and services that meet the needs of homeless persons – These resources include Fourth & Hope (Wayfarer emergency shelter, 100 beds), Empower Yolo's Wallace & Vannucci Center (emergency shelter outside of Woodland in Yolo County but serves Woodland, 31 beds), Fourth & Hope (dinner meals at Wayfarer), Yolo Food Bank (food distribution at various Woodland locations), Empower Yolo (clothing closet), Hanson Family Health Center (SSI/SDI enrollment), and Yolo County Office of Education (assistance for homeless children regarding school enrollment, attendance, referrals to community services, tutoring, etc.).

Regulatory barriers to affordable housing - The City has identified (1) the cost of development impact fees, (2) the loss of three affordable housing funding sources, and (3) prevailing wage requirements as barriers to affordable housing. The City has developed a strategy for addressing these barriers.

Significant characteristics of the jurisdiction's economy - While the Manufacturing business sector contributes the fourth most number of jobs (9 percent share, 1,435 jobs) in Woodland, it may have the greatest potential for growth with the City emerging as an agricultural manufacturing hub. Major City infrastructure projects include a surface water project to draw water from the Sacramento River and upgrades to the wastewater treatment plant to increase the amount of solids that can be processed. These projects have the potential to benefit the manufacturing sector and other business sectors. Increasing the educational instruction and apprenticeship opportunities are key to training the workforce needed for the City's emerging manufacturing hub.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,110	63%
1-unit, attached structure	1,305	6%
2-4 units	1,570	8%
5-19 units	2,395	11%
20 or more units	1,775	9%
Mobile Home, boat, RV, van, etc	680	3%
Total	20,835	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	90	1%	295	3%
1 bedroom	80	1%	2,075	24%
2 bedrooms	1,340	12%	3,480	41%
3 or more bedrooms	9,460	86%	2,740	32%
Total	10,970	100%	8,590	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

Describe the need for specific types of housing:

Discussion

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

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	372,700	269,000	(28%)
Median Contract Rent	832	872	5%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,085	12.6%
\$500-999	4,550	53.0%
\$1,000-1,499	2,330	27.1%
\$1,500-1,999	400	4.7%
\$2,000 or more	225	2.6%
Total	8,590	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	525	No Data
50% HAMFI	1,710	435
80% HAMFI	5,420	1,860
100% HAMFI	No Data	3,115
Total	7,655	5,410

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

How is affordability of housing likely to change considering changes to home values and/or rents?

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

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

Introduction

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,380	31%	4,450	52%
With two selected Conditions	140	1%	585	7%
With three selected Conditions	0	0%	80	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,445	68%	3,470	40%
Total	10,965	100%	8,585	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,810	17%	955	11%
1980-1999	3,065	28%	2,700	31%
1950-1979	4,840	44%	4,055	47%
Before 1950	1,250	11%	865	10%
Total	10,965	100%	8,575	99%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,090	56%	4,920	57%
Housing Units build before 1980 with children present	2,150	20%	935	11%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Discussion

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

Introduction

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

A total of 1,447 individual and 129 project-based vouchers (PBV) are in use countywide; the PBV amount increases to 139 if the 10 Veterans Affairs Supportive Housing (VASH) PBVs in use are included. A significant need remains for the voucher program as 908 families are on the wait list countywide for individual vouchers and 2,399 families are on the wait list countywide for project-based voucher units. Furthermore, 160 families are on the wait list countywide for complexes that provide supportive services. The wait list for individual vouchers has been closed since January 19, 2017. Special Purchase Vouchers in use countywide include 31 VASH, 21 Family Unification, and 29 Disabled (Mainstream Vouchers). It should be noted that YCH will be allocated 66 vouchers through HUD's Emergency Housing Voucher (EHV) Program which is being made available through the American Rescue Plan Act. Pursuant to the requirements for EHV Program, YCH will work with agencies from the local Continuum of Care (Yolo County Homeless and Poverty Action Coalition) on deployment of the vouchers.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	431	1,527	38	1,489	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

In Woodland, YCH operates two public housing developments: Yolano Drive (60 family units) and Donnelly Circle (72 family units) which are generally fully occupied. While the units are more than 50-years-old, YCH maintains them in good condition.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

YCH has improved the amenities for residents of the two public housing developments its operates by replacing play structures; provide a computer lab for residents; partnering with University of California, Davis, and the City of Woodland to rehabilitate a maintenance building and operate an art enrichment facility for school students residing in public housing as well as other Woodland residents; working closely with the City of Woodland to enhance the security of the public housing developments; assisting residents by connecting them with services including education/training opportunities; and supporting a residents' council.

Discussion:

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

Introduction

Homelessness particularly chronic homelessness remains a significant challenge for Woodland, countywide, the Sacramento region, and statewide. To address the challenges, the City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Development on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, a 60-bed treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The shelter is operated by Woodland-based nonprofit the Yolo Wayfarer Center (YWC). YWC also operates a number of permanent supportive housing units in Woodland for homeless families and individuals. Another Woodland-based nonprofit, Empower Yolo, operates an emergency shelter for the homeless, who are among the special population, victims of domestic violence. Empower Yolo's shelter is at an undisclosed location outside of Woodland in Yolo County and serves clients from throughout the county.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	49	0
Households with Only Adults	100	0	93	116	61
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies that may at times have a negative effect on affordable housing and residential investment include the cost of development impact fees (city, county, and school district); development regulations, and State prevailing wage and Federal Davis-Bacon wage requirements.

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

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,838	1,144	10	7	-3
Arts, Entertainment, Accommodations	2,134	1,706	12	11	-1
Construction	1,110	957	6	6	0
Education and Health Care Services	3,276	3,170	19	20	1
Finance, Insurance, and Real Estate	826	626	5	4	-1
Information	263	103	1	1	0
Manufacturing	1,698	1,720	10	11	1
Other Services	678	468	4	3	-1
Professional, Scientific, Management Services	1,293	709	7	4	-3
Public Administration	0	0	0	0	0
Retail Trade	2,612	2,390	15	15	0
Transportation and Warehousing	971	1,832	6	12	6
Wholesale Trade	918	984	5	6	1
Total	17,617	15,809	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	28,040
Civilian Employed Population 16 years and over	25,385
Unemployment Rate	9.48
Unemployment Rate for Ages 16-24	24.58
Unemployment Rate for Ages 25-65	5.81

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	5,195
Farming, fisheries and forestry occupations	1,465
Service	2,825
Sales and office	5,530
Construction, extraction, maintenance and repair	2,910
Production, transportation and material moving	1,700

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,520	72%
30-59 Minutes	5,430	22%
60 or More Minutes	1,250	5%
Total	24,200	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,250	395	1,950

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,915	590	1,575
Some college or Associate's degree	7,035	495	1,925
Bachelor's degree or higher	6,055	240	970

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	295	770	1,530	1,135
9th to 12th grade, no diploma	675	850	935	1,215	725
High school graduate, GED, or alternative	2,035	2,050	1,865	3,160	1,925
Some college, no degree	1,945	1,920	1,645	3,345	1,210
Associate's degree	360	730	775	1,050	425
Bachelor's degree	405	1,415	960	2,395	785
Graduate or professional degree	15	555	535	1,495	700

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,057
High school graduate (includes equivalency)	33,104
Some college or Associate's degree	37,572
Bachelor's degree	52,280
Graduate or professional degree	59,124

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

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

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Woodland has at least two broadband internet service providers: AT&T and Wave Broadband.

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

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Woodland is surrounded by waterways that periodically flood. These waterways include Cache Creek to the north and northwest and the Yolo Bypass/Sacramento River system to the east. In the event of a severe storm, these water bodies can overtop creek banks and levees, or levees could fail, resulting in flooding in Woodland. While climate change could potentially impact flooding from these waterways, the extent of these impacts has not been assessed. Nonetheless, the City has identified flooding from Cache Creek which lies north as the City limit as the greatest flood threat for Woodland. To address this, the City has partnered with the California Department of Water Resources to identify and implement a flood risk reduction project to meet the state's urban level of flood protection requirements in a cost-effective manner. The proposed project, Woodland Flood Risk Management Project, has been formulated to be compatible with alternatives currently being evaluated by the U.S. Army Corps of Engineers as part of the ongoing Low Cache Creek Feasibility Study. Project improvements include installation of an approximately 5.5-mile-long earthen levee and a drainage channel along Woodland's northern boundary to redirect overland flood flows to the Cache Creek Settling Basin (CCSB) and the City's North Drainage canal; installation of an inlet weir in the existing CCSB west levee to allow flood flow conveyance into the CCSB; improvements to strengthen the CCSB west and south levees; degradation of 3,000 feet of the CCSB train levee to improve sediment distribution within the CCSB; and construction of elevated crossings or closures where the proposed levee crosses existing roads or railroad tracks, and installation of culverts at road and railroad crossings for flood flow conveyance in the proposed drainage channel. Environmental review of the proposed project under the California Environmental Quality Act (CEQA) has been completed.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Portions of three low-mod census block groups in the northern section of the City could be impacted if Cache Creek floods the City. Construction of the Woodland Flood Risk Management Project would protect these areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Woodland has not established geographic priorities for the 2020 - 2024 CDBG Consolidated Plan.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Facilities & Improvements (includes ADA)
	Priority Level	High
	Population	Extremely Low Low Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Public Facilities & Improvements (includes ADA)
	Description	Ten public facility improvements will be constructed with a focus on removing architectural barriers (ADA improvements).
	Basis for Relative Priority	CDBG funds have been used to construct a number of ADA-related improvements during the prior Consolidated Plan (2015-2019) and sidewalks under the public improvements category were identified as a high priority for the resident survey conducted for the 2020-2024 Consolidated Plan.
2	Priority Need Name	Youth Centers
	Priority Level	High
	Population	Low Moderate Families with Children Other
	Geographic Areas Affected	

	Associated Goals	Youth Centers
	Description	CDBG and/or other funds will be used to construct or improve a youth center.
	Basis for Relative Priority	Woodland voters approved a sale tax measure (Measure J) that includes a strong focus on youth activities, the community is working on a youth master plan, and youth centers under the community facilities category were identified as a high priority for the resident survey conducted for the Consolidated Plan.
3	Priority Need Name	Parks, Recreational Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Parks, Recreational Facilities
	Description	Non-CDBG funds will be used to construct four projects at new or existing parks/recreational facilities.
	Basis for Relative Priority	Parks and recreational facilities were identified as a high priority under the community facilities category for the resident survey conducted for the Consolidated Plan.
4	Priority Need Name	Public Services (Other: Emergency Food & Shelter)
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Public Services (Other: Emergency Food & Shelter)
	Description	CDBG funds and potentially other funding sources will be used to assist service providers that provide emergency food and shelter services to the homeless and other services to those at risk or homelessness or lacking sufficient food. A total of 2,500 persons will be assisted during the Consolidated Plan period.
	Basis for Relative Priority	The results of the service provider surveys for the Consolidated Plan indicated a need to continue emergency food and shelter activities and 2019 homeless point-in-time (PIT) count for Woodland identified 238 homeless individuals including 163 unsheltered individuals. A PIT count was not conducted in 2021 because of the COVID-19 pandemic.
5	Priority Need Name	Youth Services
	Priority Level	High
	Population	Low Moderate Families with Children Public Housing Residents Other

	Geographic Areas Affected	
	Associated Goals	Youth Services
	Description	The City will fund services that benefit youth, particularly youth who are from lower income families. Potential programs funded in this area include recreational activities, counseling, and mentoring. Through the passage of a sales tax measure (Measure J) in 2014, the City of Woodland has already funded partial scholarships for children from lower income families who are participating in the City's summer recreation programs. A total of 250 individuals will benefit during the Consolidated Plan period.
	Basis for Relative Priority	Woodland voters approved a sale tax measure (Measure J) that includes a strong focus on youth activities, the community is working on a youth master plan, and youth services under the community services category were identified as a high priority for the resident survey conducted for the Consolidated Plan.
6	Priority Need Name	Employment Training
	Priority Level	High
	Population	Extremely Low Low Moderate Public Housing Residents Individuals Families with Children veterans
	Geographic Areas Affected	
	Associated Goals	Employment Training
	Description	Employment training will be provided to 100 individuals with funding through the CDBG program or other sources.
	Basis for Relative Priority	Employment training under the economic development category was identified as a high priority for the resident survey conducted for the Consolidated Plan. In addition, input from the service provider surveys included support for employment pathways coordinated through the school district, city, county, and Woodland Community College as well as regional employment partnerships.

7	Priority Need Name	Fair Housing Activities (Subject to PS Cap)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Other
	Geographic Areas Affected	
	Associated Goals	Fair Housing Services (Subject to PS Cap)
	Description	The City will fund the Fair Housing Hotline Project operated by Legal Services of Northern California (LSNC) to assist 500 individuals during the Consolidated Plan period. The project provides free information and advice on fair housing issues, case intake and compliant processing, and investigation of alleged fair housing violations. The project also includes an annual fair housing conference in April that is open to landlords and tenants.
	Basis for Relative Priority	Input from the service provider survey conducted for the Consolidated Plan included the need for fair housing services. In addition, the City is subject to a legal settlement adjudicated by the U.S. Department of Housing and Urban Development requiring the City to provide at least \$10,000 in CDBG funds to Legal Services of Northern California for fair housing services as long as the City receives CDBG funds.
8	Priority Need Name	Health Services
	Priority Level	High
	Population	Extremely Low Low Families with Children Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	
	Associated Goals	Health Services
	Description	CDBG funds will be used to assist 250 individuals with health services during the Consolidated Plan period.
	Basis for Relative Priority	The City's experience in providing a limited amount of CDBG funds for health service-related activities has resulted in strong outcomes. Examples include the Northern California Children's Therapy Center (Project Hope) and the Yolo County Children's Alliance (MediCal & CalFresh Enrollment/Retention). For Project Hope, the ability to provide early intervention therapy allows young children to thrive and MediCal enrollment/retention is critical to address the health needs of lower income families, particularly immigrant families.
9	Priority Need Name	Rehabilitation, Single Unit Residential
	Priority Level	High
	Population	Low Families with Children Elderly Elderly
	Geographic Areas Affected	
	Associated Goals	Rehabilitation, Single Unit Residential
	Description	CDBG or other funds will used to rehabilitate five homes owned by lower income households during the period of the Consolidated Plan.
	Basis for Relative Priority	Major home improvement under the housing category was identified as a high priority for the resident survey conducted for the Consolidated Plan.
10	Priority Need Name	Rehabilitation, Multi-Unit Residential
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Rehabilitation, Multi-Unit Residential
	Description	CDBG funds will be used to complete four multi-family residential rehabilitation projects during the period of the Consolidated Plan.
	Basis for Relative Priority	The City's positive experience in working with nonprofit affordable housing developers to fund minor to moderate housing rehabilitation projects for affordable housing developments during the term of the previous Consolidated Plan (2015-2019) led the City to designate Rehabilitation, Multi-Unit Residential as a high priority.
11	Priority Need Name	Rehabilitation Administration
	Priority Level	High
	Population	Extremely Low Low Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Rehabilitation Administration
	Description	CDBG or other funds will used to support the administration of an owner-occupied housing rehabilitation program for lower income households.
	Basis for Relative Priority	Major home improvement under the housing category was identified as a high priority for the resident survey conducted for the Consolidated Plan. If a Rehabilitation, Single Unit Residential program can move forward, funds will be needed to hire a consultant to administer the program.

Narrative (Optional)

The high priority needs were selected based on a number of factors including the input received from the community (residents and service providers), past activities funded through the CDBG program and other sources, and the potential ability to fund a number of these priorities during the period of the Consolidated Plan.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 49 – Influence of Market Conditions

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

Introduction

For the first year of the City's Consolidated Plan, a total of \$822,158.13 in CDBG funds (annual allocation and prior year resources) will be available for infrastructure and public service activities. These funds will be leveraged with \$649,204 in resources from subrecipients that includes in-kind contributions, subrecipient funds, fundraising, client portion of rents, donations, state grants, support from foundations, corporate support, and Covered California funding. The discussion at the end of this section highlights non-CDBG funds that will be available during the Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	513,364	0	308,794	822,158	2,000,000	The City's first year CDBG allocation for the Consolidated Plan is \$513,364 and \$308,794.13 in prior year CDBG funds will be used during the first year. It is estimated that an additional \$2,000,000 in CDBG funds will be available for the remaining four years of the Consolidated Plan.

Table 50 - Anticipated Resources

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

For the first year of the Consolidate Plan, federal funds will be leveraged with \$649,204 in non-federal funds for the following infrastructure and public service activities.

Infrastructure:

CommuniCare Health Centers, Garden & Outdoor Class - \$53,250 (multiple funding sources including in-kind for design and labor)

New Hope Community Development Corporation, Cottonwood Meadows Phase S-1 Rehabilitation - \$50,000 (New Hope Community Development Corporation funds)

Friends of the Mission, 925 North Street Water Efficiency - \$3,000 (Friends of the Mission in-kind for project oversight)

Friends of the Mission, Walter's House Water Heater Efficiency - \$3,000 (Friends of the Mission in-kind for project oversight)

Public Services:

Meals on Wheels Yolo County, Home Delivered Meals Program - \$25,000 (estimated amount from fundraising)

Yolo Community Care Continuum, New Dimensions Supported Housing - \$17,200 (estimated amount from client rents and donations)

Yolo Wayfarer Center, Emergency Shelter Services - \$120,000 (California Emergency Solutions and Housing grant)

Empower Yolo, Shelter Services - \$35,200 (estimated amount from California Office of Emergency Services grant and individual donors)

Yolo Food Bank, Nourish Yolo Capacity Project - \$154,254 (donations and grants)

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - \$34,300 (individual donors and foundations)

Yolo County Children's Alliance, MediCal & CalFresh Enrollment/Retention - \$25,000 (California Association of Food Banks, California Coverage & Health Initiatives subcontract for Covered California enrollment and retention services, and California Coverage & Health Initiatives for serving Medi-Medi population)

Northern California Children's Therapy Center, Project HOPE - \$129,000 (foundation/individuals donors, fundraising, corporate donations, and Yocha DeHe Community Fund)

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

To address the challenges, the City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, a 60-bed treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. While the East Beamer Way property is located directly north of the City limits within the City's General Plan area.

Discussion

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth. The homeless coordinator who is a licensed mental health professional engages homeless residents, provides referrals for services, and works closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The homeless coordinator has also been providing monthly trainings for staff at the community's homeless shelter, the Yolo Wayfarer Center. Trainings will include Motivational Interviewing, Emotional Intelligence, De-escalation techniques, Trauma Informed Care, Health and Safety Topics, Maintaining Professional Boundaries, Best Practices in Homeless Services (Housing First, Harm Reduction, etc.), Mental Health Wellness and Sign and Symptoms of Addiction. This position is funded through City's general fund and grant received by the City.

The East Beamer Way Campus as noted in the above section includes 61 units of permanent supportive housing. The PSH project is expected to be completed in program year 2021 (July 1, 2021 - June 30, 2022) and the City has committed \$1,482,000 in local funds (revenues from affordable housing in-lieu and Spring Lake Off-Site Affordable Housing fees) for construction of the project. In addition, a grant funds of \$525,972 will be used for the construction of the project (infrastructure and housing units). The grant was awarded by Partnership HealthPlan of California and the initial grant funds of \$154,000 were used for development of the PSH site.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

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

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities & Improvements (includes ADA)	2020	2024	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$1,150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	Youth Centers	2020	2024	Non-Homeless Special Needs		Youth Centers	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
3	Parks, Recreational Facilities	2020	2024	Parks, Recreational Facilities		Parks, Recreational Facilities	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted
4	Public Services (Other: Emergency Food & Shelter)	2020	2024	Homeless Individuals At-Risk		Public Services (Other: Emergency Food & Shelter)	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
5	Youth Services	2020	2024	Youth Services		Youth Services	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Employment Training	2020	2024			Employment Training	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	Fair Housing Services (Subject to PS Cap)	2020	2024	Fair Housing Services		Fair Housing Activities (Subject to PS Cap)	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
8	Health Services	2020	2024			Health Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
9	Rehabilitation, Single Unit Residential	2020	2024			Rehabilitation, Single Unit Residential	CDBG: \$200,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
10	Rehabilitation, Multi-Unit Residential	2020	2024	Affordable Housing Rehabilitation, Multi-Unit Residential		Rehabilitation, Multi-Unit Residential	CDBG: \$210,000	Rental units rehabilitated: 60 Household Housing Unit
11	Rehabilitation Administration	2020	2024	Rehabilitation Administration		Rehabilitation Administration	CDBG: \$30,000	Other: 5 Other
12	Affordable Housing Monitoring	2020	2024	Affordable Housing Monitoring			CDBG: \$0	Other: 2500 Other
13	Multi/Single Family Affordable Units Construction	2020	2024	Affordable Housing			CDBG: \$0	Rental units constructed: 136 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities & Improvements (includes ADA)
	Goal Description	Ten public facility improvements will be constructed with a focus on removing architectural barriers (ADA improvements).
2	Goal Name	Youth Centers
	Goal Description	CDBG and/or other funds will be used to construct or improve a youth center.
3	Goal Name	Parks, Recreational Facilities
	Goal Description	Non-CDBG funds will be used to construct four projects at new or existing parks/recreational facilities.
4	Goal Name	Public Services (Other: Emergency Food & Shelter)
	Goal Description	CDBG funds and potentially other funding sources will be used to assist service providers that provide emergency food and shelter services to the homeless and other services to those at risk or homelessness or lacking sufficient food.
5	Goal Name	Youth Services
	Goal Description	The City will fund services that benefit youth, particularly youth who are from lower income families. Potential programs funded in this area include recreational activities, counseling, and mentoring. Through the passage of a sales tax measure (Measure J) in 2014, the City of Woodland has already funded partial scholarships for children from lower income families who are participating in the City's summer recreation programs.

6	Goal Name	Employment Training
	Goal Description	Employment training will be provided to 100 individuals with funding through the CDBG program or other sources.
7	Goal Name	Fair Housing Services (Subject to PS Cap)
	Goal Description	The City will fund the Fair Housing Hotline Project operated by Legal Services of Northern California (LSNC). The project provides free information and advice on fair housing issues, case intake and compliant processing, and investigation of alleged fair housing violations. The project also includes an annual fair housing conference in April that is open to landlords and tenants.
8	Goal Name	Health Services
	Goal Description	CDBG funds will be used to assist individuals with health services during the Consolidated Plan period.
9	Goal Name	Rehabilitation, Single Unit Residential
	Goal Description	CDBG or other funds will used to rehabilitate five homes owned by lower income households during the period of the Consolidated Plan.
10	Goal Name	Rehabilitation, Multi-Unit Residential
	Goal Description	Placeholder
11	Goal Name	Rehabilitation Administration
	Goal Description	CDBG or other funds will used to support the administration of an owner-occupied housing rehabilitation program for lower income households.
12	Goal Name	Affordable Housing Monitoring
	Goal Description	City staff will conduct annual affordable housing monitoring for affordable rental units and owner-occupied affordable units. At least 500 housing units will be monitored each year.

13	Goal Name	Multi/Single Family Affordable Units Construction
	Goal Description	The City will provide funding to support the construction of 136 affordable rental units during the period of the Consolidated Plan including units for special needs populations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

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

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Yolo County Housing which serves as the housing authority for Yolo County and operates public housing developments is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Yolo County Housing (YCH) is governed by a board of commissioners separate from the City of Woodland's jurisdiction. Two of the commissioners are residents of YCH developments which includes public housing facilities and other low income developments. A public housing residents group meets on a quarterly basis to discuss issues affecting public housing residents and provide YCH management with input. While the City of Woodland is not involved in the governance or oversight of YCH and its public housing program, City programs including recreation scholarships, first time homebuyer loan assistance, Rec2Go (mobile recreation van), part-time employment opportunities for high school students through the City's recreational programs, and Summer at City Hall are available to public housing residents. Summer at City Hall is a partnership between the City and Woodland Joint Unified School District that exposes youth to how local government works, positive approaches to influence decision-making, and democracy. Participants receive a stipend after completion of the program.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Yolo County Housing is not designated as troubled under 24 CFR Part 902.

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

Barriers to Affordable Housing

Public policies that may at times have a negative effect on affordable housing and residential investment include the cost of development impact fees (city, county, and school district); development regulations, and State prevailing wage and Federal Davis-Bacon wage requirements.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is working on a comprehensive update to its Zoning Ordinance in order to bring in alignment with the 2017 comprehensive update to the City's General Plan. The update is expected to be completed during the 2021 program year (July 1, 2021 - June 30, 2022). A number of the changes will be focused on easing development requirements for residential development. The City has already taken a number of steps encourage residential development including allowing staff level design and site plan review for multi-family rental projects that are consistent with development standards and significantly increasing residential development densities in older sections of the City to promote infill development.

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The City has awarded a construction contract for the final infrastructure work for the PSH site and work will commence once HUD has signed off on the submittals for the 15 project-based vouchers awarded Friends of the Mission for the PSH units. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work planned for the PSH site will also extend into the treatment facility site. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City. By increasing the supply of affordable housing (61 permanent supportive housing units) and providing important linkages (shelter and treatment facilities) to the PSH units, it is anticipated that completion and operation of the East Beamer Way campus will reduce barriers experienced by the homeless to access affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

The City's strategic plan includes goals to address homelessness. While these are broad goals, the City has taken and will continue to take actions to reach out to homeless persons (especially unsheltered persons) and assess their individual needs. This will be accomplished on multiple fronts.

The City is a member of the local continuum of care board of directors (nonprofit Homeless and Poverty Action Coalition or HPAC). Every two years HPAC conducts a countywide Homeless Point in Time (PIT) Count. Data from the homeless count is generated on the needs of sheltered and unsheltered individuals. The City's homeless coordinator served as one of the principal coordinators for the 2019 PIT count in Woodland. The 2021 count did not occur because of the COVID-19 pandemic.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth. The homeless coordinator who is a licensed mental health professional engages homeless residents, provides referrals for services, and works closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The homeless coordinator has also been providing monthly trainings for staff at the community's homeless shelter, the Yolo Wayfarer Center. Trainings will include Motivational Interviewing, Emotional Intelligence, De-escalation techniques, Trauma Informed Care, Health and Safety Topics, Maintaining Professional Boundaries, Best Practices in Homeless Services (Housing First, Harm Reduction, etc.), Mental Health Wellness and Sign and Symptoms of Addiction

Addressing the emergency and transitional housing needs of homeless persons

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The City has awarded a construction contract for the final infrastructure work for the PSH site and work will commence once HUD has signed off on the submittals for the 15 project-based vouchers awarded Friends of the Mission for the PSH units. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work planned for the PSH site will also extend into the treatment facility site. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the

land, and will end up providing funds in excess of \$2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City.

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

Completion of the East Beamer Way campus (100-bed shelter for adult women and men, 61-unit permanent supportive housing units, and 60-bed treatment facility) will play a key role in helping homeless persons make the transition to permanent housing and independent living. As it relates to homeless families, Yolo County's Health and Human Services Agency has been successful in reducing homeless families to near zero through its CalWorks Housing Allocation program. Taking this a step further, Yolo County has expressed an interest in master leasing the existing treatment facility (Walter's House) for homeless families once the new facility is completed and operational. The existing facility has 11 rooms that accommodate up to four persons, a commercial kitchens, meeting spaces, and a courtyard/outdoor activity area. Instead of sheltering homeless families in local motels, Yolo County could shelter them in a more holistic manner at the existing treatment facility and incorporate a programming component as the families seek employment training, jobs, permanent housing, and other resources to exit homelessness.

For Veterans, Yolo County Housing (local housing authority) has been successful in obtaining VASH (Veterans Affairs Supported Housing) vouchers through HUD and currently has 31 in use. Other efforts to address homeless Veterans in Woodland include outreach provided by a social worker employed by the U.S. Department of Veterans Affairs, housing and other programs provided through the nonprofit Volunteers of America, and work of the Yolo County Veterans Service Office. During the 2019 Point In Time count, a total of 14 homeless Veterans were identified. Only two of the Veterans were not sheltered.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

While a number of the City's Consolidated Plan goals relate to homeless prevention, many of these efforts to prevent homelessness are not under the control of the City. Although the City established a homeless coordinator position in 2018 to address citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth, the best approach to address individuals being

discharged from publicly funded institutions and systems of care from becoming homeless is through aggressive discharge planning. Providing services for these individuals is critical so they do not become re-institutionalized, but housing options must be available or these individuals are at-risk of being institutionalized. Perhaps the City's role is support projects and organizations that provide housing for this population.

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

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Woodland has taken action to evaluate and reduce lead-based paint hazards including securing funding to assess lead hazard risks in CDBG-funded facilities and remediating lead hazards in CDBG-funded facilities.

The City will take the following actions to reduce lead-based paint hazards:

- 1) Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements.
- 2) Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions above relate to how to address lead based paint hazards. However, it is estimated that slightly less than half of the City's housing units, approximately 10,000 units, were constructed prior to 1978 when lead paint was outlawed. Unfortunately, it is not known how many of the pre-1978 units may contain lead paint and pose a hazard.

How are the actions listed above integrated into housing policies and procedures?

The City's Building Division provides contractors with a technical guidance book on lead-based hazards if they undertaking remodel projects. In addition, it should be noted that the California Contractors State Licensing Board (CSLB) requires general contractors to receive training on lead-based paint hazards by completing a class on this subject.

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

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City will continue to pursue the following programs and activities to reduce the level of poverty in the community.

- (1) Support existing social services and housing activities to better address the needs of the extremely low and low income households to promote self-sufficiency.
- (2) Minimize homelessness in the City by improving the referrals of homeless and those at-risk of homelessness to shelter, housing, and services in order to address immediate needs and ultimately increase self-sufficiency.
- (3) Serve as a board member on the local continuum of care for Yolo County (nonprofit Homeless and Poverty Action Coalition) to ensure that funding for shelter, permanent housing, and other related activities are provided strategically with the ultimate goal of housing homeless individuals and providing them with ongoing support so they can remain housed.
- (4) While the East Beamer Campus (100 bed shelter for adult men and women, 61 permanent supportive housing units, and a 60-bed treatment facility) is focused on homeless individuals, completion of the overall development will benefit homeless families. The existing treatment facility in Woodland which is an eleven-room facility with a commercial kitchen and meeting spaces will repurposed for homeless families. Yolo County's Health and Human Services Agency has expressed interest in master leasing the facility for homeless families under the CalWorks Housing Allocation program. While Yolo County has been successful in reducing the number of homeless families in the County to virtually zero, there is a need to have alternatives to sheltering homeless facilities in local motels. The use of the existing treatment facility would provide a more holistic setting for families and their children than motel rooms and enable programming component to be included as these families seek job training, employment, permanent housing, and other resources in order to exit homelessness, transition out of poverty, and develop fiscal stability.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The poverty reducing goals, programs, and policies are ideally structured to support moving individuals and families to permanent housing or help them sustain their permanent housing.

SP-80 Monitoring – 91.230

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

City staff holds annual monitoring visits with subrecipients. The monitoring visit is focused on a four-page checklist that staff completes during the visit. The checklist covers the following areas: (1) program goals, (2) beneficiary data compilation/reporting, (3) general requirements, (4) program requirements, (5) document checklist, (6) property records, (7) accounting procedures, (8) procurement procedures, (9) budget, and (10) cost allocation plan. All CDBG construction projects and public service programs are required to submit quarterly and annual reports. These reports are reviewed by staff to ensure timely expenditure of funds and completion of projects and programs.

For construction projects, staff advises subrecipients on the Federal overlay requirements including but not limited to procurement, equal employment opportunity, Davis-Bacon and Related Acts, and lead-based paint requirements. Staff drafts the notice to bidders and the construction contract and attachments. Staff runs the Federal wage decision for construction projects and is responsible for the labor standards monitoring. For the larger construction projects, a pre-construction meeting is held.

Expected Resources

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

Introduction

For the first year of the City’s Consolidated Plan, a total of \$822,158.13 in CDBG funds (annual allocation and prior year resources) will be available for infrastructure and public service activities. These funds will leveraged with \$649,204 in resources from subrecipients that includes in-kind contributions, subrecipient funds, fundraising, client portion of rents, donations, state grants, support from foundations, corporate support, and Covered California funding. The discussion at the end of this section highlights non-CDBG funds that be available during the Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	513,364	0	308,794	822,158	2,000,000	The City's first year CDBG allocation for the Consolidated Plan is \$513,364 and \$308,794.13 in prior year CDBG funds will be used during the first year. It is estimated that an additional \$2,000,000 in CDBG funds will be available for the remaining four year of the Consolidated Plan.

Table 54 - Expected Resources – Priority Table

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

For the first year of the Consolidate Plan, federal funds will be leveraged with \$649,204 in non-federal funds for the following infrastructure and public service activities.

Infrastructure:

CommuniCare Health Centers, Garden & Outdoor Class - \$53,250 (multiple funding sources including in-kind for design and labor)

New Hope Community Development Corporation, Cottonwood Meadows Phase S-1 Rehabilitation - \$50,000 (New Hope Community Development Corporation funds)

Friends of the Mission, 925 North Street Water Efficiency - \$3,000 (Friends of the Mission in-kind for project oversight)

Friends of the Mission, Walter's House Water Heater Efficiency - \$3,000 (Friends of the Mission in-kind for project oversight)

Public Services:

Meals on Wheels Yolo County, Home Delivered Meals Program - \$25,000 (estimated amount from fundraising)

Yolo Community Care Continuum, New Dimensions Supported Housing - \$17,200 (estimated amount from client rents and donations)

Yolo Wayfarer Center, Emergency Shelter Services - \$120,000 (California Emergency Solutions and Housing grant)

Empower Yolo, Shelter Services - \$35,200 (estimated amount from California Office of Emergency Services grant and individual donors)

Yolo Food Bank, Nourish Yolo Capacity Project - \$154,254 (donations and grants)

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - \$34,300 (individual donors and foundations)

Yolo County Children's Alliance, MediCal & CalFresh Enrollment/Retention - \$25,000 (California Association of Food Banks, California Coverage & Health Initiatives subcontract for Covered California enrollment and retention services, and California Coverage & Health Initiatives for serving Medi-Medi population)

Northern California Children's Therapy Center, Project HOPE - \$129,000 (foundation/individuals donors, fundraising, corporate donations, and Yocha DeHe Community Fund)

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

To address the challenges, the City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, a 60-bed treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. While the East Beamer Way property is located directly north of the City limits within the City's General Plan area.

Discussion

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth. The homeless coordinator who is a licensed mental health professional engages homeless residents, provides referrals for services, and works closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The homeless coordinator has also been providing monthly trainings for staff at the community's homeless shelter, the Yolo Wayfarer Center. Trainings will include Motivational Interviewing, Emotional Intelligence, De-escalation techniques, Trauma Informed Care, Health and Safety Topics, Maintaining Professional Boundaries, Best Practices in Homeless Services (Housing First, Harm Reduction, etc.), Mental Health Wellness and Sign and Symptoms of Addiction. This position is funded through City's general fund and grant received by the City.

The East Beamer Way Campus as noted in the above section includes 61 units of permanent supportive housing. The PSH project is expected to be completed in program year 2021 (July 1, 2021 - June 30, 2022) and the City has committed \$1,482,000 in local funds (revenues from affordable housing in-lieu and Spring Lake Off-Site Affordable Housing fees) for construction of the project. In addition, a grant funds of \$525,972 will be used for the construction of the project (infrastructure and housing units). The grant was awarded Partnership HealthPlan of California and the initial grant funds of \$154,000 were used for development of the PSH site.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 55 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City's Action Plan will focus on construction activities to improve existing infrastructure that does not meet current standards, is energy inefficient, or add infrastructure to improve health outcomes while the public service activities will focus on the homeless/at-risk homeless and other vulnerable populations. Construction activities include the Garden & Outdoor Class (CommuniCare Health Centers' Hanson Family Clinic), Cottonwood Meadows Phase S-1 Rehabilitation (rehabilitation of New Hope Community Development Corporation's senior affordable housing complex), ADA Accessibility Program (City of Woodland installation of ADA-compliant ramps), 925 North Street Water Heater Efficiency (energy efficiency upgrade for affordable housing complex operated by Friends of the Mission), and Walter's Housing Water Heater Efficiency (energy efficiency upgrade for treatment facility operated by the Yolo Wayfarer Center). Public service activities include the Home Delivered Meals Program (meals provided to low income senior citizens by Meals on Wheels Yolo County), New Dimensions Supported Housing (Yolo Community Care Continuum's housing and supportive services for adults with mental illness), Emergency Shelter Services (emergency shelter operated by the Yolo Wayfarer Center for adult women and men), Shelter Services (support for Empower Yolo's shelter for victims of domestic violence, sexual assault, stalking, and trafficking), Nourish Yolo Capacity Enhancement Project (distribution of food by the Yolo Food Bank and its community partners), Woodland Homeless Prevention Program (Short Term Emergency Aid Committee's efforts to assist very low income households at-risk of eviction), MediCal & CalFresh Enrollment/Retention (outreach and assistance by the Yolo County Children's Alliance to families eligible for MediCal and CalFresh), Project HOPE (Northern California Children's Therapy Center's program to provide health care access to special needs children through early intervention, socialization, and multiple therapy programs), and Fair Housing Services (Legal Services of Northern California).

Projects

#	Project Name
1	CommuniCare Health Centers Garden & Outdoor Class
2	New Home Community Development Corporation Cottonwood Meadows Phase S-1 Rehabilitation
3	City of Woodland ADA Accessibility Program
4	Friends of the Mission 925 North Street Water Heater Efficiency
5	Friends of the Mission Walter's House Water Heater Efficiency
6	Meals on Wheels Yolo County Home Delivered Meals Program
7	Yolo Community Care Continuum New Dimensions Supported Housing
8	Yolo Wayfarer Center Emergency Shelter Services
9	Empower Yolo Shelter Services

#	Project Name
10	Yolo Food Bank Nourish Yolo Capacity Enhancement Project
11	Short Term Emergency Aid Committee Woodland Homeless Prevention Program
12	Yolo County Children's Alliance MediCal & CalFresh Enrollment/Retention
13	Northern California Children's Therapy Center Project HOPE
14	Legal Services of Northern California Fair Housing Services

Table 56 – Project Information

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

Construction Activities:

CommuniCare Health Centers Garden & Outdoor Class -

New Hope Community Development Corporation Cottonwood Meadows Phase S-1 Rehabilitation -

City of woodland ADA Accessibility Program -

Friends of the Mission 925 North Street Water Heater Efficiency -

Friends of the Mission Walter's House Water Heater Efficiency -

Public Service Activities:

Meals on Wheels Yolo County Home Delivered Meals Program -

Yolo Community Care Continuum New Dimensions Supported Housing -

Yolo Wayfarer Center Emergency Shelter Services -

Empower Yolo Shelter Services -

Yolo Food Bank Nourish Yolo Capacity Enhancement Program -

Short Term Emergency Aid Committee Woodland Homeless Prevention Program -

Yolo County Children's Alliance MediCal & CalFresh Enrollment/Retention -

Northern California Children's Therapy Center Project HOPE -

Legal Services of Northern California Fair Housing Services -

AP-38 Project Summary
Project Summary Information

1	Project Name	CommuniCare Health Centers Garden & Outdoor Class
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$8,168
	Description	The activity will add a shade structure/outdoor classroom to host health education classes and group therapy for the Hansen Family Health Center Garden and Outdoor Classroom that was initially constructed in 2020 and yields approximately 1,500 pounds of produce for clients of CommuniCare's Hansen Family Health Center in Woodland.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 Woodland residents who receive health care services at the Hansen Family Health Center will benefit from the proposed activities.
	Location Description	The Hansen Family Health Center is located in Woodland at 215 West Beamer Street.
2	Planned Activities	The activity will add a shade structure/outdoor classroom to host health education classes and group therapy for the Hansen Family Health Center Garden and Outdoor Classroom that was initially constructed in 2020 and yields approximately 1,500 pounds of produce for clients of CommuniCare's Hansen Family Health Center in Woodland.
	Project Name	New Home Community Development Corporation Cottonwood Meadows Phase S-1 Rehabilitation
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$65,000
	Description	The activity will focus on the repair or replacement of all dry-rotted T-1-11 siding on the two building exteriors at the Cottonwood Meadows senior citizen affordable housing development. The replacement siding and trim will be of a "cement-fiber" type and all new wood and trim will be painted.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	A total of 42 very and low income senior citizen households will benefit from the proposed activities.
	Location Description	The Cottonwood Meadows apartment complex is located at 120 North Cottonwood Street in Woodland.
	Planned Activities	The activity will focus on the repair or replacement of all dry-rotted T-1-11 siding on the two building exteriors at the Cottonwood Meadows senior citizen affordable housing development. The replacement siding and trim will be of a "cement-fiber" type and all new wood and trim will be painted.
3	Project Name	City of Woodland ADA Accessibility Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$205,000
	Description	The City will construct ADA compliant ramps, sidewalks, and driveways at various locations that correspond to locations that have been specifically requested by the community members or are located on the City's ADA Priority Route. It is estimated that 15 ADA improvements will be constructed.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at least 250 individuals with mobility disabilities will benefit from the proposed activities.
	Location Description	Locations of the proposed activities include the intersections of Cottonwood Street and Pine Street, Cottonwood Street and Lewis Avenue, Cleveland Street and Park Avenue, Woodland Avenue and North Cleveland Street, Monte Vista Drive and Spruce Drive, and Monte Vista Drive and Delta Drive.

	Planned Activities	The City will construct ADA compliant ramps, sidewalks, and driveways at various locations that correspond to locations that have been specifically requested by the community members or are located on the City's ADA Priority Route. It is estimated that 15 ADA improvements will be constructed.
4	Project Name	Friends of the Mission 925 North Street Water Heater Efficiency
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$26,408
	Description	The proposed activity will result in the replacement of the water heaters for the seven-unit affordable housing complex. The current water heaters have an energy efficiency rating of 59 percent while the new tankless water heaters will be installed at a 97 percent energy efficiency level. This will result in a nearly 40 percent reduction in the annual water heating costs for the tenants.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	A total of seven very low income families will benefit from the proposed activities. In most cases these families had been previously homeless.
	Location Description	The project is located at 925 North Street in Woodland.
5	Planned Activities	The proposed activity will result in the replacement of the water heaters for the seven-unit affordable housing complex. The current water heaters have an energy efficiency rating of 59 percent while the new tankless water heaters will be installed at a 97 percent energy efficiency level. This will result in a nearly 40 percent reduction in the annual water heating costs for the tenants.
	Project Name	Friends of the Mission Walter's House Water Heater Efficiency
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$34,112

	Description	Walter's House is located in Woodland at 285 Fourth Street and operates a 44-bed transitional housing homeless shelter and treatment program serving very low-income homeless women and men. The proposed activity will replace the existing water heaters at Walter's House which have a 59 percent efficiency rating. New tankless water heaters will installed at the 97 percent energy efficiency level. This will result in an almost 40 percent reduction in annual water heating costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 44 very low-income individuals will benefit from the proposed activities.
	Location Description	Walter's House is located in Woodland at 285 Fourth Street.
	Planned Activities	Walter's House is located in Woodland at 285 Fourth Street and operates a 44-bed transitional housing homeless shelter and treatment program serving very low-income homeless women and men. The proposed activity will replace the existing water heaters at Walter's House which have a 59 percent efficiency rating. New tankless water heaters will installed at the 97 percent energy efficiency level. This will result in an almost 40 percent reduction in annual water heating costs.
6	Project Name	Meals on Wheels Yolo County Home Delivered Meals Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$11,000
	Description	Meals on Wheels Yolo County through its Home Delivered Meals Program delivers hot lunchtime meals and provides weekly safety checks for approximately 125 homebound low income Woodland senior citizens. The individuals served are elderly, frail, and/or disabled seniors that cannot prepare hot meals on their own. A growing number of seniors lack additional support - family or friends are often living further away or have passed away. Homebound seniors may also miss meals because of an inability to shop and cook for themselves.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 125 homebound senior citizen households will benefit from the proposed activities.
	Location Description	The meals will be prepared at Meals on Wheels Yolo County's facility in Woodland at 40 North East Street, Suite C and delivered to Woodland senior citizens at various locations in the community.
	Planned Activities	Meals on Wheels Yolo County through its Home Delivered Meals Program delivers hot lunchtime meals and provides weekly safety checks for approximately 125 homebound low income Woodland senior citizens. The individuals served are elderly, frail, and/or disabled seniors that cannot prepare hot meals on their own. A growing number of seniors lack additional support - family or friends are often living further away or have passed away. Homebound seniors may also miss meals because of an inability to shop and cook for themselves.
7	Project Name	Yolo Community Care Continuum New Dimensions Supported Housing
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$7,335
	Description	This program provides individualized services to residents of the New Dimensions Supportive Housing Project via YCCCC, a 15-unit affordable project for adults at risk of mental illness. Services will be provided also to mentally ill adults residing at multiple residential properties operated by YCCC. Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 26 mentally ill adults will benefit from YCCC's New Dimensions Supported Housing program.
	Location Description	YCCC operates the New Dimensions Supported Housing program at multiple locations generally in central Woodland north of Main Street.

	Planned Activities	This program provides individualized services to residents of the New Dimensions Supportive Housing Project via YCCCC, a 15-unit affordable project for adults at risk of mental illness. Services will be provided also to mentally ill adults residing at multiple residential properties operated by YCCC. Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.
8	Project Name	Yolo Wayfarer Center Emergency Shelter Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$11,000
	Description	The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resource/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plan after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to 250 homeless women and men will benefit from the proposed activities.
	Location Description	Yolo Wayfarer Center's emergency shelter is located on East Beamer Street at the northwest corner of East Beamer Street and County Road 102.
	Planned Activities	The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resource/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plan after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals.

9	Project Name	Empower Yolo Shelter Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$7,335
	Description	Empower Yolo will provide emergency food and shelter for the homeless, who are among the special population, victims of domestic violence. Empower Yolo operates the only shelter in Yolo County that specifically provides services to victims of domestic violence, sexual assault, stalking, and trafficking. More than just a temporary refuge, Empower Yolo's shelter also provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Programs offered at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education. The shelter provides individual, on-site therapy to the residents at the shelter, as well as on-site legal and restraining order assistance, as needed. While the shelter is known as a safety net from violence, the less-known objective of the shelter program is to educate, empower, and support survivors in healing and rebuilding their lives free from violence. After leaving the shelter, clients are encouraged to continue using the services of Empower Yolo, including therapy and support groups.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 30 low income individuals will benefit from the proposed activities.
	Location Description	To protect the safety of their clients, the emergency shelter operated by Empower Yolo is at an undisclosed location in Yolo County.

	Planned Activities	Empower Yolo will provide emergency food and shelter for the homeless, who are among the special population, victims of domestic violence. Empower Yolo operates the only shelter in Yolo County that specifically provides services to victims of domestic violence, sexual assault, stalking, and trafficking. More than just a temporary refuge, Empower Yolo's shelter also provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Programs offered at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education. The shelter provides individual, on-site therapy to the residents at the shelter, as well as on-site legal and restraining order assistance, as needed. While the shelter is known as a safety net from violence, the less-known objective of the shelter program is to educate, empower, and support survivors in healing and rebuilding their lives free from violence. After leaving the shelter, clients are encouraged to continue using the services of Empower Yolo, including therapy and support groups.
10	Project Name	Yolo Food Bank Nourish Yolo Capacity Enhancement Project
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$11,000

	Description	Even prior to the COVID-19 crisis, more than 14,000 Woodland residents were served each year by the Yolo Food Bank, representing nearly 25 percent of all residents. With the weakening economy, and the addition of 1,500 Woodlanders receiving emergency food home deliveries due to COVID-19 shelter-in-place orders and 80+ homeless sheltered in Woodland motel rooms during the peak of the pandemic also receiving daily meal deliveries, that figure has grown is expected to further expand. As a result, the Nourish Yolo Capacity Enhancement Program will provide food to these individuals. The pandemic and its impacts have only intensified the ongoing issues Woodland faces as part of a USDA-defined "food desert," where access to fresh foods, especially produce, is limited by the absence of affordable, full-fledged grocery retail options in some neighborhoods, and transportation issues related to reaching such a grocer. Working families and their children, senior citizens, homeless, veterans, disabled residents, and migrants are disproportionately affected.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at least 250 individuals will benefit from the proposed activities.
	Location Description	The Yolo Food Bank will distribute food at locations throughout Woodland.
	Planned Activities	Even prior to the COVID-19 crisis, more than 14,000 Woodland residents were served each year by the Yolo Food Bank, representing nearly 25 percent of all residents. With the weakening economy, and the addition of 1,500 Woodlanders receiving emergency food home deliveries due to COVID-19 shelter-in-place orders and 80+ homeless sheltered in Woodland motel rooms during the peak of the pandemic also receiving daily meal deliveries, that figure has grown is expected to further expand. As a result, the Nourish Yolo Capacity Enhancement Program will provide food to these individuals. The pandemic and its impacts have only intensified the ongoing issues Woodland faces as part of a USDA-defined "food desert," where access to fresh foods, especially produce, is limited by the absence of affordable, full-fledged grocery retail options in some neighborhoods, and transportation issues related to reaching such a grocer. Working families and their children, senior citizens, homeless, veterans, disabled residents, and migrants are disproportionately affected.

11	Project Name	Short Term Emergency Aid Committee Woodland Homeless Prevention Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$6,000
	Description	The Woodland Homelessness Prevention Program provides emergency cash assistance for the following: (1) Overdue rent up to \$700 to prevent evictions for low-income Woodland residents. The goal is to assist low-income individuals and families facing a short-term emergency in order to prevent homelessness. (2) First month's rent up to \$700 to help low-income Woodland individuals and families move from homelessness into permanent housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 149 low-income individuals will benefit from the proposed activities.
	Location Description	The Woodland Homelessness Prevention Program will assist low-income individuals and families throughout Woodland.
12	Planned Activities	The Woodland Homelessness Prevention Program provides emergency cash assistance for the following: (1) Overdue rent up to \$700 to prevent evictions for low-income Woodland residents. The goal is to assist low-income individuals and families facing a short-term emergency in order to prevent homelessness. (2) First month's rent up to \$700 to help low-income Woodland individuals and families move from homelessness into permanent housing.
	Project Name	Yolo County Children's Alliance MediCal & CalFresh Enrollment/Retention
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$7,334

	Description	The Yolo County Children's Alliance will assist families and individuals who face barriers and challenges that prevent them from accessing MediCal and CalFresh services on their own. YCCA provides bi-lingual, bi-cultural, friendly, patient, and in-person service so that YCCA's staff can walk people through the process for MediCal and CalFresh enrollment. YCCA will troubleshoot issues that arise and confirm that all necessary paperwork is complete and reviewed by the Yolo County Health and Human Services Agency, that administrative agency that processes MediCal and CalFresh applications. Once clients are enrolled, YCCA will follow up with clients to make sure they understand their benefits and how to use them, including helping clients to connect to the actual health and food services in their community.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 200 very low income individuals will benefit from the proposed activities.
	Location Description	The Yolo County Children's Alliance will assist clients at the Yolo County Health and Human Services Agency in Woodland (25 North Cottonwood Street) and at other on-site locations with partners, as needed.
	Planned Activities	The Yolo County Children's Alliance will assist families and individuals who face barriers and challenges that prevent them from accessing MediCal and CalFresh services on their own. YCCA provides bi-lingual, bi-cultural, friendly, patient, and in-person service so that YCCA's staff can walk people through the process for MediCal and CalFresh enrollment. YCCA will troubleshoot issues that arise and confirm that all necessary paperwork is complete and reviewed by the Yolo County Health and Human Services Agency, that administrative agency that processes MediCal and CalFresh applications. Once clients are enrolled, YCCA will follow up with clients to make sure they understand their benefits and how to use them, including helping clients to connect to the actual health and food services in their community.
13	Project Name	Northern California Children's Therapy Center Project HOPE
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$6,000

	Description	The Northern California Children's Therapy Center (CTC) Project Hope is a unique and specially developed program to provide health care access for special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence. Services program under the program are directed toward children who are uninsured or underinsured and otherwise lack access to health care. It is estimated that CDBG funds will serve approximately 100 at-risk, low-income children in Woodland who will have access to all CTC programs. Services available through Project Hope include the following: speech therapy, occupational therapy, physical therapy, socialization training, child development services, infant development program, theasuit, music therapy groups, and weekly family support play groups. CTC also provides free formal developmental screening to any child through its Help Me Grow Yolo Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Northern California Children's Therapy Center (CTC) Project Hope is a unique and specially developed program to provide health care access for special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence. Services program under the program are directed toward children who are uninsured or underinsured and otherwise lack access to health care. It is estimated that CDBG funds will serve approximately 100 at-risk, low-income children in Woodland who will have access to all CTC programs. Services available through Project Hope include the following: speech therapy, occupational therapy, physical therapy, socialization training, child development services, infant development program, theasuit, music therapy groups, and weekly family support play groups. CTC also provides free formal developmental screening to any child through its Help Me Grow Yolo Program.
	Location Description	Project Hope will operate in Woodland at the Northern California Children's Therapy Center, 1321 College Street, Suite E.

	Planned Activities	The Northern California Children's Therapy Center (CTC) Project Hope is a unique and specially developed program to provide health care access for special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence. Services program under the program are directed toward children who are uninsured or underinsured and otherwise lack access to health care. It is estimated that CDBG funds will serve approximately 100 at-risk, low-income children in Woodland who will have access to all CTC programs. Services available through Project Hope include the following: speech therapy, occupational therapy, physical therapy, socialization training, child development services, infant development program, theasuit, music therapy groups, and weekly family support play groups. CTC also provides free formal developmental screening to any child through its Help Me Grow Yolo Program.
14	Project Name	Legal Services of Northern California Fair Housing Services
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$10,000

	Description	Legal Services of Northern California's (LSNC) fair housing services include phone and in-person consultations with City of Woodland residents who contact LSNC with housing complaints. LSNC attorneys advise City residents with fair housing issues of their rights under fair housing laws. LSNC attorneys also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the Department of Housing and Urban Development (HUD) and the Department of Fair Employment and Housing (DFEH) when the issue cannot be resolved informally. In addition, LSNC provides an annual fair housing workshop in collaboration with the City and Yolo County Housing, with speakers from HUD and/or the DFEH. The services are primarily used by people who are members of protected classes and vulnerable populations, including homeless individuals applying for housing, older adults, survivors of domestic violence, adults with a disability, LGBT individuals and families, and people experiencing discrimination based on race or ethnic background. The services primarily benefit low and very low income persons. 67 percent who sought assistance with fair housing issues at LSNC in the first two quarters of the Fiscal Year 2019-20 CDBG grant were very low income (50 percent of Area Median Income and below) and 31 percent were low income (51 - 80 percent of Area Median Income).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 lower income individuals will benefit from the proposed activities.
	Location Description	Fair Housing Services will provided at LSNC's office in Woodland (619 North Street).

	Planned Activities	Legal Services of Northern California's (LSNC) fair housing services include phone and in-person consultations with City of Woodland residents who contact LSNC with housing complaints. LSNC attorneys advise City residents with fair housing issues of their rights under fair housing laws. LSNC attorneys also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the Department of Housing and Urban Development (HUD) and the Department of Fair Employment and Housing (DFEH) when the issue cannot be resolved informally. In addition, LSNC provides an annual fair housing workshop in collaboration with the City and Yolo County Housing, with speakers from HUD and/or the DFEH. The services are primarily used by people who are members of protected classes and vulnerable populations, including homeless individuals applying for housing, older adults, survivors of domestic violence, adults with a disability, LGBT individuals and families, and people experiencing discrimination based on race or ethnic background. The services primarily benefit low and very low income persons. 67 percent who sought assistance with fair housing issues at LSNC in the first two quarters of the Fiscal Year 2019-20 CDBG grant were very low income (50 percent of Area Median Income and below) and 31 percent were low income (51 - 80 percent of Area Median Income).
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AP-50 Geographic Distribution – 91.220(f)

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

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

CommuniCare Health Centers, Garden & Outdoor Class

New Hope Community Development Corporation, Cottonwood Meadows Phase S-1 Rehabilitation

City of Woodland, ADA Accessibility Program (3 of the 15 accessible ramp locations)

Friends of the Mission, 925 North Street Water Heater Efficiency

Friends of the Mission, Walter's House Water Heater Efficiency

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

Meals on Wheels Yolo County, Home Delivered Meals Program

Yolo Community Care Continuum, New Dimensions Supported Housing (a portion of the permanent supportive housing locations)

Northern California Children's Therapy Center, Project HOPE

Legal Services of Northern California, Fair Housing Services

The distribution of minority persons through the city with the exception of the Hispanic or Latino population does include any concentrations. A concentration is defined as 51 percent or more. The Black population does not exceed 5 percent in any one Census Block Group while two block groups have Asian populations that exceed 15 percent. In both instances, the Asian population is under 20 percent. There are a number of block groups in the City with a concentration of Hispanic or Latino persons. Based on the 2011 - 2013 American Community Survey, the Hispanic or Latino population is nearly half of the City's population at 48.2 percent.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For the program year, affordable housing assistance, affordable housing rehabilitation, and homeless shelter services will be provided through the following activities.

- 1. Short Term Emergency Aid Committee, Woodland Homeless Prevention Program** (affordable housing assistance)
- 2. Yolo Community Care Continuum, New Dimensions Supported Housing** (affordable housing assistance)
- 3. New Hope Community Development Corporation, Cottonwood Meadows Phase S-1 Rehabilitation** (affordable housing rehabilitation)
- 4. Friends of the Mission, 925 North Street Water Heater Efficiency** (affordable housing rehabilitation)
- 5. Yolo Wayfarer Center Emergency Shelter Services,** (homeless shelter services for adult women and men)
- 6. Empower Yolo, Shelter Services** (homeless shelter services for victims of domestic violence, sexual assault, stalking, and trafficking)

One Year Goals for the Number of Households to be Supported	
Homeless	280
Non-Homeless	410
Special-Needs	315
Total	1,005

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	86
The Production of New Units	0
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	136

Table 59 - One Year Goals for Affordable Housing by Support Type Discussion

Besides the CDBG-funded activities as detailed above, the City is engaged in a number of other affordable housing-related initiatives including the following.

Homeless Coordinator - The City established a homeless coordinator position in 2018 and this position works

East Beamer Way - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The City has awarded a construction contract for the final infrastructure work for the PSH site and work will commence once HUD has signed off on the submittals for the 15 project-based vouchers awarded Friends of the Mission for the PSH units. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work planned for the PSH site will also extend into the treatment facility site. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

For the program year, the City plans to fund the following public service activities which are available to public housing residents and other eligible Woodland residents: Yolo Food Bank, Nourish Yolo Capacity Enhancement Project (food); Short Term Emergency Aid Committee, Woodland Homeless Prevention Program (rental assistance for individuals and families at-risk of eviction); Yolo County Children's Alliance, MediCal & CalFresh Enrollment/Retention (MediCal and CalFresh enrollment); and Northern California Children's Therapy Center, Project HOPE (health care access for special needs children).

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

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

A board of commissioners separate from the City of Woodland's jurisdiction governs Yolo County Housing (YCH). Two of the commissioners are residents of YCH developments which includes public housing facilities and other low income developments. A public housing residents group meets on a quarterly basis to discuss issues affecting public housing residents and provide YCH management with input. While the City of Woodland is not involved in the governance or oversight of YCH and its public

housing program, City programs including recreation scholarships, first time homebuyer loan assistance, Rec2Go (mobile recreation van), part-time employment opportunities for high school students through the City's recreational programs, and Summer at City Hall are available to public housing residents. Summer at City Hall is a partnership between the City and Woodland Joint Unified School District that exposes youth to how local government works, positive approaches to influence decision-making, and democracy. Participants receive a stipend after completion of the program.

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

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

Discussion

Public housing is funded through Congressional appropriations. According to the National Housing Law Project (NHLP), Congress has not adequately funded public housing for decades and it is estimated that public housing units nationwide need at least \$45 billion in repairs. While NHLP notes that HUD's Rental Assistance Demonstration (RAD) program creates some opportunities to preserve and rehabilitate existing public housing units, it cautions that these efforts must be balanced to lessen the impacts on existing tenants. While the public housing units in Woodland (Yolano Village and Donnelly Circle) are in good condition, funds will be needed to preserve and modernize them.

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

Introduction

The Yolo County Homeless and Poverty Action Coalition conducted the 2019 Yolo County Homeless Count on January 22, 2019. The Homeless Count (also known as the Point-in-Time (PIT) Count) was a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. It is important to recognize that the PIT Count reflects only those persons identified as homeless within the county on a single day. Many individuals and families move in and out of homelessness during the course of a year, meaning that the actual number of people experiencing homeless in 2019 may be higher than the numbers included in the 2019 Yolo County Homeless Count. A total of 238 homeless individuals (sheltered and unsheltered) were counted for Woodland. Detailed information on Woodland's homeless count is provided in the tables and narrative sections below. A Homeless Count was not conducted in 2021 because of the COVID-19 pandemic.

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

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

Homeless persons will be assisted through the following public service activities funded through the CDBG program:

Empower Yolo - This activity will support staffing for an emergency shelter that serves victims of domestic violence, sexual assault, stalking, and trafficking.

Yolo Community Care Continuum, New Dimensions Supported Housing - This activity assists individuals who are at risk of homelessness by providing housing and supportive services to adults with a mental illness.

Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals. Because of the COVID-19 pandemic, the shelter has been limited to a 70-bed capacity.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists the homeless obtain housing through rental assistance.

While not funded through CDBG, the City established a homeless coordinator position in 2018 and this position addresses citywide needs for individuals and families that are homeless or at risk of homelessness and at-risk youth. The homeless coordinator actively engages homeless residents, provides referrals for services, and works closely with social service agencies and Yolo County to coordinate services and housing options whenever possible.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Empower Yolo, Shelter Services - This activity supports staffing for an emergency shelter that serves victims of domestic violence, sexual assault, stalking, and trafficking.

Yolo Community Care Continuum, New Dimensions Supported Housing - This activity provides housing for adults at-risk of homelessness who have mental illnesses.

Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals. Because of the COVID-19 pandemic, the shelter has been limited to a 70-bed capacity.

Countywide Homeless Coordination Project - The City participates in the Countywide Homeless Coordination Project with Yolo County and the other cities in Yolo County to fund a countywide homeless programs manager and the cold weather shelter (Woodland's Yolo Wayfarer Center). The City provides annual funding for the project.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists homeless persons obtain housing through rental assistance.

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

Continuum of Care Program - HUD in 2020 awarded the City three 2019 Continuum of Care Competition grant renewals for permanent supporting housing projects: Reallocation from Transitional Housing to

Permanent Supportive Housing, Consolidated Permanent Supportive Housing for Chronically Homeless, and Bonus Project Permanent Supportive Housing for Chronically Homeless. The City's subrecipient, the Yolo Wayfarer Center, will use the grant funds to provide permanent supportive housing for homeless individuals and families. The Action Plan includes funding for the Short Term Emergency Aid Committee to assist homeless persons obtain housing through rental assistance.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists homeless persons obtain housing through rental assistance.

Empower Yolo, Shelter Services - Empower Yolo provides emergency food and shelter for the homeless, who are among the special population, victims of domestic violence. Empower Yolo operates the only shelter in Yolo County that specifically provides services to victims of domestic violence, sexual assault, stalking, and trafficking. More than just a temporary refuge, Empower Yolo's shelter also provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Programs offered at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education. The shelter provides individual, on-site therapy to the residents at the shelter, as well as on-site legal and restraining order assistance, as needed. While the shelter is known as a safety net from violence, the less-known objective of the shelter program is to educate, empower, and support survivors in healing and rebuilding their lives free from violence. After leaving the shelter, clients are encouraged to continue using the services of Empower Yolo, including therapy and support groups.

Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals. Because of the COVID-19 pandemic, the shelter has been limited to a 70-bed capacity.

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

Homeless prevention and related assistance will be provided through the following activities.

New Hope Community Development Corporation, Cottonwood Meadows Phase 3 - This activity continues the rehabilitation of the Cottonwood Meadows apartment complex that provides rental housing for low income senior citizen households. CDBG funds will be leveraged with other funds to repair stairwells and replace building siding. Without the CDBG funds, which have been provided on previous occasions to support the rehabilitation work, rent increases could have been required in order to fund the rehabilitation and the rent increases could have impacted the affordability of the development.

Yolo Community Care Continuum, New Dimensions Supported Housing - This activity provides supportive housing for adults at risk of homelessness who have mental illness.

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

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists homeless persons obtain housing through rental assistance.

Yolo Food Bank, Nourish Yolo Capacity Enhancement Project - This activity distributes food to food insecure people in Woodland.

Yolo County Children's Alliance, Woodland MediCal & CalFresh Enrollment & Retention - This activity assists families and individuals access health insurance and the CalFresh program. Staff is bi-lingual and bi-cultural to serve a diverse clientele. Once clients are enrolled, staff follows up with clients to make sure they understand their benefits and how to use them, including helping them to connect to the actual health and food services in their community.

Discussion

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds

which included using the dining hall for sleeping quarters. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The City has awarded a construction contract for the final infrastructure work for the PSH site and work will commence once HUD has signed off on the submittals for the 15 project-based vouchers awarded Friends of the Mission for the PSH units. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work planned for the PSH site will also extend into the treatment facility site. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City.

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

Introduction:

Addressing barriers to affordable housing often involves actions at the federal and state government levels as well as market conditions that the City has little or no control over. However, the City began a concerted planning effort in 2018 to affect significant changes in the resources available and delivery system for homeless services with the ultimate goal of transitioning individuals into permanent supportive housing. This effort is known as the East Beamer Way Campus and the City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The City has awarded a construction contract for the final infrastructure work for the PSH site and work will commence once HUD has signed off on the submittals for the 15 project-based vouchers awarded Friends of the Mission for the PSH units. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work planned for the PSH site will also extend into the treatment facility site. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City.

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

The City is working on a comprehensive update to its Zoning Ordinance in order to bring in alignment with the 2017 comprehensive update to the City's General Plan. The update is expected to be completed during the 2021 program year (July 1, 2021 - June 30, 2022). A number of the changes will be focused on easing development requirements for residential development. The City has already taken a number of steps encourage residential development including allowing staff level design and site plan review for multi-family rental projects that are consistent with development standards and significantly increasing residential development densities in older sections of the City to promote infill development.

Discussion:

Perhaps the most significant barrier to affordable housing in California, the region, and the city (Woodland) is the shortage of housing units. There are a number of reasons for this, but efforts must be focused on increasing the supply of rental and for sale units. Woodland has taken a number of steps to increase housing particularly in the older, central areas of the City by increasing densities and working with developers on development standards and other aspects. These efforts will continue and hopefully result in a significant number of new units and slow the rise in rent rates and home purchase prices.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The City continues to explore opportunities to develop affordable housing through collaborative efforts with both for-profit and non-profit developers. The need for affordable housing is increasing and the City of Woodland will continue to be at the forefront of the creation of quality affordable housing. The City utilizes all available resources to foster and maintain affordable housing within the community. The City will also continue creating affordable housing through its Inclusionary Housing Program. Specific actions that the City will take during the Action Plan period include the following.

1. The City has an active first time homebuyers loan assistance program funded through HOME, BEGIN, and CalHome Program Income (repaid housing loans) and the existing funding is sufficient to assist at least eight households purchase new or resale homes.
2. City staff will monitor the current inventory of affordable units to ensure that the affordability restrictions are being met. Activities will include on-site monitoring visits to multi-family projects, desk reviews of multi-family projects, and mailings to owner-occupied affordable units to verify continued residency.
3. The program year CDBG-funded construction activities include rehabilitation work at two affordable housing apartment complexes: Cottonwood Meadows (senior citizen units) and 925 North Street (units for formerly homeless families and singles).
4. The City is an ex officio member of the board of directors for the new nonprofit Homeless and Poverty

Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County.

5. The program year CDBG-funded public service activities include support of the Yolo Wayfarer Center's emergency shelter, Yolo Community Care Continuum's New Dimensions Supported Housing (housing and supportive services for mentally ill adults at-risk of homelessness), and Empower Yolo's emergency shelter for survivors of domestic violence, sexual assault, stalking, and trafficking.

Actions planned to reduce lead-based paint hazards

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

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements;
- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

The City will continue to improve coordination and eliminate gaps in the institutional structure. The City works regularly with Yolo County Housing (Housing Authority) on affordable housing and related areas

and is also a member of the board of directors for the new nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County and allocates resources (Continuum of Care Grants, ESG funding, and other programs) countywide. In addition, the City continues to improve communication between City departments and divisions, including Building/Code Enforcement, Finance, Development Engineering, Planning, Public Works, Police, and Community Services.

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

The City will continue to support affordable housing projects with loans and other assistance when the projects include resident service programs.

Discussion:

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The City has awarded a construction contract for the final infrastructure work for the PSH site and work will commence once HUD has signed off on the submittals for the 15 project-based vouchers awarded Friends of the Mission for the PSH units. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work planned for the PSH site will also extend into the treatment facility site. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City.

Program Specific Requirements

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

Introduction:

Housing

Homelessness

Other Community Development Needs

Public Services

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

The overall benefit of 95% is based on the one-year period of July 1, 2020 through June 30, 2021.

Appendix - Alternate/Local Data Sources

1	Data Source Name Resident Survey
	List the name of the organization or individual who originated the data set. City of Woodland, Community Services Department
	Provide a brief summary of the data set. An online resident survey in English and Spanish was made available starting on April 16, 2021. The can be completed online and sent directly (electronically) to City staff.
	What was the purpose for developing this data set? The ranking of community needs factored into the funding priorities established for the Consolidated Plan period.
	Provide the year (and optionally month, or month and day) for when the data was collected. Residents completed surveys in April – May, 2021.
	Briefly describe the methodology for the data collection. The online survey (in English and Spanish) was made available at the City's website starting on April 16, 2021. Completed surveys could be submitted directly to City staff.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name CA Dept of Finance 2015+2020 Housing Estimates
	List the name of the organization or individual who originated the data set. California Department of Finance
	Provide a brief summary of the data set. The data set provides city/county population and housing estimates (effective January 1, 2015).
	What was the purpose for developing this data set? The Department of Finance sought to provide population and housing estimates that can be used by policy makers at the state and local government levels.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data set includes information for the City of Woodland.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data set covers calendar year 2014.
	What is the status of the data set (complete, in progress, or planned)? Complete.
3	Data Source Name REO Properties
	List the name of the organization or individual who originated the data set. Zillow.com
	Provide a brief summary of the data set. The data set accessed at Zillow.com on June 27, 2015 and provided information on the REO properties in Woodland.
	What was the purpose for developing this data set? The purpose was to obtain information on REO properties in Woodland.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data covers the City of Woodland.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data is effective June 27, 2015.
	What is the status of the data set (complete, in progress, or planned)? Complete.
4	Data Source Name SACOG
	List the name of the organization or individual who originated the data set. Sacramento Area Council of Governments
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
5	Data Source Name 2013 - 2017 CHAS
	List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set. Comprehensive Housing Affordability Strategy data
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
6	Data Source Name Public Housing Authority (Yolo County Housing)
	List the name of the organization or individual who originated the data set. Yolo County Housing
	Provide a brief summary of the data set. Yolo County Housing administers the housing choice voucher program in Yolo County and operates two public housing facilities in Woodland. YCH provided data on the HCV program as well as the public housing facilities in Woodland.
	What was the purpose for developing this data set? The City did not develop this data set. Instead, the City relied on existing data provided by Yolo County Housing.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data covers housing choice voucher information countywide (Yolo County) and in Woodland. In addition, data is provided on the utilization of the two public housing facilities located in Woodland.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data set is based on current conditions.
	What is the status of the data set (complete, in progress, or planned)? The data set is complete.
7	Data Source Name Yolo County Homeless Count 2019
	List the name of the organization or individual who originated the data set. Yolo County Homeless and Poverty Action Coalition (HPAC)
	Provide a brief summary of the data set. Every two years HPAC conducts a point-in-time count of the unsheltered and sheltered homeless in Yolo County.
	What was the purpose for developing this data set? HPAC receives funding through the Federal Government's Continuum of Care program and is required to conduct a point-in-time count every two years.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? HPAC's point-in-time count covers the cities and unincorporated areas of Yolo County.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data is based on a homeless count conducted on one day in January 2019.
	What is the status of the data set (complete, in progress, or planned)? The data set is complete.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE 2020-2024 COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED PLAN**

WHEREAS, the City of Woodland (“City”) annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, as part of the program requirements, the City must submit five-year strategic plan referred to as the Consolidated Plan that identifies a jurisdiction’s overall housing and community development needs and provides a strategy to address those needs;

WHEREAS, a public hearing was held on June 15, 2021 to receive public input on the 2020-2024 CDBG Consolidated Plan; and

WHEREAS, public input is required before the Consolidated Plan can be approved.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct;

Section 2: This City Council hereby approves the 2020-2024 CDBG Consolidated Plan in substantially the same form as presented to the City Council with the FY 2020/21 CDBG Action Plan funding allocations as presented in the table below and incorporates any public input received during the public comment period;

FY 2020/21 CDBG Action Plan Funding Allocations		
Applicant	Project Title	Funding
Public Infrastructure Activities		
CommuniCare Health Centers	Garden & Outdoor Class	\$8,168
New Hope Community Development Corporation	Cottonwood Meadows Phase S-1 Rehabilitation	\$65,000
City of Woodland	ADA Accessibility Program (Infrastructure Improvement)	\$200,000
Friends of the Mission	925 North Street Water Heater Efficiency	\$26,408
Friends of the Mission	Walter’s House Water Heater Efficiency	\$34,112
Public Service Activities		
Meals on Wheels Yolo County	Home Delivered Meals Program	\$11,000
Yolo Community Care Continuum	New Dimensions Supported Housing	\$7,335
Yolo Wayfarer Center	Emergency Shelter Services	\$11,000
Empower Yolo	Shelter Services	\$7335
Yolo Food Bank	Nourish Yolo Capacity Enhancement Project	\$11,000
Short Term Emergency Aid Committee	Woodland Homeless Prevention Program	\$6,000
Yolo County Children’s Alliance	MediCal & CalFresh Enrollment/Retention	\$7,334
Northern California Children’s Therapy Center	Project HOPE	\$6,000
Legal Services of Northern California	Fair Housing Services	\$10,000
Administration		
City of Woodland	CDBG Administration	\$102,672
TOTAL FUNDING AVAILABLE		\$513,364

Section 3: This City Council hereby directs staff to complete the 2020-2024 CDBG Consolidated Plan and the September 2019 Analysis of Impediments to Fair Housing Choice prepared by the Sacramento Valley Fair Housing Collaborative and submit both documents to the U.S. Department of Housing and Urban Development; and

Section 4: This City Council hereby authorizes the City Manager to execute any agreements, contracts or related/required documents with appropriate entities to carry out the CDBG funded activities.

PASSED AND ADOPTED by the City Council this 15th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney



DRAFT REPORT



ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

PREPARED FOR:

Sacramento Valley Fair Housing Collaborative—
Citrus Heights, Davis, Elk Grove, Folsom, Galt, Housing
Authority of Sacramento, Isleton, Rancho Cordova,
Rocklin, Roseville, Sacramento, Sacramento County,
Sacramento Housing and Redevelopment Agency, West
Sacramento, Woodland, and Yolo County Housing

CREATED
09/02/2019

Draft Report

9/2/19



Analysis of Impediments to Fair Housing Choice

Prepared For

Sacramento Valley Fair Housing Collaborative—
Citrus Heights, Davis, Elk Grove, Folsom, Galt, Housing Authority of Sacramento,
Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, Sacramento County,
Sacramento Housing and Redevelopment Agency, West Sacramento, Woodland,
and Yolo County Housing

Prepared by

Root Policy Research
6740 East Colfax Avenue
Denver, Colorado 80220
hello@rootpolicy.com
970-880-1415



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A. Jurisdiction-Level Maps.....	A
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SECTION I.

EXECUTIVE SUMMARY

Executive Summary

Sacramento Valley Fair Housing Collaborative AI

The Analysis of Impediments to Fair Housing Choice, or AI, is a planning process for local governments and public housing agencies (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. This study was conducted for the Sacramento Valley region as a joint effort among the following entities:

- The City of Citrus Heights,
- The City of Davis,
- The City of Elk Grove,
- The City of Folsom,
- The City of Galt,
- The City of Isleton,
- The City of Rancho Cordova,
- The City of Rocklin,
- The City of Roseville,
- The City of Sacramento,
- The Housing Authority of Sacramento,
- Sacramento County,
- The Sacramento Housing and Redevelopment Agency,
- The City of West Sacramento,
- The City of Woodland, and
- Yolo County Housing.

Community Engagement

The community engagement process for the Sacramento Valley AI included focus groups with residents and stakeholders, “pop up” engagement at local events, and a resident survey. Stakeholder focus groups were supplemented with in-depth interviews as needed and as opportunities arose.

In partnership with the participating jurisdictions and nonprofit organizations throughout the region the project team facilitated six resident focus groups and six stakeholder focus groups. The 80 resident focus group participants included:

- African American mothers hosted by Her Health First;
- African American and Hispanic residents hosted by Sacramento Self-Help Housing;
- Low income families with children hosted by the Folsom Cordova Community Partnership/Family Resource Center;
- Residents with disabilities hosted by Advocates for Mentally Ill Housing;
- Residents with disabilities hosted by Resources for Independent Living; and
- Transgender residents hosted by the Gender Health Center.

Stakeholder focus groups included 35 participants representing organizations operating throughout the region. It is important to note that, for the purpose of this report, “stakeholders” include people who work in the fields of housing, real estate and development, supportive services, fair housing advocacy, education, transportation, economic equity, and economic development. We recognize that residents living in the region are also stakeholders. We distinguish them as “residents” in this report to highlight their stories and experiences.

A total of 577 residents participated in engagement activities at local events. A resident survey was available in Chinese, Korean, Russian, Spanish, and Vietnamese both online and accessible to participants using assistive devices (e.g., screen readers), and in a postage-paid paper mail-back format.

Community Engagement Participants



2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

COMMUNITY ENGAGEMENT BY THE NUMBERS

4,080
total participants

RESIDENT SURVEY

3,388 participants

COMMUNITY POP UPS

577 participants

RESIDENT FOCUS GROUPS

80 participants

STAKEHOLDER FOCUS GROUPS

35 participants

WHO PARTICIPATED IN THE SURVEY?



957
had children under 18
in the household



1,128
had a household member
with a disability



1,016
had a household income
of \$25,000 or less



401
had large households
(5 or more members)

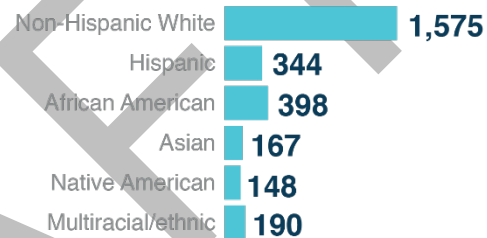


450
had publicly
supported housing



41
were residents with
Limited English Proficiency

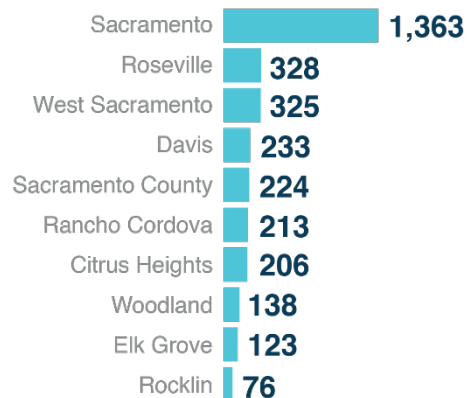
RACE/ETHNICITY



HOUSING SITUATION



PLACE OF RESIDENCE



Source: Root Policy Research.

Primary Findings

Segregation and integration. Segregation and lack of access to economic opportunity persists in many areas of the region, both within and across jurisdictions. Although the region has grown more diverse, the effects of past systematic segregation and exclusion in housing still disproportionately impact members of protected classes.

- **Family poverty.** Overall in the region, 16 percent of people live in poverty. Differences in the proportion of persons living in poverty range from a low of 9 percent (Rocklin and Roseville) to a high of 21 percent in Sacramento and 29 percent in Davis (inflated due to the student population). Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County). Residents with disabilities between the ages of 18 and 64 are twice as likely to live in poverty as their 18 to 64 year old neighbors without disabilities.
- **Segregation.** By measures of both citywide and neighborhood diversity, the City of Sacramento has been ranked one of the most diverse and integrated large cities in the United States. However, like other American cities, Sacramento and the greater region have a past of systematic segregation and exclusion in housing. The suburbs east of Sacramento, such as Roseville, Rocklin, Citrus Heights and Folsom tend to be more non-Hispanic White or Asian than the city itself. Black residents tend to be predominantly located within the City of Sacramento more than other racial and ethnic groups. Concentrations of foreign-born residents are evident in Woodland, north Sacramento, Antelope (in northern Sacramento County) and across the south side of Sacramento. Segregation of persons with disabilities is low across the region.

Disproportionate housing needs. In the Sacramento Valley region, the most significant disproportionate housing needs are found in:

- **Homeownership rates.** Homeownership rates vary widely by race and ethnicity both within and among jurisdictions. The lowest Black homeownership rate (17%) is found in Woodland and the lowest Hispanic homeownership rate (27%) is found in Davis. The Black/White homeownership gap exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the Balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the Balance of Sacramento County. Among resident survey participants, households that include a member with a disability are half as likely as non-disability households to own a home (25% v. 53%).

Across the board, all minority groups experience higher rates of mortgage loan denials than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance). While the share of loans categorized as subprime has fallen since the Great Recession, Hispanic households are more likely than any other group to receive a subprime loan.

- **Cost-burden and housing challenges.** African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction.

The resident survey and focus groups found meaningful differences in housing challenges experienced by members of protected classes. Worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

- **Displacement experience.** Overall, one in four (25%) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

Overall, by the above measures, the most equity in housing choice compared to the region exists in:

- Citrus Heights, Elk Grove, and Rancho Cordova—residents of these communities are as likely as regional residents to experience housing challenges; and
- Elk Grove, Rocklin, and Roseville have relatively high Black and Hispanic homeownership rates compared to other jurisdictions.

Access to opportunity. Access to economic opportunity varies by type of opportunity, across the region and within communities.

Areas where jurisdictions differed from the region in access to opportunity include:

- With the exceptions of a few school districts (e.g., Davis, Rocklin, Roseville)—there are disparities in school quality between low and higher income neighborhoods, and these quality differences disproportionately impact people of color. Residents of Citrus Heights, Rancho Cordova, Sacramento, and Woodland are least likely to live in neighborhoods with proficient schools.
- Resident survey respondents living in Sacramento and Sacramento County tend to give the lowest ratings of healthy neighborhood indicators among the participating jurisdictions.
- Public transportation issues—especially bus routes, availability of bus service, and connections between communities—are a pressing concern to residents throughout the region. The exception is on “the grid” in downtown Sacramento, where public transit is considered the best available in the region.

Positive differences include:

- Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods.
- Residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools. With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these communities.
- Resident survey respondents living in Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each healthy neighborhood indicator higher than the regional average.
- On average, community engagement participants give the area where they live good marks on most healthy neighborhood indicators—ease of getting to the places they want to go using their preferred transportation option, convenient access to grocery stores, job opportunities, and health care facilities, and park and recreation facilities of similar quality to other neighborhoods. The most glaring exception is that residents find it difficult to find housing people can afford that is close to good schools.

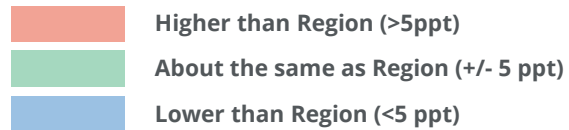
Disparities by protected class in access to opportunity were found in:

- Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods.

- Non-Hispanic White residents of Sacramento and Sacramento County are more likely to have access to proficient schools than residents of color, and this gap persists among residents in poverty. In addition to disparities in access to proficient schools, suspension rates in Sacramento County schools vary widely by race or ethnicity, with Black males suspended at a rate more than five times the state average.
- Disparities by race or ethnicity in labor market engagement index scores are greatest among residents of Rancho Cordova, Sacramento, Sacramento County, and West Sacramento. Only 39 percent of working age residents with disabilities are in the labor force and unemployment rates are high. The low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force and high unemployment rates of those in the labor force indicate barriers to securing employment.
- Healthy neighborhood indicator ratings by survey respondents who are Native American, African American, Hispanic, living in households that include a member with a disability, and families with children are lower than the regional average, and tend toward neutral/somewhat agree rating levels.
- Access to public transit—areas of service, frequency, and hours of operation—and the cost of using transit limits where transit-dependent residents with disabilities, particularly those relying on disability income, can live and participate in activities of daily living.
- Stakeholder focus group participants identified a lack of supportive housing services as a critical need in helping the region's most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.

Residents' experience with housing challenges varies by jurisdiction and among members of protected classes as demonstrated by the following figures.

Top 12 Housing Challenges Experienced by Residents by Sacramento County Jurisdictions

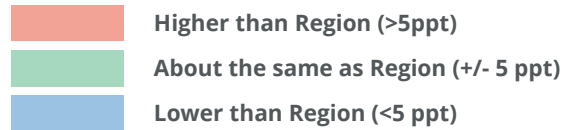


Percent of Residents Experiencing a Housing Challenge	Citrus Heights	Elk Grove	Rancho Cordova	Sacramento	Sacramento County	Region
I worry about my rent going up to an amount I can't afford	44%	39%	40%	49%	42%	50%
I want to buy a house but can't afford the downpayment	45%	42%	33%	38%	37%	41%
I worry about property taxes increasing to an amount I can't afford	43%	21%	32%	30%	25%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	39%	30%	25%	31%	32%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	29%	18%	22%	22%	19%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	16%	13%	20%	20%	13%	18%
Too much traffic/too much street/highway noise	23%	14%	13%	20%	20%	17%
I have bad/rude/loud neighbors	18%	11%	18%	21%	17%	16%
High crime in my neighborhood	17%	4%	12%	29%	21%	16%
My house or apartment isn't big enough for my family members	14%	14%	16%	21%	17%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	17%	8%	14%	22%	17%	16%
I am afraid I may get evicted (kicked out)	13%	13%	13%	17%	15%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Top 12 Housing Challenges Experienced by Residents by Placer and Yolo County Jurisdictions

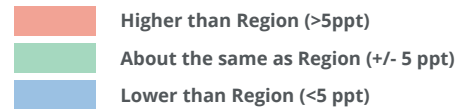


Percent of Residents Experiencing a Housing Challenge	Rocklin	Roseville	Davis	West Sacramento	Woodland	Region
I worry about my rent going up to an amount I can't afford	59%	61%	70%	59%	55%	50%
I want to buy a house but can't afford the downpayment	31%	52%	46%	60%	52%	41%
I worry about property taxes increasing to an amount I can't afford	33%	32%	19%	36%	35%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	31%	28%	18%	27%	40%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	14%	12%	7%	24%	14%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	3%	16%	15%	25%	12%	18%
Too much traffic/too much street/highway noise	20%	21%	8%	15%	9%	17%
I have bad/rude/loud neighbors	11%	11%	7%	15%	17%	16%
High crime in my neighborhood	3%	4%	0%	7%	9%	16%
My house or apartment isn't big enough for my family members	9%	11%	10%	13%	12%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	9%	6%	12%	16%	8%	16%
I am afraid I may get evicted (kicked out)	3%	7%	5%	14%	7%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Housing Challenges Experienced by Residents who are Members of Selected Protected Classes



Percent of Residents Experiencing a Housing Challenge	African American	Asian	Hispanic	Native American	Non-Hispanic White	Disability	Children Under 18	Large Family	LEP	Region
I worry about my rent going up to an amount I can't afford	41%	54%	52%	51%	59%	50%	52%	47%	46%	50%
I want to buy a house but can't afford the downpayment	39%	46%	42%	40%	47%	40%	52%	46%	36%	41%
I worry about property taxes increasing to an amount I can't afford	46%	22%	39%	34%	34%	45%	33%	39%	20%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	33%	18%	37%	31%	31%	36%	42%	37%	11%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	24%	16%	29%	22%	19%	26%	31%	38%	11%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	16%	19%	22%	19%	20%	21%	23%	22%	14%	18%
Too much traffic/too much street/highway noise	19%	13%	20%	18%	19%	20%	19%	17%	11%	17%
I have bad/rude/loud neighbors	18%	12%	23%	20%	16%	20%	19%	19%	13%	16%
High crime in my neighborhood	24%	10%	22%	21%	14%	22%	20%	21%	11%	16%
My house or apartment isn't big enough for my family members	31%	16%	23%	18%	12%	21%	29%	38%	24%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	22%	16%	19%	18%	15%	24%	20%	22%	13%	16%
I am afraid I may get evicted (kicked out)	17%	13%	18%	18%	14%	20%	20%	20%	11%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing.

Fair Housing Barriers and Contributing Factors

The primary housing barriers—and the factors that contributed to those barriers—identified in the research conducted for this AI include the following. Where protected classes are disproportionately impacted, those are noted.

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

Contributing factors: Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.

Disproportionate impact: Across the region, Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families, and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County).¹ The narrowest homeownership gap among the jurisdictions between Black and Non-Hispanic White households is 18 percentage points (Roseville) and exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the Balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the Balance of Sacramento County.

Barrier: Affordable rental options in the region are increasingly limited.

Contributing factors: 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes, and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.

¹ Throughout, Balance of Sacramento County refers to areas of the County which exclude Citrus Heights, Elk Grove, Rancho Cordova, and the city of Sacramento, as data for these jurisdictions are reported independently.

Disproportionate impact: African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction. Through the community engagement process, residents participating in voucher programs described difficulty finding a landlord to accept their voucher; an analysis of concentration of voucher holders by neighborhood found that areas with greater proportions of voucher holders also tended to be R/ECAP neighborhoods or neighborhoods with less access to economic opportunity.

Barrier: Residents with disabilities need for and lack of access to affordable, accessible housing.

Contributing factors and disproportionate impact: 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents.

Barrier: Stricter rental policies further limit options.

Contributing factors and disproportionate impacts: 1) “3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from “unearned” sources such as child support. 2) Voucher tenants are not protected under California’s source of income protections. 3) Onerous criminal look back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.

Barrier: Disparities in the ability to access homeownership exist.

Contributing factors: 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.

Disproportionate impact: Analysis of lending data finds that denial rates for Hispanic applicants (24%) and other non-Asian minority groups (24%) were significantly higher than for non-Hispanic White applicants (15%), and gaps persist (albeit narrower) after controlling for income. Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).

Barrier: Public transportation has not kept up with growth.

Contributing factors: Outside of the downtown Sacramento “grid” public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.²

Disproportionate impact: A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes.

Barrier: Educational inequities persist in the region.

Contributing factors and disproportionate impacts: 1) Housing prices near high performing schools and school districts are out of reach for low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.

Barrier: Disparities in labor market engagement exist.

Contributing factors and disproportionate impact: 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lack of market rate job opportunities for people with disabilities.

Barrier: Residents with disabilities lack of access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, achieve and maintain housing stability.

Contributing factors and disproportionate impact: 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.

² Note that all community engagement and publicly available data on access to public transit was collected prior to RT Forward implementation. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of RT Forward.

Solutions

This section summarizes proposed solutions to addressing the contributing factors discussed above. The participating partners focused on strategies that:

- 1) Expand affordable rental opportunities;
- 2) Increase homeownership among under-represented groups; and
- 3) Focus on a range of equity issues.

Implementation. It is the intention of the participating partners to incorporate the AI strategies into their individual and regional Housing Elements, Consolidated Plans, Annual Action plans, and other regional and municipal planning processes.

Goals and Strategies to Address Fair Housing Barriers

Goal 1. Incentivize development of affordable homeownership products.

Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low income homebuyers, and affirmatively market to under-represented homeowners.

Goal 2. Expand affordable rental opportunities.

- a) ***Encourage reasonable policies for tenant criminal history, rental history, and credit history.*** Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis.
- b) ***Increase accessible and affordable housing opportunities.*** Set a goal for developing a range of affordability levels, handicapped-accessible housing units or otherwise incorporate affordable, handicapped-accessible housing in housing elements.
- c) ***Encourage residential infill opportunities.*** Increase residential infill opportunities through changes in zoning and long range plans.
- d) ***Engage the private sector in solutions.*** Through affirmative marketing requirements, development incentives, and mandatory affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goal 3. Expand equity in access to economic opportunity.

- a) ***Improve infrastructure and public facilities*** in disadvantaged communities.

- b) **Connect low income residents to job opportunities.** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.
- c) **Reduce housing instability by closing service gaps.** Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of re-institutionalization.

DRAFT

SECTION II.

DEMOGRAPHIC PATTERNS

SECTION II.

Demographic Patterns

This section examines demographic patterns that are associated with residential settlement, housing availability and affordability, and access to opportunity. It sets the stage for the analyses in Sections III (Disproportionate Housing Needs) and IV (Access to Opportunity).

Primary Findings

- **Resident diversity.** The Sacramento Valley has grown more diverse over the past 30 years, and has higher shares of Hispanic and Asian residents than the national average.
- **Family poverty.** Overall in the region, 16 percent of people live in poverty. Differences in the proportion of persons living in poverty range from a low of 9 percent (Rocklin and Roseville) to a high of 21 percent in Sacramento and 29 percent in Davis (inflated due to the student population). Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County).
- **Segregation.** By measures of both citywide and neighborhood diversity, the City of Sacramento has been ranked one of the most diverse and integrated large cities in the United States. However, like other American cities, Sacramento and the greater region have a past of systematic segregation and exclusion in housing. The suburbs east of Sacramento, such as Roseville, Rocklin, Citrus Heights and Folsom tend to be more non-Hispanic White or Asian than the city itself. Black residents tend to be predominantly located within the City of Sacramento more than other racial and ethnic groups. Concentrations of foreign-born residents are evident in Woodland, north Sacramento, Antelope (in northern Sacramento County) and across the south side of Sacramento. Segregation of persons with disabilities is low across the region.

Overview of Regional Demographics

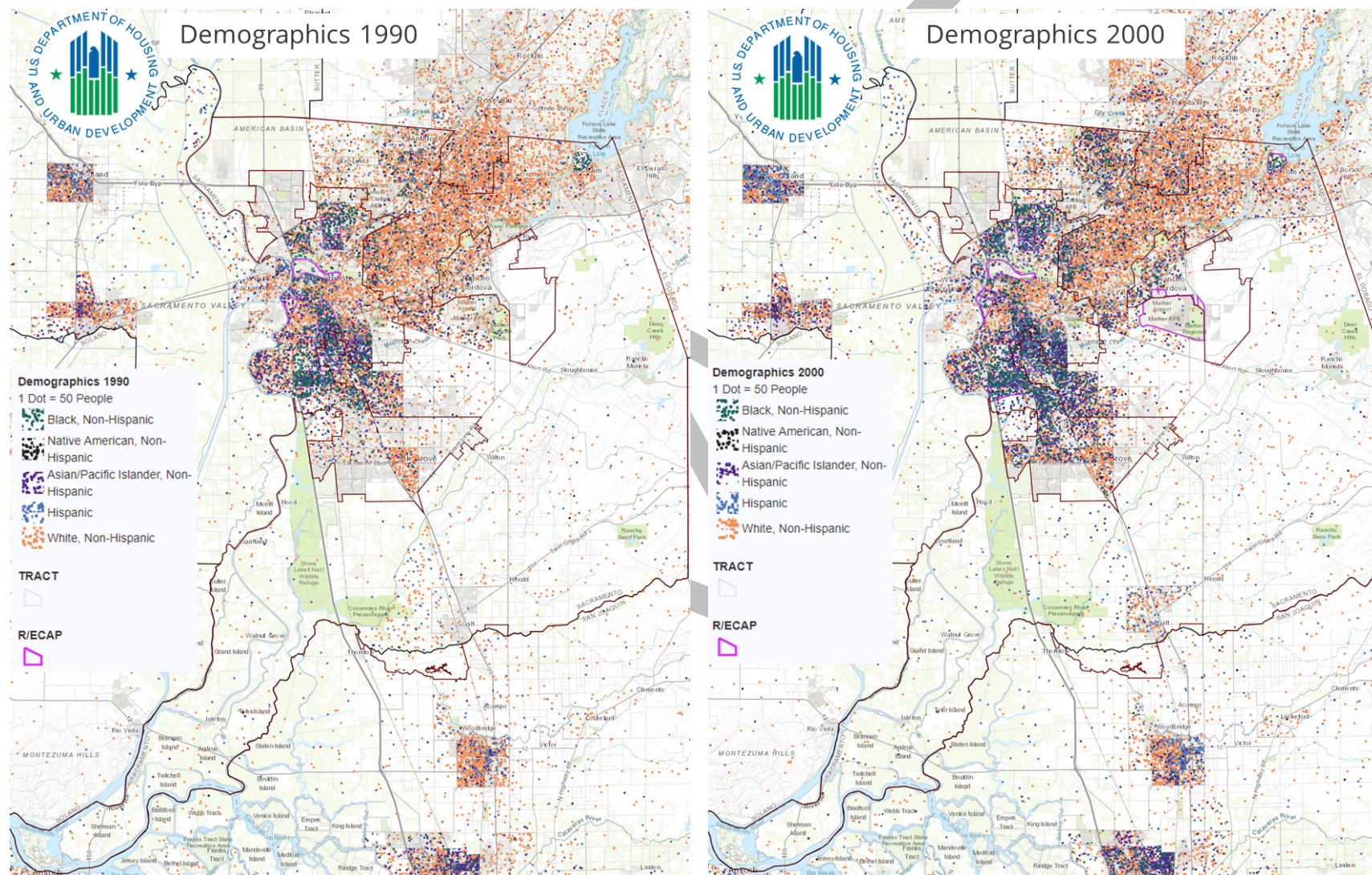
The Sacramento Valley region, is characterized by its racial, ethnic, and cultural diversity, often described as a “majority-minority” city and region. As compared to the United States as a whole, the Sacramento Valley Region (defined by HUD as the “Sacramento—Roseville—Arden-Arcade, CA Region” which is comprised of Placer, Sacramento, and Yolo counties) is less non-Hispanic White, and has higher shares of Hispanic and Asian residents than the national average.

Over the past three decades, the region has become more diverse (from 73% non-Hispanic White in 1990 to 56% in 2013), offset by increases in the Hispanic and Asian population. Additionally, the share of foreign-born residents has nearly doubled since 1990 (from 9% in 1990 to 18% in 2013), as has the share of residents with limited English proficiency (6% in 1990 to 11% in 2013).

Figure II-1, on the following pages, illustrates population growth by race and ethnicity for the region between 1990 and 2013 (the most recent data available from HUD's Affirmatively Furthering Fair Housing Tool, AFFH-T). The increase in diverse populations is evident throughout the region—including more rural areas in southeast Sacramento County and in the historically non-Hispanic White suburbs northeast of the City of Sacramento.

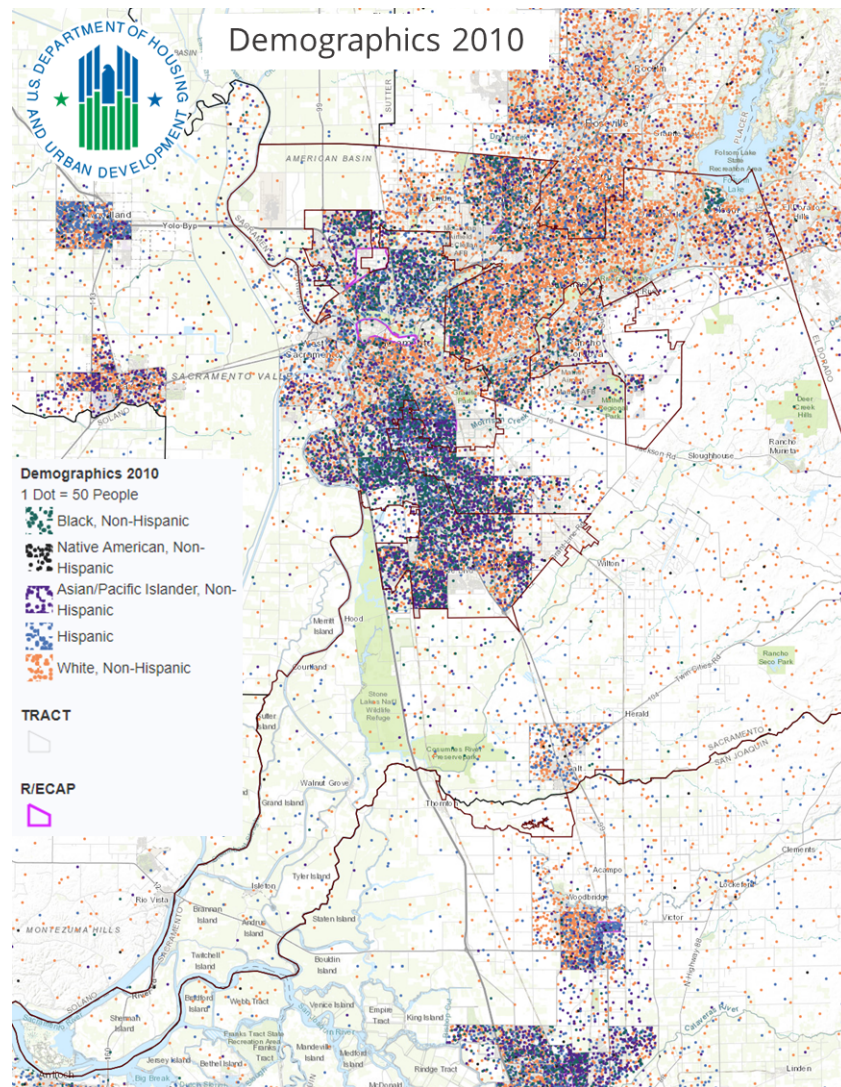
Of course, variation exists across the cities in the region, and particular demographic patterns and trends of note are outlined by jurisdiction following the regional maps.

Figure II-1.
Demographic Trends, Sacramento Region 1990-2013

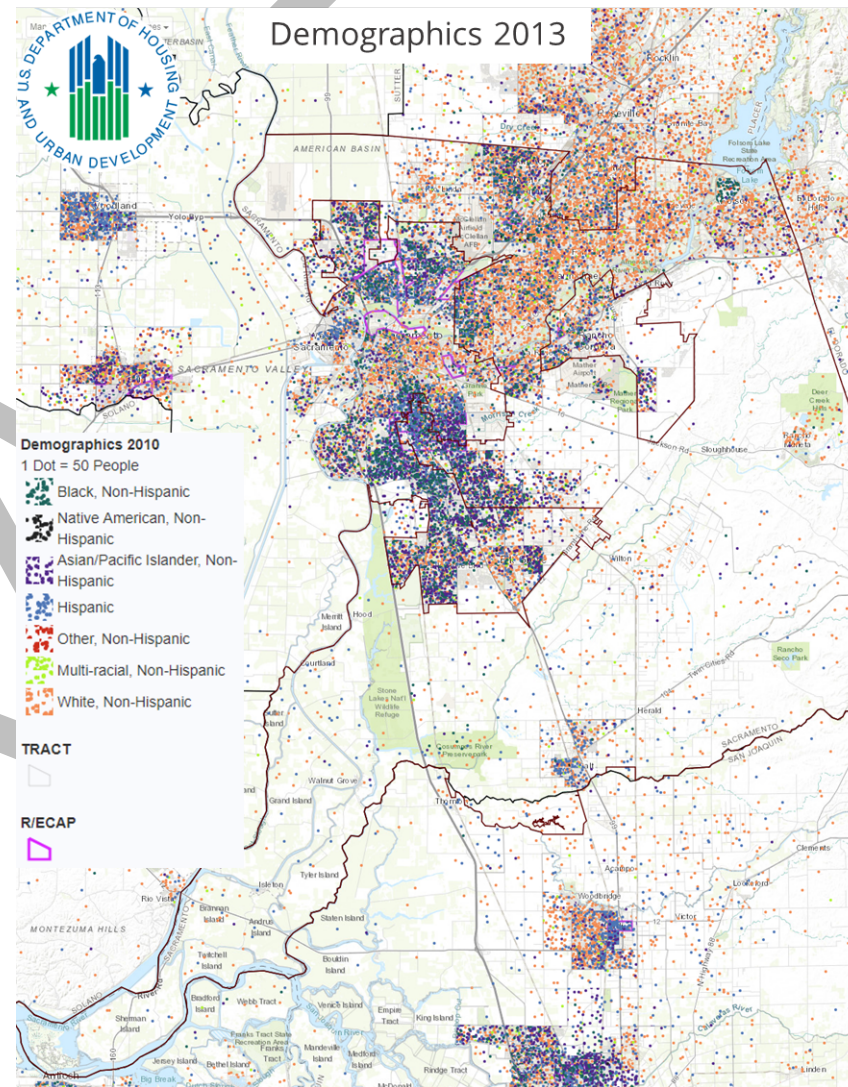


Source: HUD AFFH-T.

Figure II-1 (continued).
Demographic Trends, Sacramento Region 1990-2013



Source: HUD AFFH-T.



Placer County jurisdictions. Demographic information related to jurisdictions in Placer County—Rocklin and Roseville—are shown in Figure III-2 along with comparative data for the region overall. In general, the communities of Rocklin and Roseville are more affluent and have a higher proportion of non-Hispanic White residents than the region.

- **Rocklin** is a mid-sized community of around 66,000 people, located northeast of the Sacramento Region and directly northeast of Roseville in Placer County. The city is less diverse than the regional average, with three-quarters of Rocklin's residents identifying as non-Hispanic White, while 11 percent identify as Hispanic. Only 10 percent of Rocklin's residents are foreign-born, compared to a regional share of 18 percent. Of those foreign-born residents, most are from the Philippines, Mexico and India. Nearly all of Rocklin's residents are proficient in English, with only 3 percent having limited English proficiency. Over one quarter of Rocklin's residents are under the age of 18, and 53 percent of the families in the city have children, representing a higher share than the region as a whole.

While Rocklin is less racially and ethnically diverse than its regional neighbors, the community has become significantly more diverse over the past three decades. The share of non-Hispanic White residents has declined from 89% in 1990 to 75% currently. Increases have primarily come from Hispanic and Asian residents. In the same time frame, the share of foreign-born residents and residents with limited English proficiency has more than doubled in the city. True to its roots, the community has remained family-oriented, with shares of children and families with children remaining stable over those decades.

- **Roseville** is the largest city in Placer County, with over 135,000 residents. Similar to Rocklin, Roseville is less diverse than the region as a whole (71% non-Hispanic White), with fewer foreign-born residents (13%), and residents with limited English proficiency (6%). Roseville also has a higher share of children and families with children than the region.

Like Rocklin, Roseville is becoming more racially and ethnically diverse. Since 1990, the share of non-Hispanic White residents has declined, from 85 percent to 71 percent, while the share of foreign-born residents and residents with limited English proficiency has approximately doubled (6% to 13% and 4% to 6%, respectively). The total population of the community has more than doubled in the past 30 years and it remains a popular choice for families with children (51%).

Figure II-2.
Demographics of Placer County Jurisdictions

	Rocklin		Roseville		Sacramento Valley Region	
Total Population	66,830		137,213		2,149,127	
Race/Ethnicity						
White, Non-Hispanic	50,537	76%	97,929	71%	1,197,494	56%
Black, Non-Hispanic	922	1%	2,442	2%	150,439	7%
Hispanic	7,672	11%	19,937	15%	433,694	20%
Asian or Pacific Islander, Non-Hispanic	4,845	7%	11,334	8%	265,632	12%
Native American, Non-Hispanic	321	0%	672	0%	12,680	1%
Two or More Races, Non-Hispanic	2,413	4%	4,610	3%	84,676	4%
Other, Non-Hispanic	114	0%	288	0%	4,728	0%
National Origin						
Foreign-born	Total	10%	Total	13%	Total	18%
#1 country of origin	Philippines	2%	Mexico	3%	Mexico	5%
#2 country of origin	Mexico	1%	Philippines	2%	Philippines	2%
#3 country of origin	India	1%	India	1%	Vietnam	1%
LEP						
Limited English Proficiency	Total	3%	Total	6%	Total	11%
#1 LEP Language	Spanish	1%	Spanish	3%	Spanish	5%
#2 LEP Language	Korean	1%	Tagalog	1%	Chinese	1%
#3 LEP Language	Tagalog	1%	Russian	1%	Russian	1%
Sex						
Male	32,386	48%	65,794	48%	1,053,502	49%
Female	34,444	52%	71,419	52%	1,095,625	51%
Age						
Under 18	18,258	27%	35,895	26%	534,918	25%
18-64	41,127	62%	82,794	60%	1,355,669	63%
65+	7,452	11%	18,524	14%	258,325	12%
Family Type						
Families with children	7,947	53%	15,710	51%	249,834	47%

Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.

Total population figures for all jurisdictions except the Sacramento—Roseville—Arden-Arcade, CA Region come from the California Department of Finance population estimates. All other figures come from HUD. Percent by population group are from HUD AFFHT data.

Refer to the Data Documentation for details (www.hudexchange.info).

Source: Decennial Census 2010 and American Community Survey 2009-2013, pulled from the HUD Exchange; CA Dept. of Finance Demographic Research Unit Population Estimates for Cities, Counties and the State January 1, 2017 and 2018; Root Policy Research.

Yolo County jurisdictions. Demographic information related to jurisdictions in Yolo County are shown in Figure III-3.

- **Davis** is a mid-sized community of approximately 70,000 residents in Yolo County. The city is home to the University of California, Davis which hosts over 32,000 students on the Davis campus.¹ Davis is a diverse community, with a distinct demographic composition from the region as a whole, due to its university population. Davis is mostly non-Hispanic White (59%), but also has a sizable Asian population (21%) that represents a higher share than the regional average. It has a smaller share of Hispanic (13%) and Black (2%) residents than the region as a whole. Almost one in five Davis residents are foreign-born, with China, Mexico, and India representing common origins. However, unlike other communities, a lower-share of these residents are limited in English proficiency—just 8 percent of Davis’s residents speak English “less than very well” compared to 11 percent in the region overall. Given the large population of college students, nearly one-third of the city’s population is between the ages of 18 and 24 (31%), while children under 18 constitute 17 percent of the population.² The city’s average household size was 2.7 persons in 2015.³

Davis has grown more racially and ethnically diverse over the past three decades. Nearly 60 percent of the community is non-Hispanic White today, as compared to 76% in 1990. The greater diversity is driven by an increase in the number of Asian residents, which more than doubled over the period, as well as increases in Hispanic residents. A larger share of residents is foreign-born and/or speak limited English than in decades past, but this increase is smaller than elsewhere in the region.

- **Woodland** is another mid-sized community of approximately 60,000 residents, located north of Davis in Yolo County. Distinct from other communities in the region, the majority of Woodland’s residents are Hispanic (47%), followed by non-Hispanic White residents (43%) and smaller representation from Asian residents and other racial and ethnic groups. One in five Woodland residents is foreign-born, with the vast majority being from Mexico and speaking Spanish. As a result, the city has a higher share of residents that speak limited English, at 19 percent. Woodland is also family-oriented, with over one quarter of its population being under 18 years old (27%) and over half of families have children living in the household—the average household size is 2.85.

Woodland has grown less rapidly than other communities in the last three decades, while the non-Hispanic White population is declining in both share and total number of residents. However, the number of Hispanic residents has more than doubled in the

¹ Davis Department of Community Development, “State of the City Report,” 2017, accessed August 8, 2018 at <https://cityofdavis.org/home/showdocument?id=7985>, p. 31.

² Davis State of the City Report 2017, p. 35.

³ Davis State of the City Report 2017, p. 38.

past thirty years, leading to a demographic shift. In the same time frame, the share of foreign-born residents and residents with limited English has also doubled.

- **West Sacramento** is a mid-sized and diverse community of 54,000 residents, located adjacent to the City of Sacramento in Yolo County. Just under half of the city's population is non-Hispanic White, while around one-third is Hispanic, and one in ten is Asian. West Sacramento is characterized by its sizable foreign-born population, with one in four residents being born outside the United States—equal to Rancho Cordova but higher than the other communities in the region. The largest of these communities is from Mexico, yet hundreds of residents hail from countries including Russia, Ukraine, Fiji, the Philippines, Laos, Vietnam, Pakistan, El Salvador, and Uzbekistan, among others. Correspondingly, a large number of languages are spoken within the city, and 18 percent of residents are limited in English proficiency. There is a high share of children in the region, and a smaller share of older adults.

West Sacramento has seen significant growth in the past thirty years, expanding by 60 percent—faster than the region as a whole. In that time the community has become more diverse—more Black, Hispanic, and Asian residents. The share of residents born abroad and with limited English has also increased.

Figure II-3.
Demographics of Yolo County Jurisdictions

	Davis		West Sacramento		Woodland		Sacramento Valley Region	
Total Population	68,704		54,163		60,426		2,149,127	
Race/Ethnicity								
White, Non-Hispanic	40,741	59%	25,673	47%	25,868	43%	1,197,494	56%
Black, Non-Hispanic	1,429	2%	2,416	4%	725	1%	150,439	7%
Hispanic	8,739	13%	16,964	31%	28,539	47%	433,694	20%
Asian or Pac Isl, Non-Hisp.	14,627	21%	6,072	11%	3,589	6%	265,632	12%
Native American, Non-Hisp.	179	0%	444	1%	369	1%	12,680	1%
Two or More Races, Non-Hisp.	2,783	4%	2,459	5%	1,269	2%	84,676	4%
Other, Non-Hispanic	206	0%	135	0%	73	0%	4,728	0%
National Origin								
Foreign-born	Total	19%	Total	25%	Total	22%	Total	18%
#1 country of origin	China	2%	Mexico	10%	Mexico	17%	Mexico	5%
#2 country of origin	Mexico	2%	Russia	2%	Pakistan	1%	Philippine	2%
#3 country of origin	India	2%	Fiji	2%	China	1%	Vietnam	1%
LEP								
Limited English Proficiency	Total	8%	Total	18%	Total	19%	Total	11%
#1 LEP Language	Chinese	3%	Spanish	10%	Spanish	18%	Spanish	5%
#2 LEP Language	Spanish	2%	Russian	4%	Chinese	1%	Chinese	1%
#3 LEP Language	Korean	1%	Other Indic	1%	Other Indic	1%	Russian	1%
Sex								
Male	32,655	48%	26,778	49%	29,724	49%	1,053,502	49%
Female	36,049	52%	27,385	51%	30,702	51%	1,095,625	51%
Age								
Under 18	11,158	16%	14,467	27%	16,490	27%	534,918	25%
18-64	51,315	75%	34,377	63%	37,210	62%	1,355,669	63%
65+	6,231	9%	5,313	10%	6,725	11%	258,325	12%
Family Type								
Families with children	5,774	48%	5,957	51%	6,919	51%	249,834	47%

Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families. Total population figures for all jurisdictions except the Sacramento—Roseville—Arden-Arcade, CA Region come from the California Department of Finance population estimates. All other figures come from HUD. Refer to the Data Documentation for details (www.hudexchange.info).

Source: Decennial Census 2010 and American Community Survey 2009-2013, pulled from the HUD Exchange; CA Dept. of Finance Demographic Research Unit Population Estimates for Cities, Counties and the State January 1, 2017 and 2018; Root Policy Research.

Sacramento County entitlement jurisdictions. Demographic information related to jurisdictions in Sacramento County for which HUD demographic data are available are shown in Figure II-4. Those communities include:

- **Citrus Heights** is a larger community with over 85,000 residents in northeast Sacramento County. Like its neighbor Roseville, Citrus Heights has a larger share of non-Hispanic White than the region as a whole (72%), and less Hispanic (16%), Asian (4%), and Black (3%). It also has a smaller share of residents that are foreign-born (13%) or limited in English proficiency (8%). Foreign-born residents hail from Mexico, Ukraine, the Philippines, Moldova, Romania, and Bosnia & Herzegovina, among others, and speak Spanish, Russian, and other languages. A smaller share of Citrus Heights is children (23%) than the regional average and fewer families have children (44%).

Unlike other communities in the region, Citrus Heights has barely grown in population over the past thirty years. The population and share of non-Hispanic White residents have declined over the period, while the population of Hispanic residents has more than doubled in both number and share. The Black population has also grown in both number and share, although it is still a small segment of the total population. The share of foreign-born residents and those with limited English proficiency has grown significantly over the same period, more than doubling. The number of children in the community has declined in number.

- **Elk Grove** is one of the larger communities in the study region, with approximately 170,000 residents. The city is noteworthy for its sizable Asian population, which represents over one quarter of the city's total (27%)—the highest share of any of the communities studied. The remainder of the population includes non-Hispanic White residents (38%), Hispanic residents (18%), and Black residents (11%), among others. Elk Grove has a large number of foreign-born residents (23%), hailing from the Philippines, Vietnam, Mexico, China, India, and many other countries. Residents with limited English proficiency speak languages including Chinese, Spanish, and Vietnamese. Elk Grove is family-oriented as over half of families have children (56%)—the highest share among the cities studied.

Elk Grove has experienced stellar growth over the past three decades, seeing a surge in population that has more than tripled the size of the community. During this expansion, the community has become significantly less Non-Hispanic White (down to 36% from 75% in 1990), significantly more Asian (up to 28% from 8% in 1990), more Black (up to 11% from 6% in 1990), and more Hispanic (up to 18% from 11% in 1990). It's foreign-born and limited English proficiency populations have also more than doubled in share. The community has retained its family-orientation.

- **Rancho Cordova** is a mid-sized community of approximately 74,000 residents, east of Sacramento. The city's racial and ethnic demographics closely mirror the region as a whole: just over half of the population is non-Hispanic White (52%), one in five is

Hispanic (20%), 13 percent are Asian, and around 10 percent are Black. However, the city has a relatively high share of foreign-born and limited-English proficiency residents. One quarter of Rancho Cordova's residents are foreign-born, with origins in Mexico, Ukraine, the Philippines and elsewhere, and 15 percent have limited English proficiency. The city has a large share of children and a high proportion of families with children.

The total population of Rancho Cordova has grown by about 25 percent since 1990. In that time the city has become less non-Hispanic White (down to 50% from 75% in 1990), more Hispanic (up to 21% from 10% in 1990), and more Asian (up to 11% from 7% in 1990). The share of Black residents (9%) has remained largely unchanged in that time. Consistent with the region as a whole, the share of foreign-born residents and residents with limited English proficiency has significantly increased over the period.

- **Balance of Sacramento County** constitutes all of Sacramento County except for direct recipients of HUD funding—the City of Sacramento, Rancho Cordova, Elk Grove, and Citrus Heights. The balance of Sacramento County covers a broad geographic area covering areas adjacent to the City of Sacramento, suburbs east of the city, and small rural towns in the south. This area is home to more than half a million people. These areas are mostly non-Hispanic White (57%) but host large populations of Hispanic (19%), Asian (11%) and Black residents (8%). Similar to the region as a whole, about one in five residents is foreign-born (18%) and 12% are limited in English proficiency.

Like other parts of the region, the balance of Sacramento County has become less non-Hispanic White (down to 57% from 77% in 1990), more Hispanic and Asian, and slightly more Black over the past few decades. The population of foreign-born residents has more than doubled in share and tripled in size, as has the limited English proficiency population since 1990.

- **The City of Sacramento** is the capitol of California and the largest city in the region, home to half a million people. The city is also the most racially and ethnically diverse of the cities in this study. Among residents in Sacramento, one third are non-Hispanic White (35%), one quarter are Hispanic (27%), and one in five are Asian (19%). Sacramento also hosts a significant Black population (14%), a share twice the size as the regional average. The city is home to a large number of foreign-born residents (22% of the population), many of whom come from Mexico, the Philippines, China, and elsewhere throughout the world. The city has a correspondingly high share of residents that have limited English proficiency, with languages spoken including Spanish, Chinese, Hmong, Russian, and many others.

The city has grown in size in the past thirty years with a 21% increase in population since 1990, yet at a slower pace than the region as a whole. Sacramento was already racially and ethnically diverse in 1990 and has become even more so today. Most of this change has come via an increase in the Hispanic population, which has more than

doubled in number over the past thirty years, as well as increased in share (at 27% from 16% in 1990). The non-Hispanic White population has declined both in share and in absolute number over the same period. Like elsewhere in the region, the share of foreign-born residents has increased as has the share of residents with limited English proficiency.

Non-entitlement jurisdictions in Sacramento County. Demographic information related to jurisdictions in Sacramento County not covered directly in the HUD demographic data are described below. Those communities are non-entitlement jurisdictions, but are a part of Sacramento County, an entitlement jurisdiction, and include the following:

- **Folsom**⁴ is a mid-sized community of approximately 80,000 people in east Sacramento County. The city is less diverse than the region as a whole, with non-Hispanic White residents comprising 64 percent of the population, followed by Asian residents (16%), and Hispanic residents (11%). A higher share of the city's population is foreign-born than the regional average, at 16 percent. There are a large number of Spanish, Chinese and Hindi speakers in Folsom.
- **Galt**⁵ is a small community of approximately 25,000 people in south Sacramento County. Galt is equally split between non-Hispanic White and Hispanic residents, which each represent approximately 46 percent of the city's population. Only 5 percent of residents are Asian, and 2 percent are Black—lower than the regional average. About one in five residents is foreign-born (19%), and Spanish is a commonly spoken language. Galt has a high share of children compared to the regional average.
- **Isleton**⁶ is a very small community of less than 1,000 people in far south Sacramento County, on the Sacramento River. Hispanic residents represent the majority (49%), followed by non-Hispanic White residents (46%). There are more Hispanic residents and fewer non-Hispanic White, Asian, and Black residents as a share of the total population as compared to the region as a whole. Approximately one quarter of Isleton's population is foreign-born (24%) and Spanish is a commonly spoken language.

⁴ HUD does not provide demographic or other data for Folsom through the AFFH tool. As a result, this data was pulled from the California Department of Finance for 2018 total population estimates, and the U.S. Census Bureau for 2016 or 2017 Census estimates on population. Sources: <https://www.census.gov/quickfacts/fact/table/folsomcitycalifornia/>; <https://datausa.io/profile/geo/folsom-ca>; and <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>

⁵ HUD also does not provide data for Galt. Sources: <https://www.census.gov/quickfacts/fact/table/sacramentocountycalifornia,galtcitycalifornia,folsomcitycalifornia/>; <https://datausa.io/profile/geo/galt-ca>; and <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>

⁶ HUD also does not provide data for Isleton. Sources: <https://datausa.io/profile/geo/isleton-ca> and <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>

Figure II-4.
Demographics of
Sacramento County
Jurisdictions

Note:
All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.
Total population figures for all jurisdictions except Sacramento County and the Sacramento—Roseville—Arden-Arcade, CA Region come from the California Department of Finance population estimates. All other figures come from HUD.
Refer to the Data Documentation for details (www.hudexchange.info).

Source:
Decennial Census 2010 and American Community Survey 2009-2013, pulled from the HUD Exchange; CA Dept. of Finance Demographic Research Unit Population Estimates for Cities, Counties and the State January 1, 2017 and 2018; Root Policy Research.

	Citrus Heights		Elk Grove		Rancho Cordova		City of Sacramento		Balance of Sacramento County		Sacramento Valley Region	
Total Population	87,731		172,116		74,210		501,344		651,179		2,149,127	
Race/Ethnicity												
White, Non-Hispanic	63,579	72%	65,507	38%	38,886	52%	173,014	35%	373,647	57%	1,197,494	56%
Black, Non-Hispanic	2,728	3%	18,847	11%	7,080	10%	69,887	14%	49,359	8%	150,439	7%
Hispanic	14,397	16%	31,256	18%	14,515	20%	134,611	27%	126,785	19%	433,694	20%
Asian or Pac Isl, Non-Hisp.	3,150	4%	45,903	27%	9,447	13%	97,010	19%	69,741	11%	265,632	12%
Native American, Non-Hisp.	553	1%	568	0%	445	1%	2,757	1%	3,907	1%	12,680	1%
Two or More Races, Non-Hisp.	3,202	4%	9,638	6%	3,644	5%	22,661	5%	26,243	4%	84,676	4%
Other, Non-Hispanic	132	0%	396	0%	186	0%	1,354	0%	1,498	0%	4,728	0%
National Origin												
Foreign-born	Total	13%	Total	23%	Total	25%	Total	22%	Total	18%	Total	18%
#1 country of origin	Mexico	5%	Philippines	5%	Mexico	5%	Mexico	7%	Mexico	5%	Mexico	5%
#2 country of origin	Ukraine	2%	Vietnam	4%	Ukraine	3%	Philippines	2%	Ukraine	2%	Philippines	2%
#3 country of origin	Philippines	1%	Mexico	3%	Philippines	3%	China	2%	Vietnam	1%	Vietnam	1%
LEP												
Limited English Proficiency	Total	8%	Total	12%	Total	15%	Total	16%	Total	12%	Total	11%
#1 LEP Language	Spanish	5%	Chinese	3%	Spanish	5%	Spanish	7%	Spanish	5%	Spanish	5%
#2 LEP Language	Russian	1%	Spanish	2%	Russian	4%	Chinese	2%	Russian	1%	Chinese	1%
#3 LEP Language	Other Slavic	1%	Vietnamese	2%	Other Slavic	1%	Hmong	2%	Vietnamese	1%	Russian	1%
Sex												
Male	42,453	48%	83,666	49%	36,281	49%	244,155	49%	321,227	49%	1,053,502	49%
Female	45,278	52%	88,450	51%	37,929	51%	257,189	51%	329,952	51%	1,095,625	51%
Age												
Under 18	20,240	23%	51,824	30%	19,436	26%	124,985	25%	164,488	25%	534,918	25%
18-64	55,823	64%	106,230	62%	47,116	63%	323,417	65%	407,638	63%	1,355,669	63%
65+	11,668	13%	14,045	8%	7,658	10%	52,942	11%	79,053	12%	258,325	12%
Family Type												
Families with children	9,188	44%	21,676	56%	7,736	49%	50,775	49%	75,955	47%	249,834	47%

Poverty. Poverty thresholds, a set of incomes that vary by family size and composition, are updated annually by the Census Bureau to determine who is in poverty. If a family's total income is less than the income threshold, then that family and every individual in it is considered living in poverty.⁷ For example, the poverty threshold for one person in 2016 was \$12,228 and, for a family of four, it was \$24,563.

Overall in the region, 16 percent of people live in poverty. Differences in the proportion of persons living in poverty range from a low of 9 percent (Rocklin and Roseville) to a high of 21 percent in Sacramento and 29 percent in Davis (inflated due to the student population⁸). Numerically, the City of Sacramento and the balance of Sacramento County have the largest number of residents living in poverty, at 102,000 and 119,000, but also have the largest populations in the region.

All of the communities in Figure II-5 have seen an increase in the number of residents and families living in poverty between 2010 and 2016—except Davis where the number of families living in poverty actually declined over the past six years.

**Figure II-5.
Change in
Persons Living
in Poverty,
2010 to 2016**

Note:

Balance of Sacramento County reflects the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source:

American Community Survey, 2006-2010 and 2012-2016

	Number Living in Poverty, 2016		Numerical Change in People and Families Living in Poverty (2010-2016)	
	Individuals	Families	Individual	Family
Citrus Heights	12,429	2,026	2,971	207
Davis	18,682	716	4,340	-183
Elk Grove	15,843	3,067	1,789	795
Rancho Cordova	11,630	2,163	1,167	212
Rocklin	5,068	1,023	1,838	593
Roseville	10,993	2,002	1,405	536
Sacramento	102,367	18,024	16,386	5,025
West Sacramento	8,311	1,496	227	154
Woodland	7,663	1,469	1,458	405
Balance of Sacramento County	118,608	21,576	26,936	6,650

Figure II-6 shows poverty rates by individual and family in 2010 and 2016, as well as the percentage point change across those years. The largest percentage point changes in

⁷ <https://www.census.gov/topics/income-poverty/poverty/guidance/poverty-measures.html>

⁸ Data removing the student population from the poverty rate are not available. 77 percent of Davis residents living in poverty are between the ages of 18 to 24, but this age group only comprises 33 percent of the total population in the city. In an attempt to account for students, if residents between the ages of 18 to 24 are removed from the total individuals living in poverty in Davis, the poverty rate is closer to 10 percent, but the number of individuals living in poverty still increases from 2010 to 2016 by 671. While this adjustment provides a better picture of how the student population may affect the poverty rate, there is no conclusive way to know if every 18- to 24-year-old resident of Davis is a college student.

family poverty were in Rocklin, City of Sacramento, and the balance of Sacramento County—family poverty increased by 4 percentage points in each of those jurisdictions.

The largest increases in individual poverty rates were in Davis, Citrus Heights, Rocklin, Sacramento and the balance of Sacramento County.

Figure II-6.
Poverty Rates, 2010 and 2016

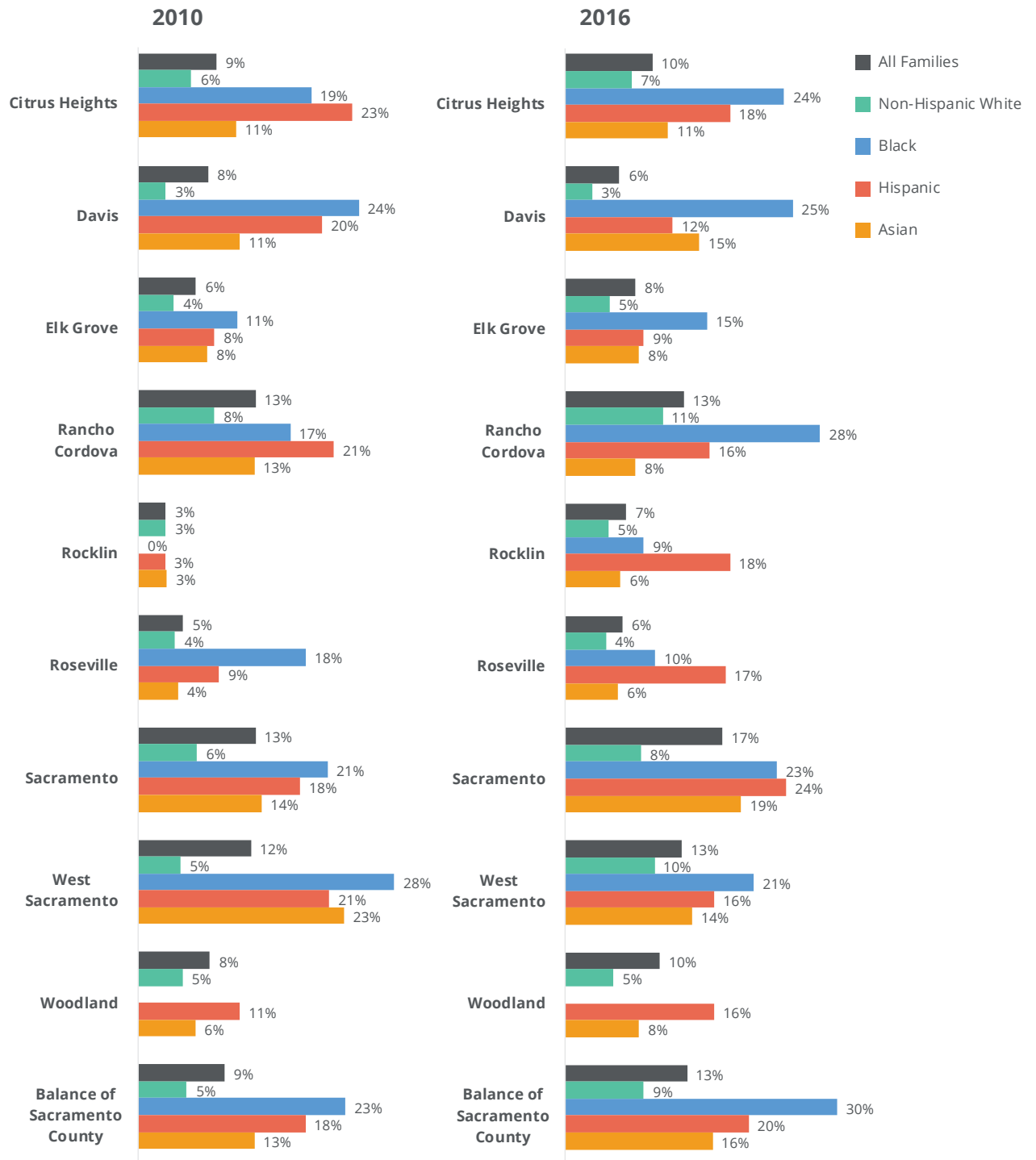
	2010		2016		Percentage Point Change	
	Individual	Family	Individual	Family	Individual	Family
Citrus Heights	11%	9%	15%	10%	3%	1%
Davis	23%	8%	29%	6%	6%	-2%
Elk Grove	10%	6%	10%	8%	0%	1%
Rancho Cordova	16%	13%	17%	13%	1%	0%
Rocklin	6%	3%	9%	7%	3%	4%
Roseville	8%	5%	9%	6%	0%	1%
Sacramento	19%	13%	21%	17%	3%	4%
West Sacramento	17%	12%	16%	13%	-1%	0%
Woodland	11%	8%	14%	10%	2%	3%
Balance of Sacramento County	15%	9%	18%	13%	3%	4%

Note: Balance of Sacramento County reflects the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source: American Community Survey, 2006-2010 and 2012-2016.

Poverty by race and ethnicity. Figure II-7 shows the differences in family poverty by race and ethnicity for 2010 and 2016, by jurisdiction. Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families.

**Figure II-7.
Family Poverty, 2010 and 2016**



Note: Balance of Sacramento County reflects the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source: American Community Survey, 2006-2010 and 2012-2016.

Income diversity. Income diversity has also shifted since 2010, as shown by Figure II-8. The figure categorizes household income into three categories using income breaks employed by the Pew Research Center to examine economic segregation. The figure shows how the proportions of households in each income range has changed between 2010 and 2016.

In nearly every community analyzed, the proportion of middle-income households declined offset by increases in the proportions of both high- and low-income households. These trends highlight the polarization of incomes and an increase in income inequality in these communities.

Figure II-8.

Change in Income Distribution by Low-, Middle-, and High-Income Brackets, 2010 to 2016

	2010 Distribution			2016 Distribution			2010 to 2016 Change, Percentage Points		
	% Low (<\$35,000)	% Middle (\$35k-\$100k)	% High (>\$100,000)	% Low (<\$35,000)	% Middle (\$35k-\$100k)	% High (>\$100,000)	% Low (<\$35,000)	% Middle (\$35k-\$100k)	% High (>\$100,000)
Citrus Heights	29%	56%	16%	31%	52%	17%	2%	-4%	2%
Davis	33%	36%	31%	35%	33%	33%	1%	-3%	2%
Elk Grove	17%	47%	36%	18%	42%	40%	1%	-6%	4%
Rancho Cordova	33%	48%	19%	31%	48%	21%	-2%	0%	3%
Rocklin	19%	43%	37%	21%	37%	42%	2%	-6%	4%
Roseville	21%	45%	34%	21%	41%	39%	0%	-5%	4%
Sacramento	35%	45%	19%	35%	43%	22%	0%	-3%	3%
Sacramento County	30%	47%	23%	31%	43%	26%	1%	-3%	3%
West Sacramento	33%	44%	23%	31%	43%	26%	-2%	-2%	3%
Woodland	29%	49%	22%	30%	45%	25%	0%	-4%	3%
Balance of Sacramento	29%	46%	24%	31%	43%	27%	1%	-4%	2%

Note: Balance of Sacramento County is the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source: American Community Survey, 2012-2016.

Segregation and Integration

This section examines segregation in the region. It focuses on three types of residential settlement patterns:

- Patterns of racial or ethnic segregation;
- Patterns of segregation of foreign-born and Limited English Proficiency (LEP) populations;
- Patterns of the location of owner and renter occupied housing and whether such housing is in segregated/integrated areas.

It begins with a brief discussion of historic segregation in the region, focusing largely on the City of Sacramento as the core city of the area.

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

History of segregation in the region. By measures of both citywide and neighborhood diversity, the City of Sacramento has been ranked one of the most diverse and integrated large cities in the United States.⁹

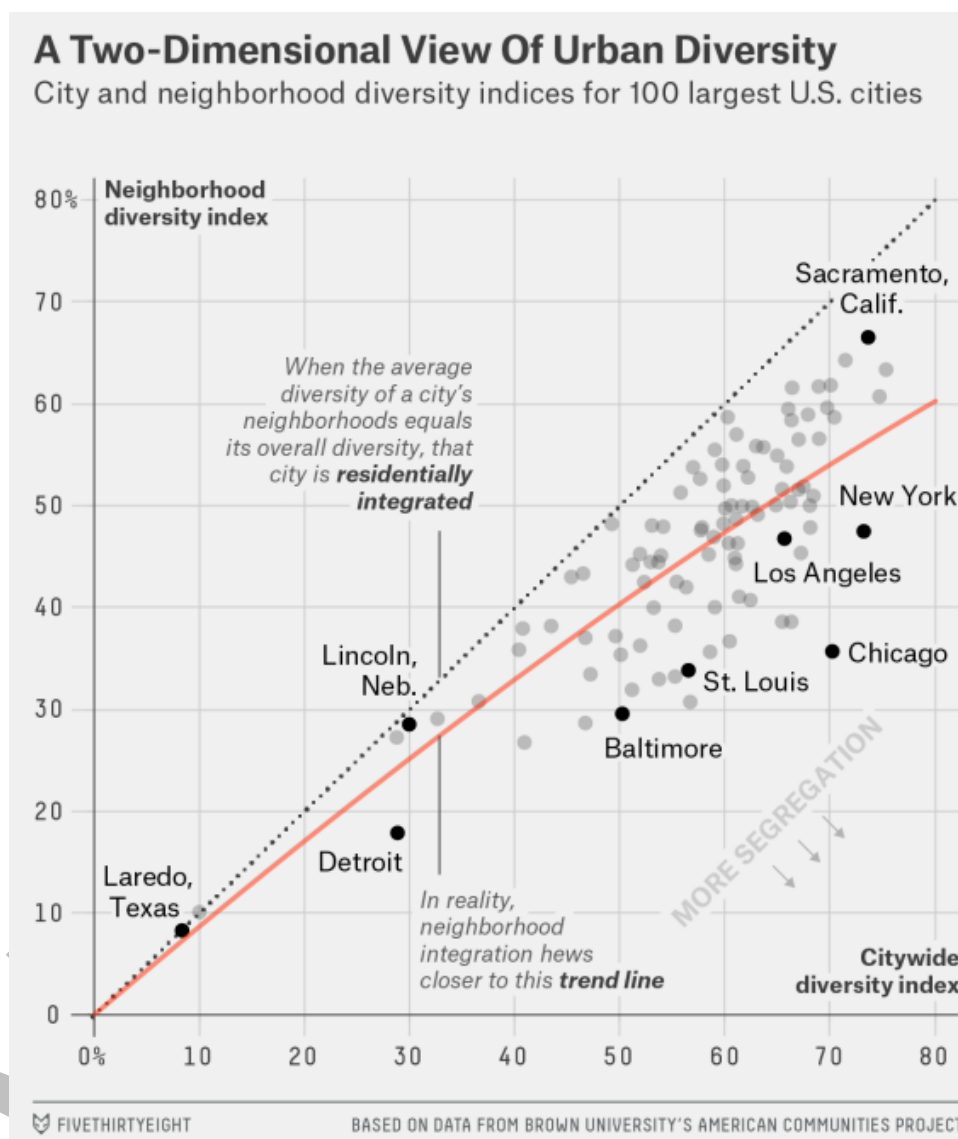
Data from Brown University's American Communities Project compiled by FiveThirtyEight, indicate that Sacramento is the third most diverse city in the nation, among the top 100 most-populous cities, using data from the 2010 Census.¹⁰ This places Sacramento just behind Jersey City, NJ and Oakland, CA, and ahead of cities including New York, NY and Chicago, IL as being diverse at the citywide level. When looking at the neighborhood level, the project ranked Sacramento the number one most diverse city. In the same study, Sacramento's level of integration was ranked number two, behind only Irvine, CA, as the most integrated city. Figure II-9 shows the diversity indices for the 100 largest U.S. cities from the FiveThirtyEight report.

⁹ https://regionalchange.ucdavis.edu/sites/g/files/dgvnsk986/files/inline-files/Report_Final_0.pdf, p. 13.

¹⁰ <https://fivethirtyeight.com/features/the-most-diverse-cities-are-often-the-most-segregated/>

**Figure II-9.
Diversity
Indices for
100 Largest
U.S. Cities,
2010**

Source:
FiveThirtyEight,
<https://fivethirtyeight.com/features/the-most-diverse-cities-are-often-the-most-segregated/>



However, like other American cities, Sacramento has a past of systematic segregation and exclusion in housing. This included practices of:

- Mortgage redlining, leading to disinvestment in low-income and minority areas;
- Racially restrictive covenants on housing developments, restricting the access of minority residents to certain areas of the region; and
- Urban renewal programs aimed at redeveloping “blighted”, primarily minority, parts of town.¹¹

¹¹ Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313. 10.1111/j.1468-2427.2009.00873.x.

Jesus Hernandez at the University of California, Davis has documented the history of housing discrimination in Sacramento. In his work, Dr. Hernandez has identified the use of racial covenants in residential developments as early as the 1920s by J.C. Carly as early evidence of housing practices intending to segregate on the basis of race or ethnicity. Redlining practices in historically diverse and minority areas, such as Sacramento's historic West End (northwest area of downtown Sacramento, between 10th Street and the Sacramento River), were in place by the 1940s, limiting the availability of financing for low-income and minority buyers to buy or remodel homes.

By 1950, due to these restrictive covenants and redlining, the majority of Sacramento's minority population was located in the West End neighborhood. City planners then began to target the area for urban renewal and clearing efforts as the city moved forward on a plan to redevelop the area as commercial space. This forced the eviction of thousands of the West End's residents, scattering the minority population to other non-covenant restricted areas of the city, including Oak Park.¹²

Redlining practices followed the displaced residents, as the northern and southern parts of the city diversified and access to housing financing became increasingly restrictive. Dr. Hernandez has documented a southwest to northeast pattern tracking neighborhoods with evidence of racial covenants, spanning from Sacramento's Pocket neighborhood in the southwest to River Park and East Sacramento in the northeast, and continuing into Arden-Arcade and Fair Oaks.¹³

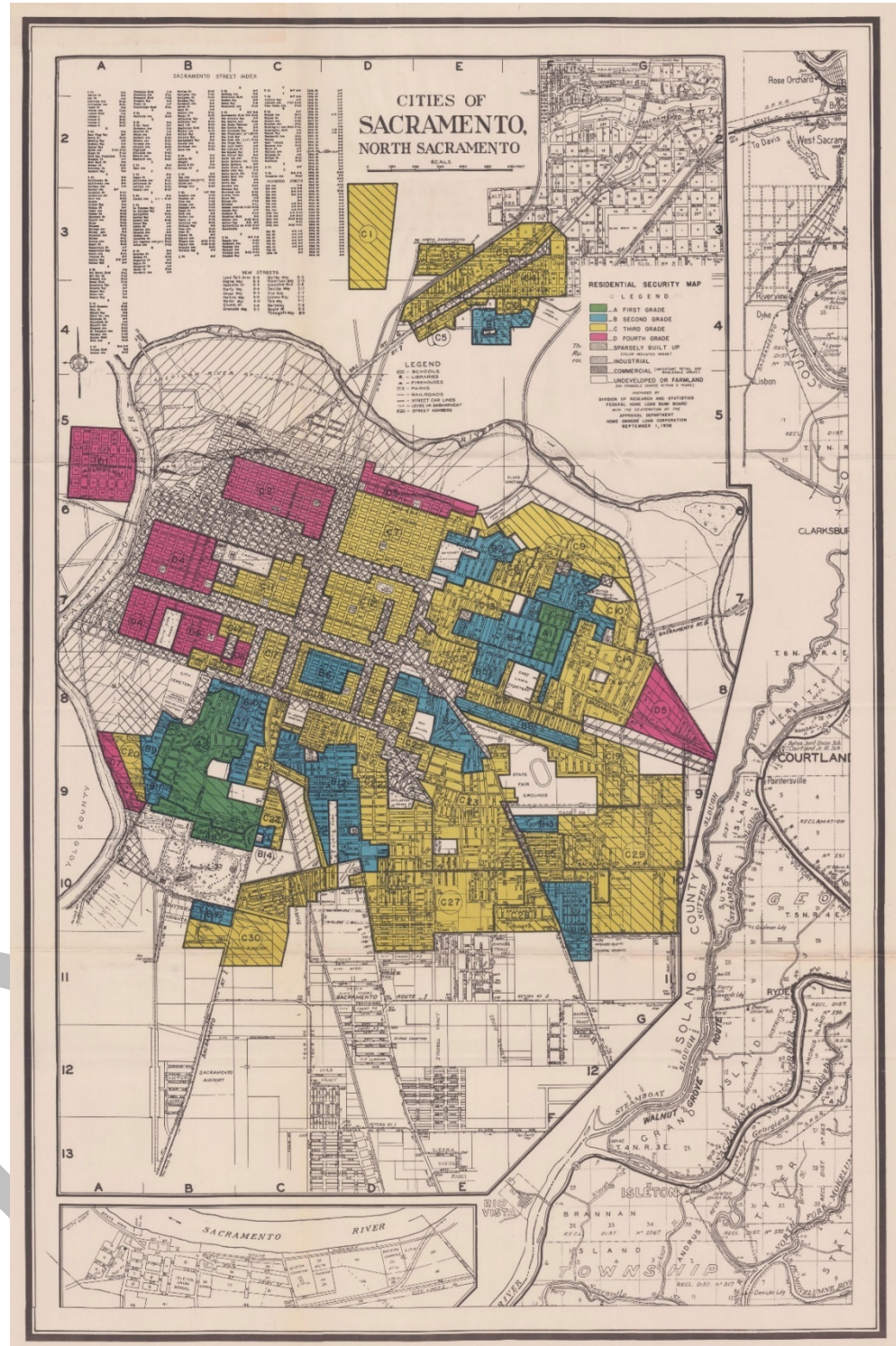
Figure II-10 shows an historic redlining map of Sacramento and Figure II-11 maps Sacramento areas with historic racially restrictive covenants.

¹² Ibid.

¹³ Ibid.

**Figure II-10.
Sacramento
Mortgage
Redlining
Map, 1938**

Source: University of
Maryland/T-RACES
via ThinkProgress at
<https://thinkprogress.org/sacramento-segregation-geography-stephon-clark-72d7800743ee/>



**Figure II-11.
Sacramento
Areas with
Historic
Racially
Restrictive
Covenants**



Source:

Hernandez, Jesus.
(2009). Redlining
Revisited: Mortgage
Lending Patterns in
Sacramento 1930-
2004. *International
Journal of Urban and
Regional Research*.
33. 291-313.
10.1111/j.1468-
2427.2009.00873.x.

The trends within the City of Sacramento set the stage for patterns of development throughout the broader region as well, with minority populations settling in areas adjacent to “unrestricted” areas to the north and south of the city and non-Hispanic White residents continuing to expand across the northeast corridor.

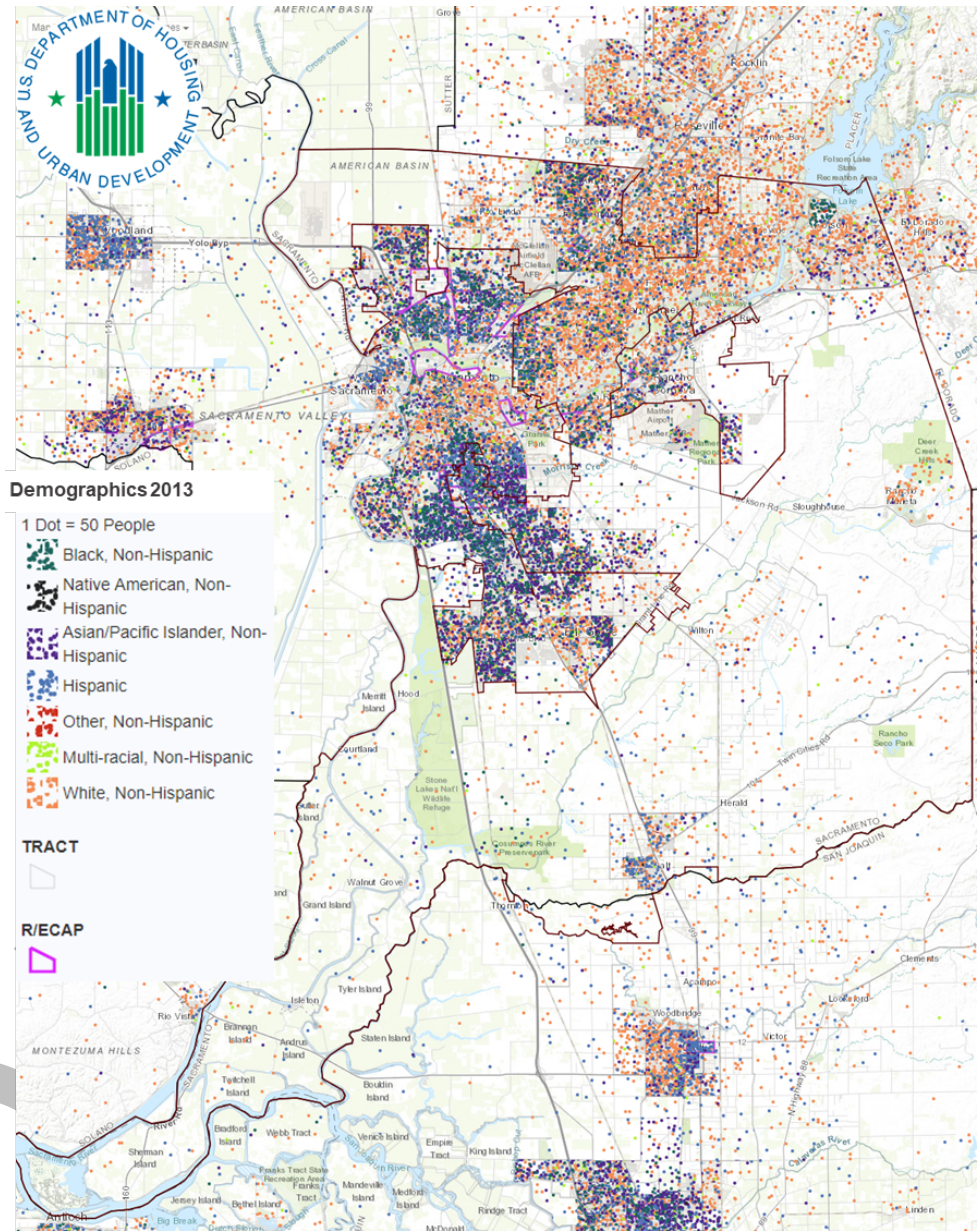
Patterns of racial and ethnic segregation today. When comparing the historic maps discussed above to the racial and ethnic composition of the region’s neighborhood’s today a clear resemblance emerges. The location of today’s black and Hispanic residents tends to fall outside the areas of historic covenant restrictions.

Figure II-12 maps the region’s population by race/ethnicity. Though racial/ethnic diversity has increased throughout the region, regional patterns of racial and ethnic segregation are apparent.

The suburbs east of Sacramento, such as Roseville, Rocklin, Citrus Heights and Folsom tend to be more non-Hispanic White or Asian than the city itself. Black residents tend to be predominantly located within the City of Sacramento more than other racial and ethnic groups—43 percent of the region’s Black residents reside within the City of Sacramento, which is 11-percentage points higher than the next racial and ethnic group—Asians—at 34%. By comparison, only 13% of the region’s non-Hispanic White residents reside within the city itself.

**Figure II-12.
Sacramento
Racial and
Ethnic
Distribution,
2013**

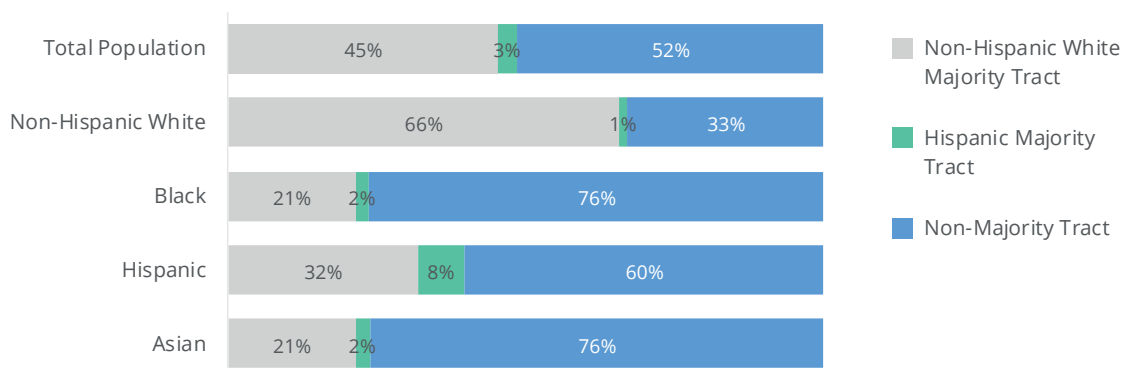
Source: HUD Data
Exchange AFFH Tool



Neighborhood majority by race/ethnicity. The following analysis evaluates the proportion of residents that live in neighborhoods dominated by one racial or ethnic group. The analysis broadly illustrates that residents tend to live in neighborhoods where people “look like themselves”—that is, non-Hispanic White residents are likely to live in neighborhoods with a non-Hispanic White majority and minority residents are likely to live in neighborhoods that are majority-minority. This settlement pattern holds true even though the region as a whole is well-balanced with 56 percent of residents identifying as non-Hispanic White and the 44 percent identifying as another racial/ethnic minority group member.

Sacramento County. Figure II-13 shows the population distribution by Census tract (neighborhood) majority in Sacramento County. Non-Hispanic White residents are more likely than Black, Hispanic, or Asian residents to live in Census tracts in which non-Hispanic White residents constitute the majority. In contrast, Black, Hispanic, and Asian residents are more likely to live in Census tracts where no one racial or ethnic group constitutes a majority—neighborhoods that are racially and ethnically mixed but are also minority majority. As a whole within Sacramento County, more residents live in Census tracts where there isn't a racial or ethnic majority—non-majority tracts—than in tracts where non-Hispanic White residents or Hispanic residents are the majority. Hispanic residents are more likely than other groups to live in areas where Hispanic residents are the majority. Sacramento County did not have Census tracts where Black or Asian residents constitute the majority.

Figure II-13.
Population Distribution by Census Tract Majority, Sacramento County, 2016



Note: There are no Black or Asian majority Census tracts in Sacramento County. Non-majority tracts include all tracts in which no specific racial/ethnic group is a majority but the population overall is majority-minority.

Source: 2012-2016 American Community Survey and Root Policy Research.

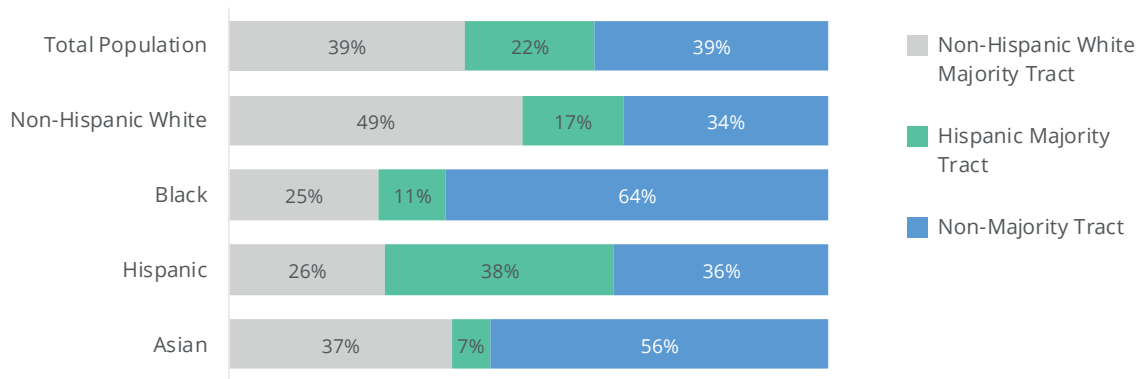
Yolo County. Figure II-14 shows the population distribution by Census tract majority in Yolo County. Residents overall are equally likely to live in a Census tract with a non-Hispanic White majority as to live in a Census tract with no racial or ethnic majority. About one in five residents lives in a Census tract with a Hispanic majority—much higher than Sacramento County.

Non-Hispanic White residents are still more likely to live in areas with a majority of non-Hispanic White residents, but this disparity is less significant than in Sacramento County—about half of Yolo County's non-Hispanic White residents live in areas with either a Hispanic majority or no racial or ethnic majority.

Hispanic residents are most likely to live in areas with a Hispanic majority but are also likely to live in areas with no majority or a non-Hispanic White majority. Black residents are the

least likely to live in areas with a non-Hispanic White majority. Yolo County did not have Census tracts where Black or Asian residents constitute the majority.

Figure II-14.
Population Distribution by Census Tract Majority, Yolo County, 2012-2016

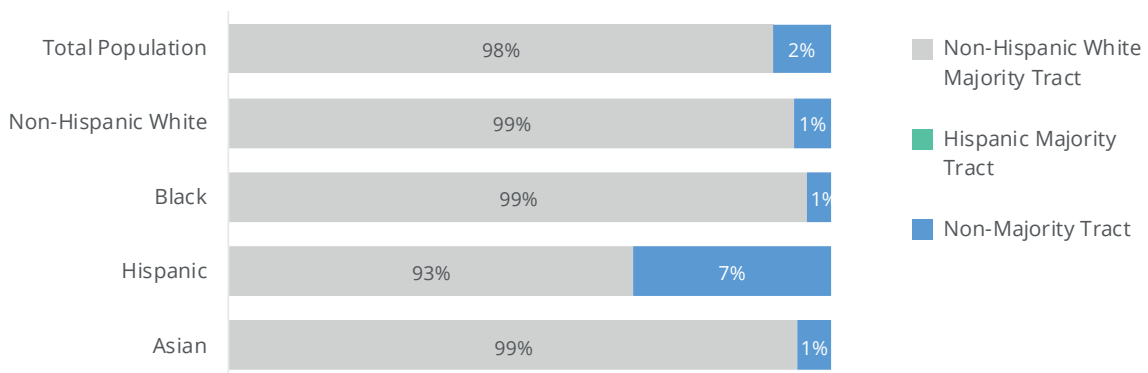


Note: There are no Black or Asian majority Census tracts in Yolo County. Non-majority tracts include all tracts in which no specific racial/ethnic group is a majority but the population overall is majority-minority.

Source: 2012-2016 American Community Survey and Root Policy Research.

Placer County. Figure II-15 shows the population distribution by Census tract majority in Placer County. Nearly all Census tracts had a non-Hispanic White majority—all but one of its 84 Census tracts had a majority of non-Hispanic White residents. As a result, nearly all residents in the county live in a Census tract where non-Hispanic White residents constitute the majority. The one Census tract without a racial or ethnic majority was located in Lincoln, CA—a jurisdiction not included in this specific study. Placer County did not have Census tracts where Hispanic, Black, or Asian residents constitute the majority.

Figure II-15.
Population Distribution by Census Tract Majority, Placer County, 2012-2016



Note: There are no Hispanic, Black or Asian majority Census tracts in Placer County. Non-majority tracts include all tracts in which no specific racial/ethnic group is a majority but the population overall is majority-minority.

Source: 2012-2016 American Community Survey and Root Policy Research.

Severity of racial/ethnic segregation. A common measure of the magnitude of segregation used in fair housing studies is the dissimilarity index (DI). The DI measures the degree to which two distinct groups are evenly distributed across a geographic area, usually a county. DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. The DI represents a “score” where values between 0 and 39 indicate low segregation, values between 40 and 54 indicate moderate segregation, and values between 55 and 100 indicate high levels of segregation.

It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic segregation). Another limitation of the DI is that it can conceal practices that lead to racial and ethnic exclusion. Jurisdictions without much diversity typically have very low dissimilarity indices, while jurisdictions with the most diversity may show high levels of dissimilarity. Thus, a “low” dissimilarity index is not always a positive if it indicates that racial and ethnic minorities face barriers to entry in a community (i.e. naturally low segregation because diversity is low).

Figure II-16 shows the Dissimilarity Index and its associated rating (low, moderate, or high) for participating jurisdictions.

The indices prepared by HUD suggest generally low segregation throughout the jurisdictions for all racial/ethnic groups. Sacramento County and the City of Sacramento both show moderate segregation for Black and Asian residents. However, these are also some of the most diverse areas of study, which may be impacting the scores. Lower scores in Roseville, Rocklin, and Citrus Heights may be due in part to lower overall diversity in those jurisdictions. Across jurisdictions, Black and Asian residents tend to have higher index scores than Hispanic residents, suggesting they are more segregated.

Figure II-16.
Dissimilarity Index, 2013

Jurisdiction	Minority/NHW		Hispanic/NHW		Black/NHW		Asian/NHW	
	Dissimilarity Index	Rating	Dissimilarity Index	Rating	Dissimilarity Index	Rating	Dissimilarity Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento County	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

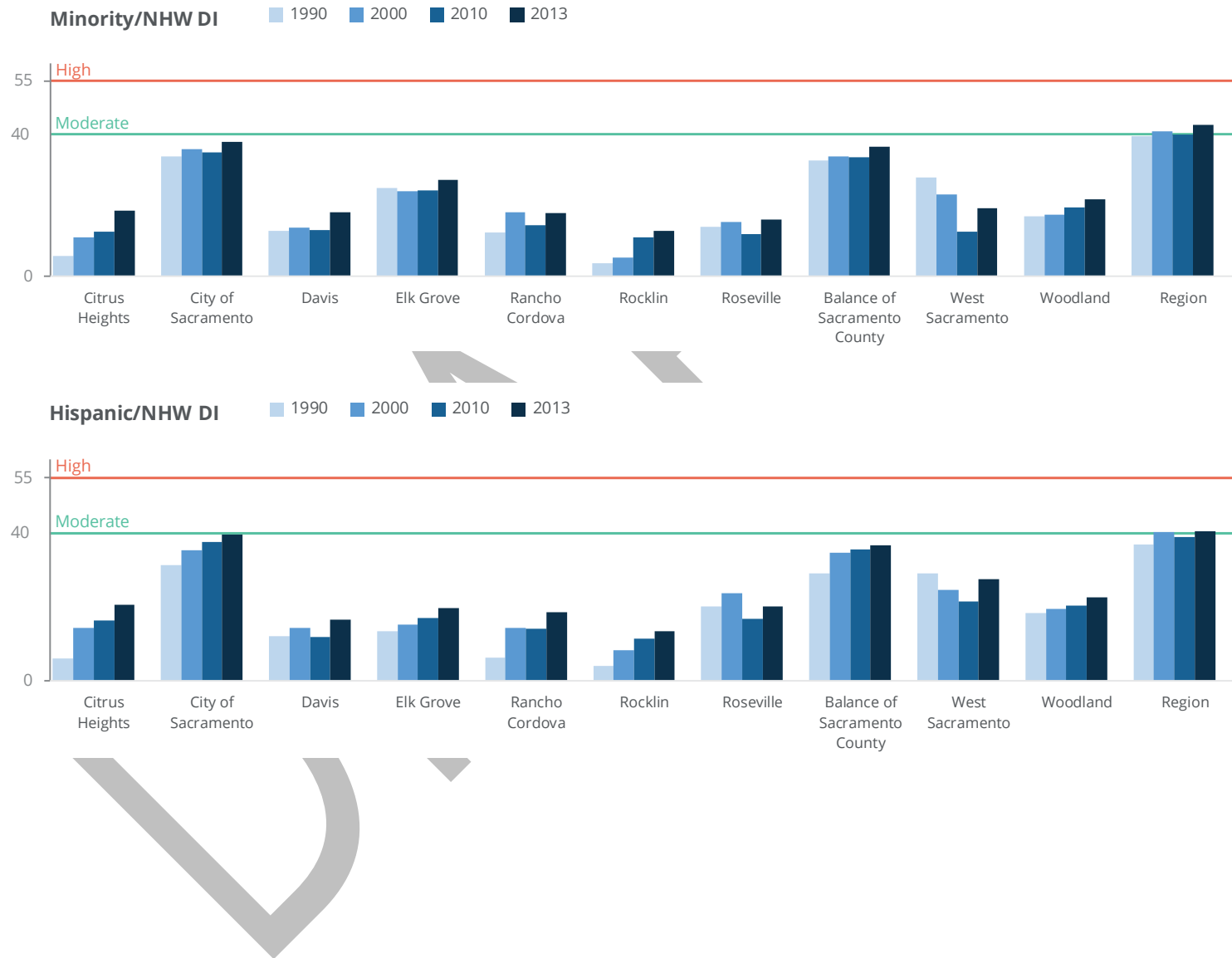
Note: NHW is Non-Hispanic White.

Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

Figure II-17 shows how the DI has changed in the region between 1990 and 2013. In most jurisdictions, and for most racial/ethnic groups, there have been marginal increases in the DI since 1990—likely in part to the increasing diversity in the region. The notable exception is in West Sacramento where the severity of segregation has declined since 1990.

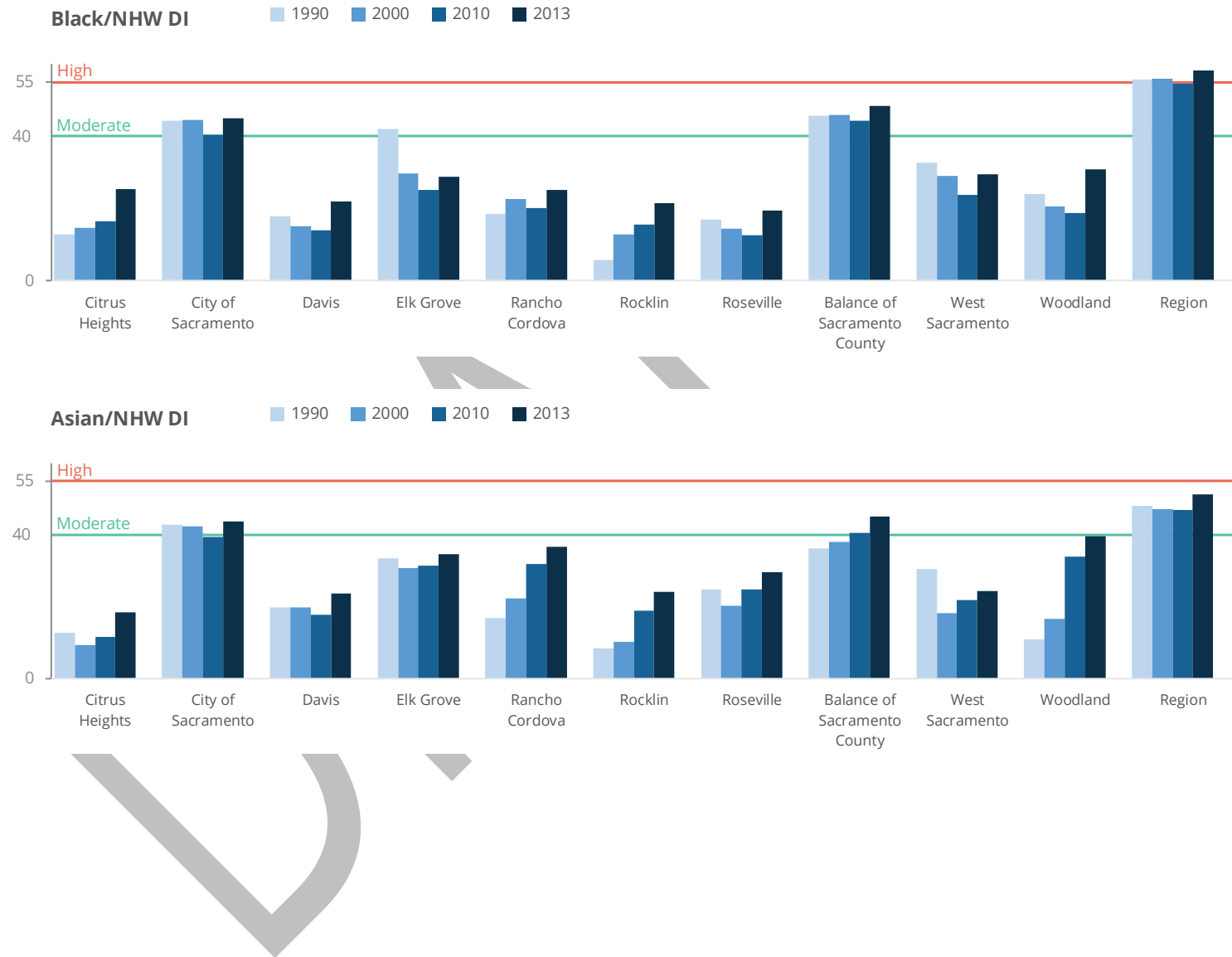
**Figure II-17.
Dissimilarity
Index Trends,
1990-2013**

Source:
HUD Data Exchange
AFFH Tool.



**Figure II-17
(continued).
Dissimilarity
Index Trends,
1990-2013**

Source:
HUD Data Exchange
AFFH Tool.

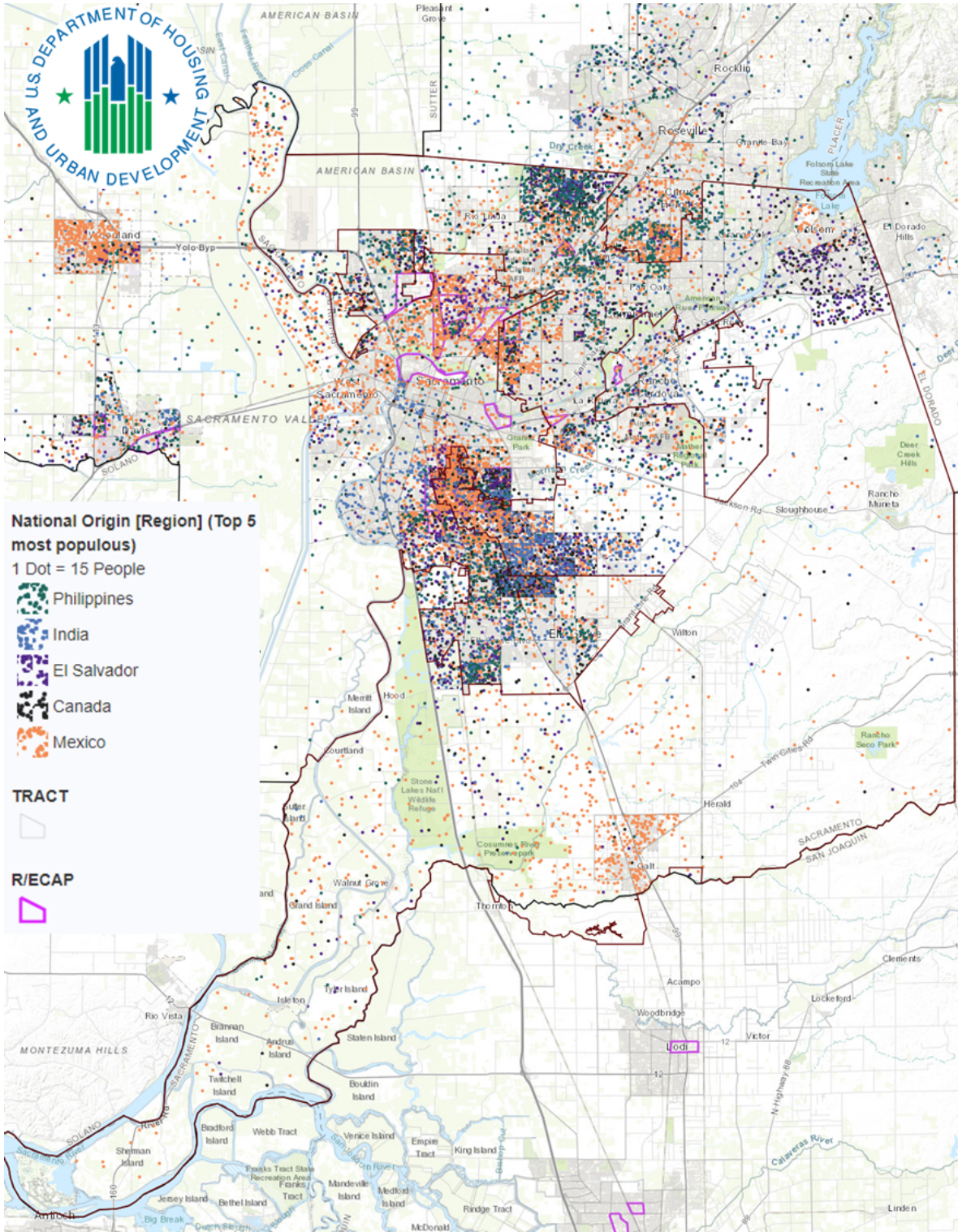


Segregation by National Origin and English Proficiency. HUD's AFFH-Tool also provides data and maps to evaluate potential segregation by national origin and limited English proficiency in a given jurisdiction or region. As discussed earlier in this section, residents born in a country other than the United States (a proxy for national origin) account for 18 percent of the region's total population. Within individual jurisdictions that proportion ranges from 10 percent in Rocklin to 25 percent in Rancho Cordova. Regionwide, the most common countries of origin for foreign-born residents are Mexico, the Philippines, and Vietnam. Figure II-18 (on the following page) maps the distribution of residents by national origin in the Sacramento Region.

As shown in the map, areas with a significant population of foreign-born residents overlap with areas that have racial and ethnic minority populations. Concentrations of foreign-born residents are evident in Woodland, north Sacramento, Antelope (in northern Sacramento County) and across the south side of Sacramento.

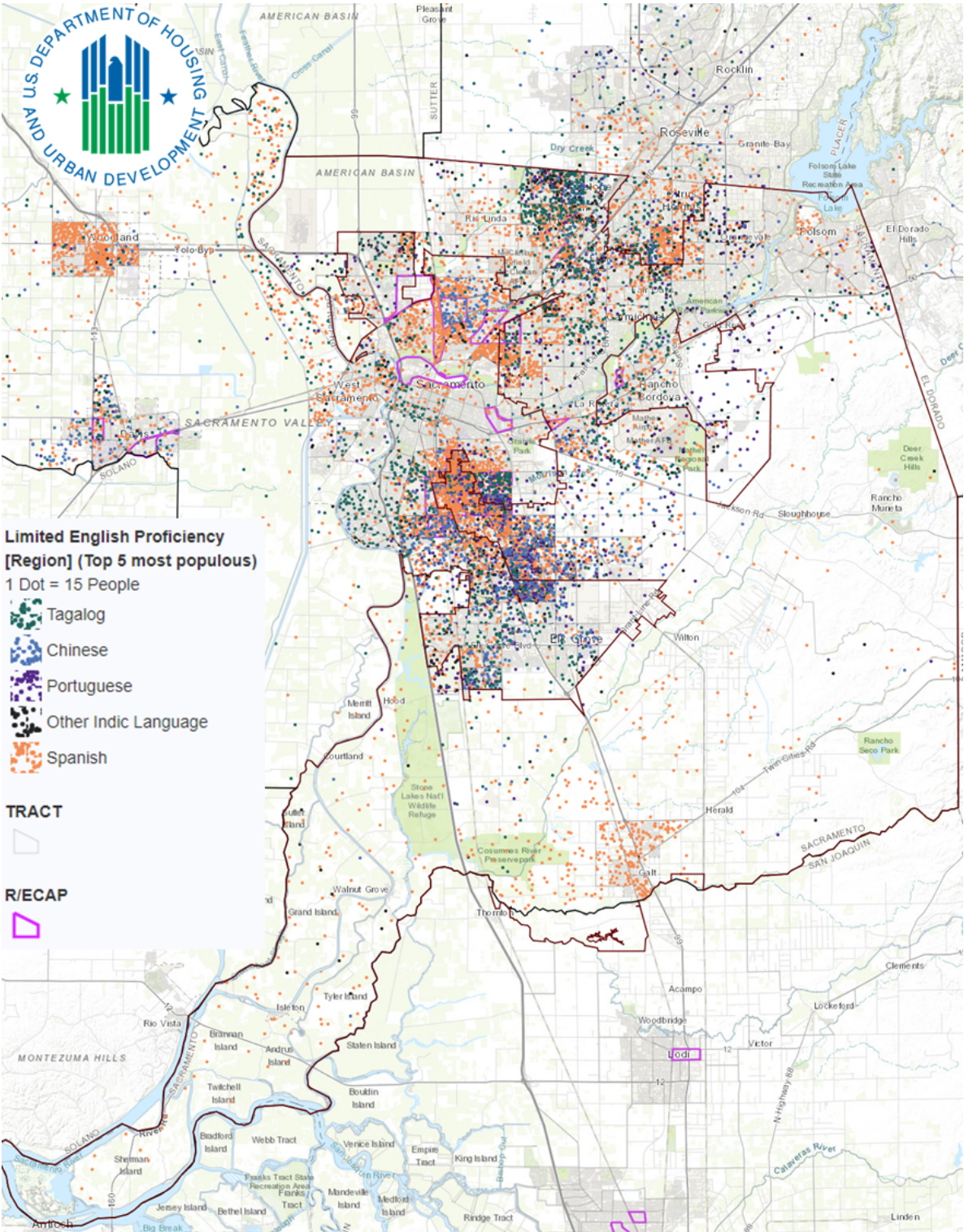
About 11 percent of residents regionwide have limited English proficiency (LEP)—meaning they speak English “less than very well” (a self-reported measure on the American Community Survey). The most common language spoken by LEP residents is Spanish, followed by Chinese and then Russian. The proportion of LEP residents in each jurisdiction ranges from 3 percent in Rocklin to 19 percent in Woodland. Figure II-19 (on page 31) maps the geographic distribution of LEP residents in the Sacramento Region. Areas with a concentration of LEP residents overlaps directly with areas that also have a concentration of foreign-born residents.

Figure II-18.
Foreign-Born Residents, Sacramento Region, 2013



Source: HUD AFFH-T.

Figure II-19.
Limited English Proficient Residents, Sacramento Region, 2013



Source: HUD AFFH-T.

Geographic distribution of renters and owners. One of the most negative outcomes of residential segregation and denial of ownership is limited accumulation of wealth. Homeownership is the largest asset of the majority of households in the U.S. and, for many low-income households, provides an opportunity for future generations to attain homeownership.

Federal regulations preventing discrimination in lending have been in place for fewer than 50 years, yet actions limiting housing choice were in place much longer. As such, the impacts are still very present in homeownership differences.

As Figure II-20 shows, households in the region have vastly different homeownership rates depending on their race and ethnicity. Black households, and, less so, Hispanic households, have considerably lower rates of ownership than Non-Hispanic White and Asian residents.

Figure II-20.
Homeownership and Change, 2000 to 2016

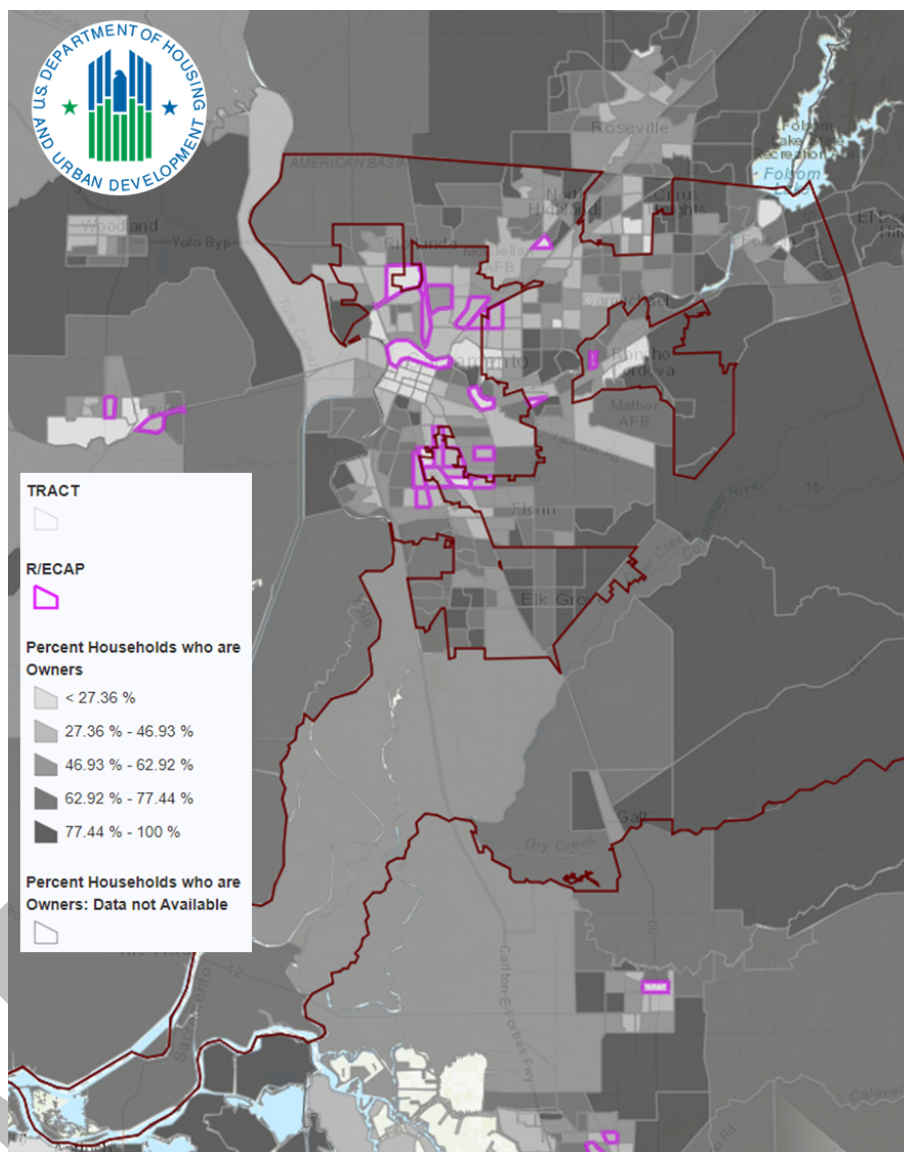
	2016 Homeownership Rates				Black/ White Difference	Hispanic/ White Difference
	Non-Hispanic White	Black	Hispanic	Asian		
Citrus Heights	59%	23%	39%	51%	-36%	-21%
Davis	51%	14%	23%	29%	-38%	-28%
Elk Grove	76%	55%	65%	78%	-20%	-10%
Rancho Cordova	62%	29%	40%	65%	-33%	-21%
Rocklin	67%	40%	57%	71%	-27%	-10%
Roseville	66%	48%	48%	72%	-18%	-18%
Sacramento	54%	28%	40%	54%	-26%	-15%
Sacramento County	63%	31%	44%	60%	-32%	-19%
West Sacramento	59%	36%	45%	61%	-24%	-14%
Woodland	64%	17%	41%	66%	-47%	-23%
Balance of Sacramento County	66%	28%	45%	58%	-38%	-20%

Source: American Community Survey, 2012-2016.

Figure II-21 shows where homeownership is the highest by neighborhood in the region (darker shading indicates higher rates of ownership).

**Figure II-21.
Ownership by
Census Tract,
2013**

Source: HUD Data Exchange
AFFH Tool



Ownership gaps and disparities in access to mortgage lending are discussed in further detail in Section IV. Disproportionate Housing Needs.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

HUD has developed a framework to examine economic opportunity at the neighborhood level, with a focus on racial and ethnic minorities. That focus is related to the history of racial and ethnic segregation, which often limited economic opportunity.

“Racially or ethnically concentrated areas of poverty,” also known as R/ECAPs, are neighborhoods in which there are both racial concentrations and high poverty rates.

HUD’s definition of an R/ECAP is:

- A Census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A Census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

Why R/ECAPs matter. The 40 percent poverty threshold used in the R/ECAP definition is based on research identifying this to be the point at which an area becomes socially and economically dysfunctional. Conversely, research has shown that areas with up to 14 percent of poverty have no noticeable effect on community opportunity.¹⁴

Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. By definition, a significant number of R/ECAP households are financially burdened, which severely limits housing choice and mobility. The added possibility of racial or ethnic discrimination creates a situation where R/ECAP households are likely more susceptible to discriminatory practices in the housing market. Additionally, due to financial constraints and/or lack of knowledge (e.g., limited non-English information and materials), R/ECAP households encountering discrimination may believe they have little or no recourse, further exacerbating the situation.

It is very important to note that R/ECAPs are not areas of focus because of racial and ethnic concentrations alone. Many R/ECAPs, while not economically wealthy, are rich in culture, diversity, and community. R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity.

R/ECAPs. According to HUD's AFFH tool, the Sacramento Valley region had 22 R/ECAPs, most of which are located within the City of Sacramento. However, select R/ECAPs also appear in Rancho Cordova, in Sacramento County surrounding or adjacent to the city, and in Davis. However, given Davis's large student population, the characteristics of residents in these R/ECAPs are likely to differ from those elsewhere in the region. The other jurisdictions do not have any R/ECAPs.

- Within the City of Sacramento, R/ECAPs in the northern and southern parts of the city are home to a mix of Black, Hispanic, Asian, and other residents.

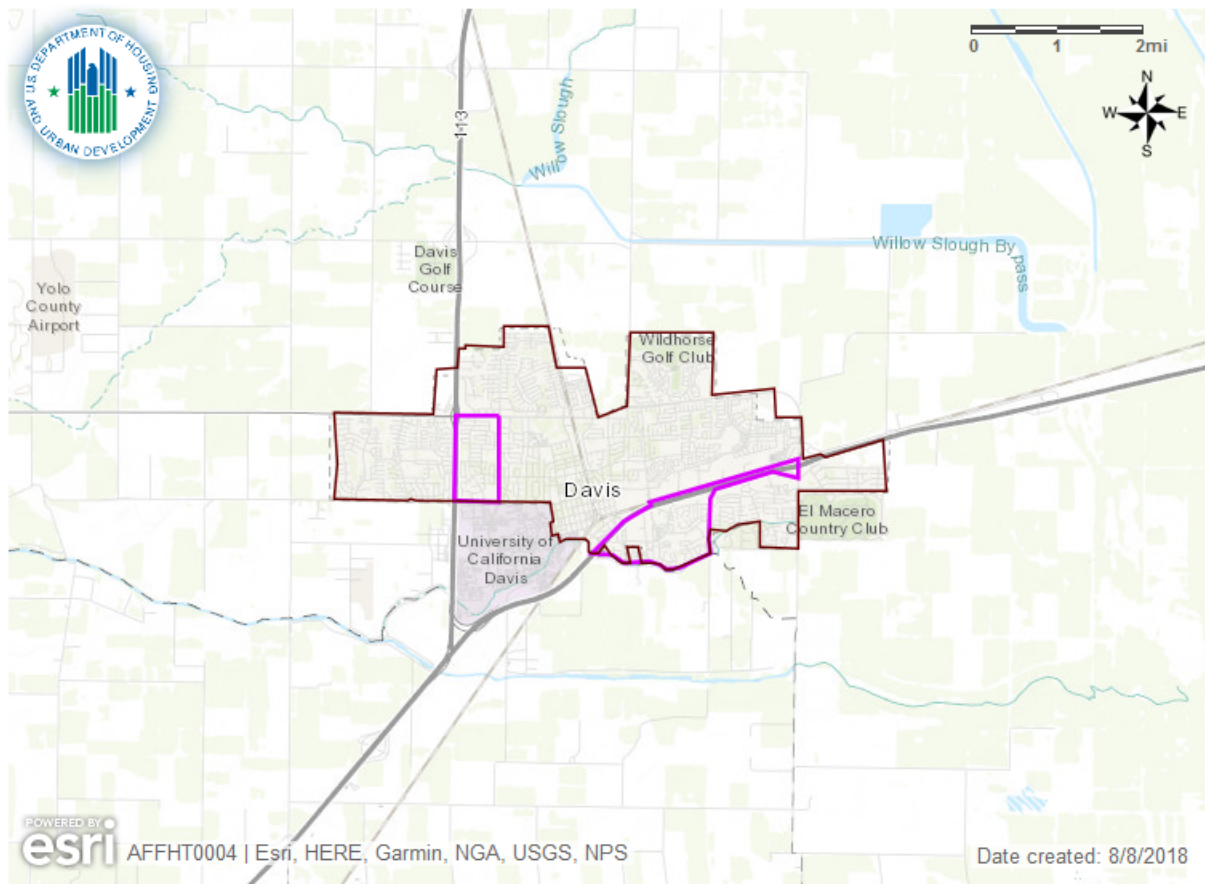
¹⁴ The Costs of Concentrated Poverty: Neighborhood Property Markets and the Dynamics of Decline." In Nicolas P. Retsinas and Eric S. Belsky, eds., *Revisiting Rental Housing: Policies, Programs, and Priorities*. Washington, DC: Brookings Institution, 116–9.

- Elsewhere in Sacramento County, R/ECAPs north and east of Sacramento are primarily home to Black and Hispanic residents, as well as some Asian residents.
- In Rancho Cordova, the R/ECAP in the northwest section of the city is home to Black and Hispanic residents.
- In Davis, the two R/ECAPs identified are primarily home to Asian residents, as well as some Hispanic residents. It should be noted that due to the large college student population in Davis, there is a possibility that many of these Asian and Hispanic residents are students.

The following maps (Figures II-19 through II-22) prepared by HUD outline the location of R/ECAPs in the Sacramento Valley jurisdictions.

In Davis, approximately 11,000 people live in R/ECAPs, representing 17 percent of the total population. This high share is likely a result of the large number of college students in the city, who tend to have lower incomes. The two R/ECAPs in Davis are located near the University of California, Davis, further suggesting the presence of students in those areas. Unlike R/ECAPs in other jurisdictions, non-Hispanic White residents (14%) are as likely to live in a R/ECAP as Black (14%), Native American (13%), and Hispanic residents (17%) in Davis. Asian residents, however, are more likely to live in R/ECAPs (29%).

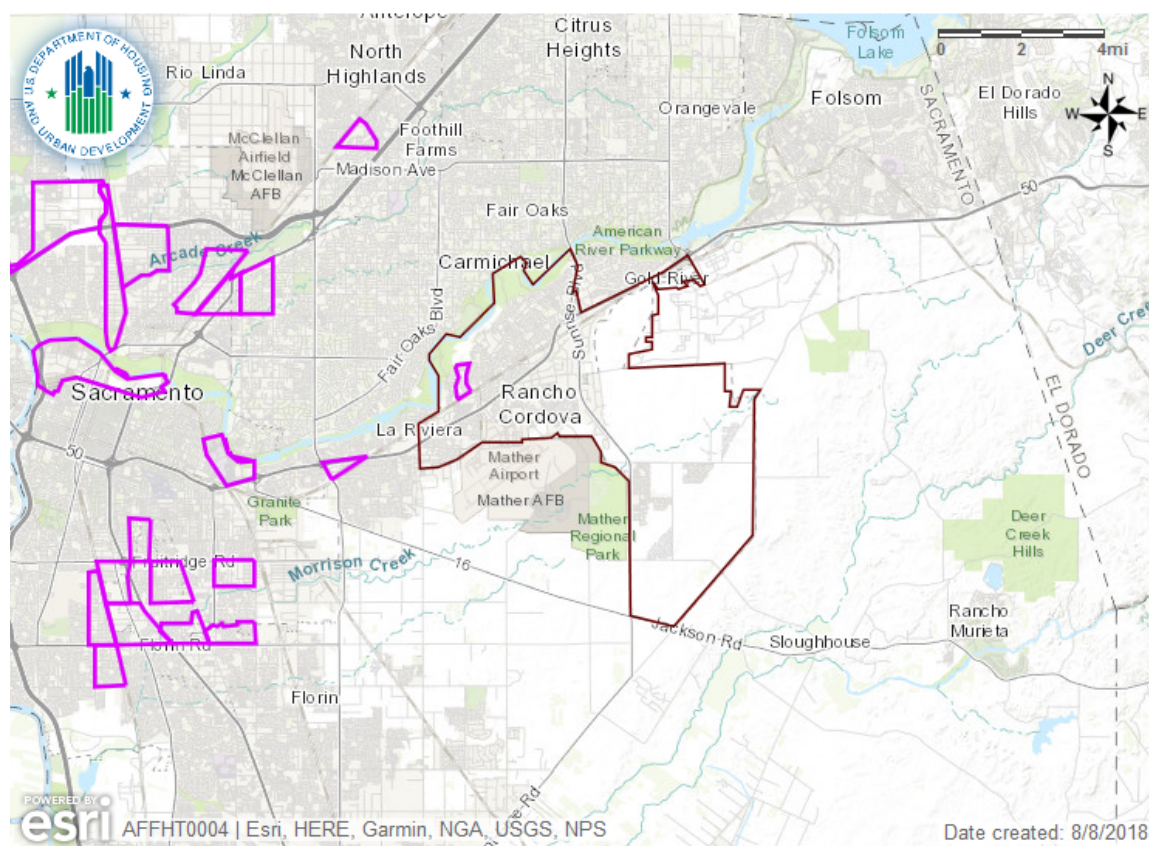
Figure II-19.
Locations of R/ECAPs, Davis, 2013



Source: HUD AFFH Data and Map tool and Root Policy Research.

Rancho Cordova contains one R/ECAP that is home to 2,300 residents. Many of these residents are non-Hispanic White (37%), but many are Hispanic (32%) and Black (19%) as well. The City also has a high number of Russian and Ukrainian residents that are captured in the non-Hispanic White category in Census data. There are over 500 families in this R/ECAP, over half of which have children (58%). Among these residents, many are from Mexico (8%). Comparing the population in this R/ECAP to the city's population overall, only a small share of the city's residents lives in a R/ECAP (4%). However, Black (7%) and Hispanic (6%) residents in Rancho Cordova are more likely to live in this R/ECAP than non-Hispanic White residents (3%) or Asian residents (1%).

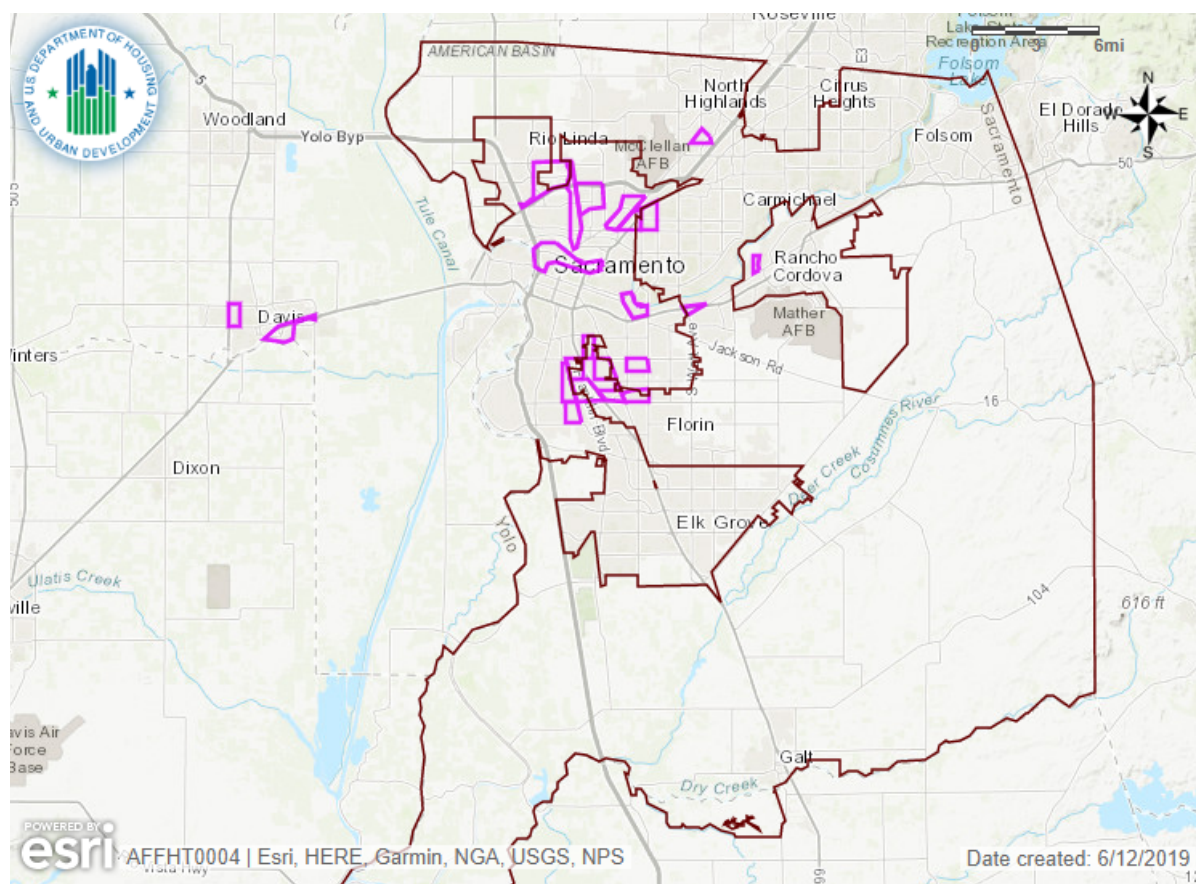
Figure II-20.
Locations of R/ECAPs, Rancho Cordova, 2013



Source: HUD AFFH Data and Map tool and Root Policy Research.

In the balance of Sacramento County, R/ECAPs tend to be adjacent to the City of Sacramento. These areas are home to over 36,000 people, with highest representation among Hispanic residents (40%), followed by non-Hispanic White (26%), Black (15%), and Asian residents (14%). Within these areas, there are over 8,000 families, more than half of which have children (56%). Mexico is again a common country of origin for foreign-born residents within these R/ECAPs (14%). Across the entire population, Black (11%), Hispanic (12%), and Asian (7%) residents in balance of Sacramento County are more likely to live in a R/ECAP than non-Hispanic White (3%) residents. In total, a small share of the total population in these areas lives in R/ECAPs (6%).

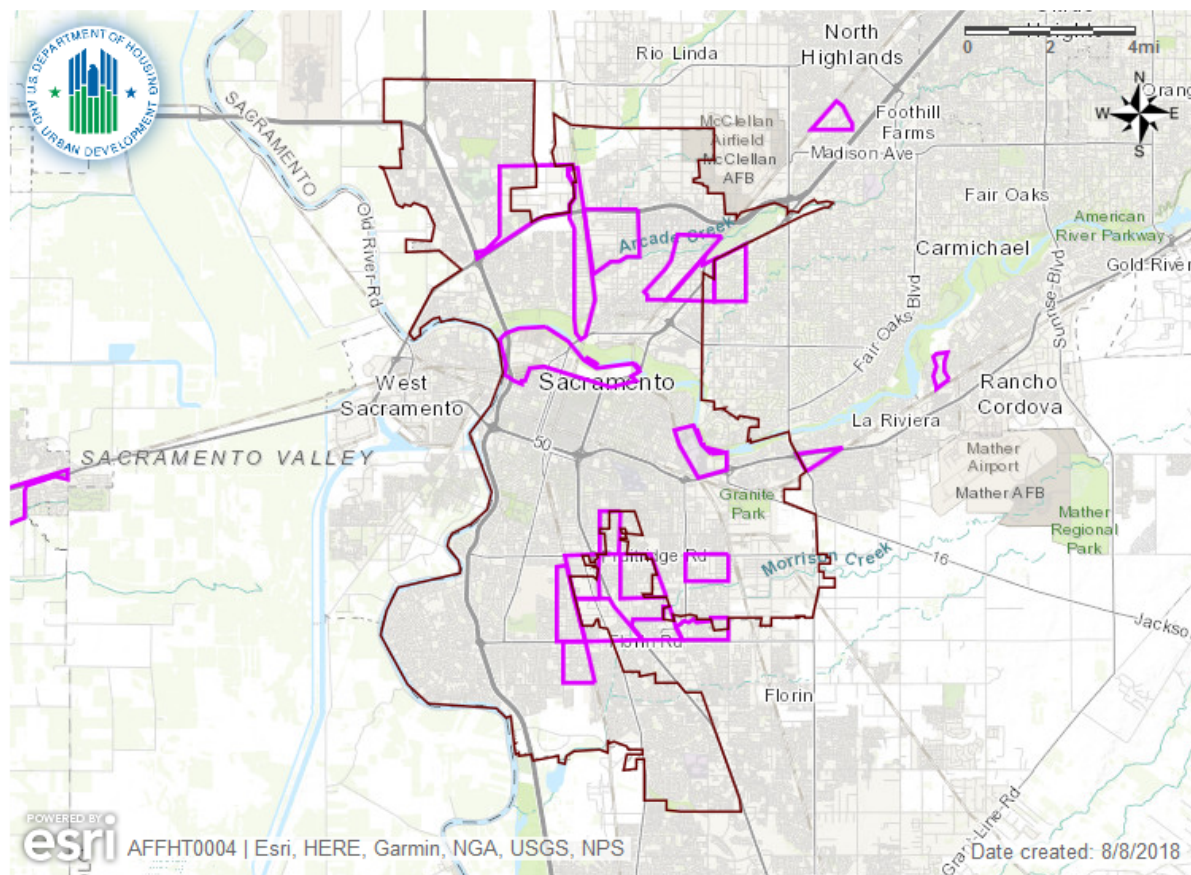
Figure II-21.
Locations of R/ECAPs, Sacramento County, 2013



Source: HUD AFFH Data and Map tool and Root Policy Research.

The City of Sacramento contains the majority of the region's R/ECAPs, home to over 45,000 people. Many of these residents are Hispanic (36%), Asian (22%), non-Hispanic White (21%) and Black (15%). There are over 9,000 families, most of which have children (56%). Mexico is still a common origin for foreign-born residents (12%), while a large number also hail from Laos (4%) and Vietnam (2%). Across Sacramento, one in ten residents lives in a R/ECAP. Black (11%), Hispanic (13%), Asian (11%), and Native American (12%) residents are approximately equally likely to live in a R/ECAP, while non-Hispanic White (6%) residents are less likely.

Figure II-22.
Locations of R/ECAPs, City of Sacramento, 2013



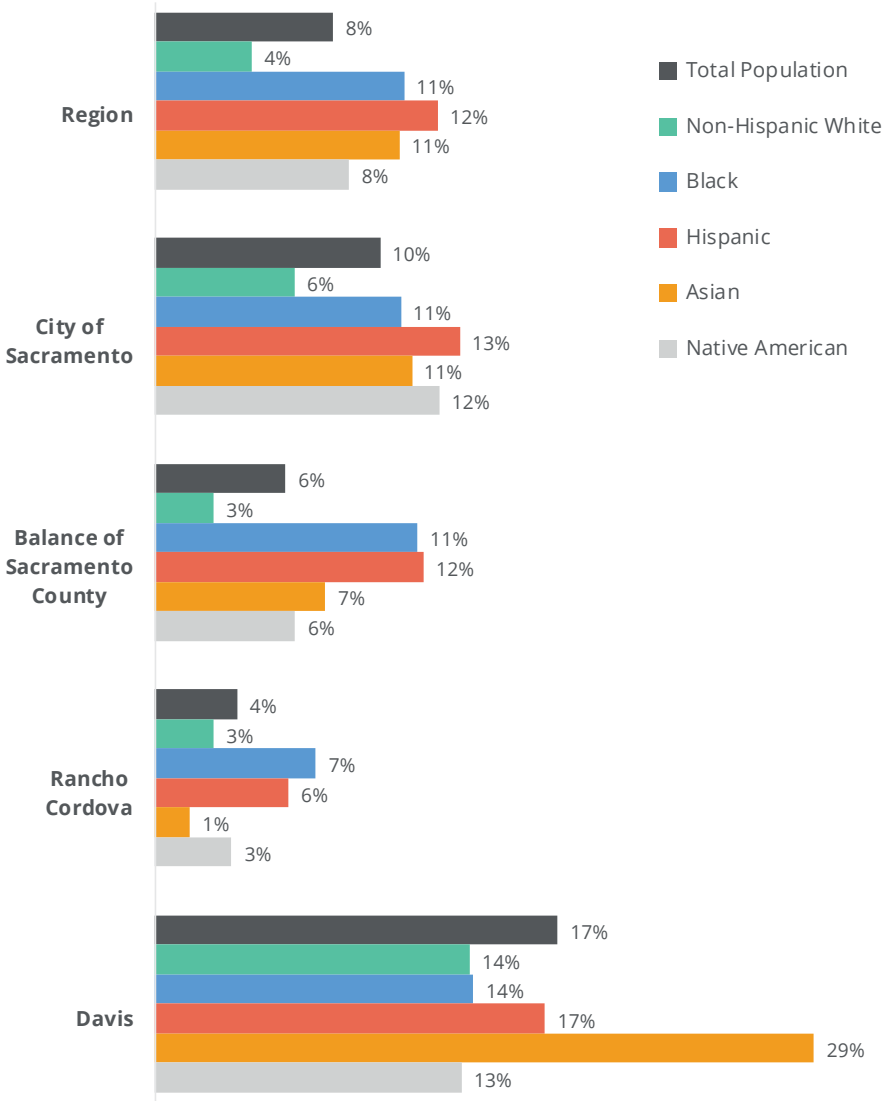
Source: HUD AFFH Data and Map tool and Root Policy Research.

Figure II-23, on the following page, summarizes the proportion of individual racial/ethnic populations within each jurisdiction that live in R/ECAPs.

In the region overall, 8 percent of residents live in R/ECAPs. Only 4 percent of non-Hispanic White residents live in R/ECAPs, compared to 12 percent of Hispanic residents, 11 percent of both Black and Asian residents, and 8 percent of Native American residents. In all jurisdictions except Davis, non-Hispanic White residents are much less likely than Hispanic and Black residents to live in R/ECAPs.

Figure II-23.
Proportion of
Residents Living
in RECAPs,
Select
Jurisdictions,
2013

Source:
 HUD AFFHT and Root Policy
 Research



SECTION III.

DISPROPORTIONATE HOUSING NEEDS

SECTION III.

Disproportionate Housing Needs

The primary purpose of a disproportionate housing needs analysis is to identify how access to the housing market differs for members of protected classes—and to determine if such differences are related to discriminatory actions or effects.

This section follows the framework for both the Disproportionate Housing Needs and Publicly Supported Housing Analysis recommended by HUD in the Assessment of Fair Housing (AFH) template. Although the AFH template is not currently required, it nonetheless provides guidance to jurisdictions in the absence of a formal approach.

This analysis answers the following questions in the AFH template:

- Do protected classes experience higher rates of housing problems (cost burden, overcrowding, or substandard housing), when compared to other groups?
- Which areas experience the greatest housing burden and are they aligned with segregated areas, integrated areas, or Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)?
- Do certain racial and ethnic groups reside in one type of program of publicly supported housing (public housing, Housing Choice Vouchers or HCVs)?
- Do public housing clients represent the demographics of the jurisdiction overall, adjusting for income eligibility?
- How is publicly supported housing dispersed geographically? How does this relate to areas of opportunity within the jurisdiction and region?
- Are there differences in where housing that serves families with children, elderly persons, and/or persons with disabilities is located? and,
- Do developments of public housing differ in their racial and ethnic distributions?
- It begins by introducing overall housing needs in the region based on HUD-provided data. This follows with a disproportionate needs analysis using primary data collected through surveys and focus groups. For definitions of jurisdictions, please refer to Section II.

Primary Findings

In the Sacramento Valley region, the most significant disproportionate housing needs are found in:

- **Homeownership rates.** Homeownership rates vary widely by race and ethnicity both within and among jurisdictions. The lowest Black homeownership rate (17%) occurred in Woodland and the lowest Hispanic homeownership rate (27%) occurred in Davis. The

Black/White homeownership gap exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the Balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the Balance of Sacramento County.

Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance). While the share of loans categorized as subprime has fallen since the Great Recession, Hispanic households are more likely than any other group to receive a subprime loan.

- **Cost-burden and housing challenges.** African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction.

The resident survey and focus groups found meaningful differences in housing challenges experienced by members of protected classes. Worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

- **Displacement experience.** Overall, one in four (25%) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

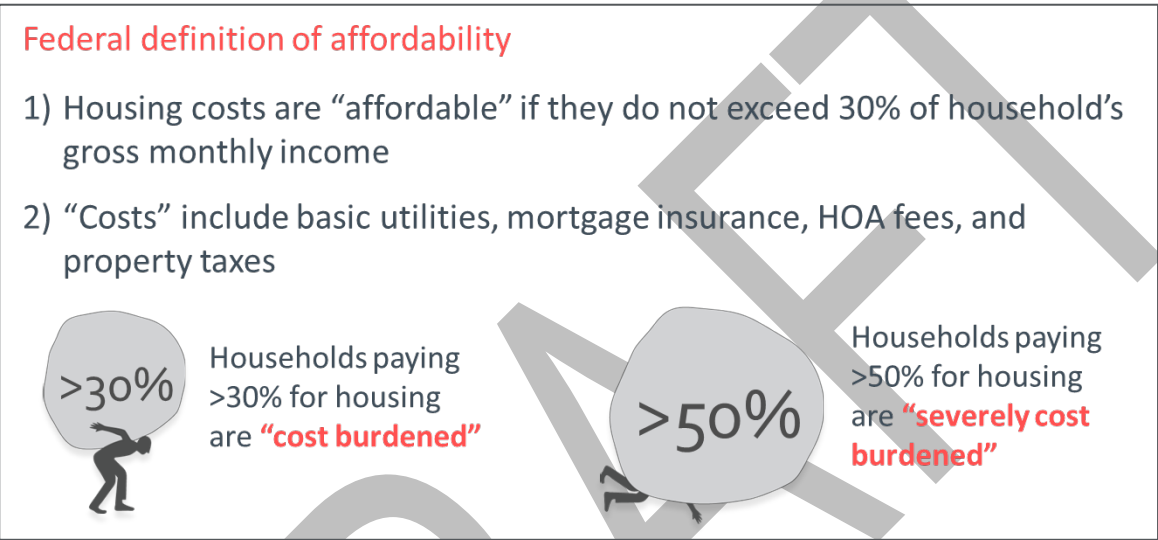
The most equity in housing choice compared to the region exists in:

- Citrus Heights, Elk Grove, and Rancho Cordova—residents of these communities are as likely as regional residents to experience housing challenges
- Elk Grove, Rocklin, and Roseville have relatively high Black and Hispanic homeownership rates compared to other jurisdictions.

Overall Housing Needs

HUD provides data tables as a starting point in assessing the differences in housing needs among household groups.

HUD defined housing problems. “Housing problems” are defined as units having incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and households with cost burden greater than 30 percent. “Severe” housing problems include all of the above except that cost burden is greater than 50 percent.



Figures III-1 through III-3 present the demographics of residents with housing needs by the jurisdictions for which data are available. Columns for each jurisdiction show the number of households with housing problems, the number of total households, and the percentage of households with housing problems. The first part of the table shows households experiencing any housing problems; the second part shows households experiencing *severe* housing problems only. These data are from the Comprehensive Housing Affordability Strategy (CHAS) database and pulled from HUD’s Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T).

The housing problems represent affordability challenges (“cost burden,” paying more than 30 percent of income in housing costs) and substandard condition of housing units. It is important to note that because housing cost burden affects many more households than condition challenges, the data primarily represent affordability needs.

Housing problems in the region. The presence of housing problems across the Sacramento Valley region are similar to individual jurisdictions, with a few exceptions. Overall, 44 percent of households in the region experience any of the four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%) and 23 percent experience any of the four severe housing

problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 50%). Black or African American and Hispanic households in the region have the highest rates of experiencing any of the four housing problems. White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction.

Housing problems in Placer County jurisdictions:

- **Rocklin:** 43 percent of Rocklin households experience any of the 4 housing problems and 19 percent experience any of the 4 severe housing problems. Hispanic households are more likely to experience housing problems (64%) and severe housing problems (47%) in Rocklin. Large households and non-family households are also more likely to experience any of the 4 housing problems. Housing problems in Rocklin are more similar to the region than Roseville.
- **Roseville:** 39 percent of Roseville households experience housing problems and 18 percent experience severe housing problems. Black or African American households are most likely to experience housing problems (49%) and severe housing problems (39%). In Roseville, there is less variation of housing problems between race and ethnicity when compared to Rocklin and the region overall.

Housing problems in Yolo County jurisdictions:

- **Davis:** Households in Davis have slightly higher rates of housing problems than the region overall—45 percent of households experience housing problems and 28 percent experience severe housing problems. Black or African American households are most likely to experience both housing problems and severe housing problems, at a rate of 77 percent and 54 percent, respectively. Non-family households have the highest rate of housing problems among household types, likely because of the University and the large student population.
- **West Sacramento:** Hispanic households in West Sacramento are most likely to experience any of the 4 housing problems (61%) and any of the 4 severe housing problems (35%) compared to other races and ethnicities. Large family households, with 5 or more members, also experience a high rate of housing problems (66%)
- **Woodland:** Black or African American households in Woodland are most likely to experience any of the 4 housing problems (84%) and any of the 4 severe housing problems (54%) compared to other races and ethnicities (it should be noted that Black or African American households comprise less than 1 percent of total households in Woodland). Hispanic households, who comprise over one third of all households in Woodland (37%), are also more likely to experience any of the 4 housing problems (55%) and any of the 4 severe housing problems (29%).

Housing problems in Sacramento County jurisdictions:

- **Citrus Heights:** Rates of housing problems in Citrus Heights are like the Sacramento Valley region overall—43 percent of households experience housing problems and 21 percent experience severe housing problems. Hispanic households (61%) and large family households (63%) are most likely to experience any of the 4 housing problems.
- **Elk Grove:** Rates of housing problems in Elk Grove are like the Sacramento Valley region overall—43 percent of households experience housing problems and 21 percent experience severe housing problems. In Elk Grove, there is less variation of housing problems between race and ethnicity when compared to other Sacramento County jurisdictions and the region overall.
- **Rancho Cordova:** Rates of housing problems in Rancho Cordova are like the Sacramento Valley region overall—45 percent of households experience housing problems and 22 percent experience severe housing problems. Hispanic households (61%) and large family households (63%) are most likely to experience any of the 4 housing problems.
- **City of Sacramento:** Households living in the City of Sacramento are more likely to experience severe housing problems than other jurisdictions and the region overall—46 percent experience any of the 4 housing problems and 26 percent experience any of the 4 severe housing problems. Black or African American households, Hispanic households, and large family households have the highest rates of housing problems in Sacramento.
- **Balance of Sacramento County:** Rates of housing problems in the balance of Sacramento County are like the Sacramento Valley region overall—45 percent of households experience housing problems and 23 percent experience severe housing problems. Similar to the City of Sacramento, Black or African American households, Hispanic households, and large family households living in the balance of Sacramento County experience the highest rates of housing problems.

Figure III-1.

Demographics of Households with Disproportionate Housing Needs, Placer County Jurisdictions

Households Experiencing any of 4 Housing Problems	Rocklin			Roseville			Sacramento Valley Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	6,640	16,480	40%	13,399	34,944	38%	196,835	504,315	39%
Black, Non-Hispanic	150	310	48%	349	709	49%	31,773	54,442	58%
Hispanic	1,459	2,264	64%	2,105	5,000	42%	66,200	118,839	56%
Asian or Pacific Islander, Non-Hispanic	604	1,494	40%	1,414	3,372	42%	37,313	82,785	45%
Native American, Non-Hispanic	30	120	25%	48	123	39%	2,234	4,331	52%
Other, Non-Hispanic	395	725	54%	444	964	46%	12,259	23,444	52%
Total	9,280	21,395	43%	17,795	45,140	39%	346,640	788,185	44%
Household Type and Size									
Family households, <5 people	4,910	13,568	36%	8,765	26,060	34%	166,765	436,370	38%
Family households, 5+ people	1,065	1,775	60%	2,325	4,894	48%	53,480	88,335	61%
Non-family households	3,305	6,040	55%	6,709	14,199	47%	126,410	263,480	48%
Households Experiencing any of 4 Severe Housing Problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	2,735	16,480	17%	5,858	34,944	17%	94,330	504,315	19%
Black, Non-Hispanic	75	310	24%	275	709	39%	18,488	54,442	34%
Hispanic	845	2,264	37%	1,155	5,000	23%	39,265	118,839	33%
Asian or Pacific Islander, Non-Hispanic	289	1,494	19%	729	3,372	22%	21,748	82,785	26%
Native American, Non-Hispanic	0	120	0%	23	123	19%	1,031	4,331	24%
Other, Non-Hispanic	140	725	19%	264	964	27%	7,204	23,444	31%
Total	4,085	21,395	19%	8,319	45,140	18%	182,100	788,185	23%

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

Figure III-2.
Demographics of Households with Disproportionate Housing Needs, Yolo County Jurisdictions

Households Experiencing any of 4 Housing Problems	Davis			West Sacramento			Woodland			Sacramento Valley Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity												
White, Non-Hispanic	6,080	15,320	40%	4,000	9,850	41%	3,635	10,520	35%	196,835	504,315	39%
Black, Non-Hispanic	315	408	77%	470	959	49%	123	147	84%	31,773	54,442	58%
Hispanic	1,280	2,330	55%	2,530	4,155	61%	3,985	7,250	55%	66,200	118,839	56%
Asian or Pacific Islander, Non-Hispanic	2,415	4,720	51%	740	1,650	45%	464	999	46%	37,313	82,785	45%
Native American, Non-Hispanic	34	63	54%	45	105	43%	69	179	39%	2,234	4,331	52%
Other, Non-Hispanic	629	1,019	62%	349	709	49%	199	327	61%	12,259	23,444	52%
Total	10,735	23,855	45%	8,140	17,435	47%	8,490	19,445	44%	346,640	788,185	44%
Household Type and Size												
Family households, <5 people	3,010	10,555	29%	3,960	9,370	42%	3,895	11,190	35%	166,765	436,370	38%
Family households, 5+ people	605	1,400	43%	1,465	2,235	66%	1,570	2,350	67%	53,480	88,335	61%
Non-family households	7,120	11,905	60%	2,720	5,835	47%	3,020	5,905	51%	126,410	263,480	48%
Households Experiencing any of 4 Severe Housing Problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity												
White, Non-Hispanic	3,390	15,320	22%	1,699	9,850	17%	1,410	10,520	13%	94,330	504,315	19%
Black, Non-Hispanic	220	408	54%	259	959	27%	79	147	54%	18,488	54,442	34%
Hispanic	905	2,330	39%	1,445	4,155	35%	2,130	7,250	29%	39,265	118,839	33%
Asian or Pacific Islander, Non-Hispanic	1,650	4,720	35%	500	1,650	30%	230	999	23%	21,748	82,785	26%
Native American, Non-Hispanic	4	63	6%	35	105	33%	14	179	8%	1,031	4,331	24%
Other, Non-Hispanic	494	1,019	48%	250	709	35%	89	327	27%	7,204	23,444	31%
Total	6,655	23,855	28%	4,205	17,435	24%	3,965	19,445	20%	182,100	788,185	23%

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

Figure III-3.

Demographics of Households with Disproportionate Housing Needs, Sacramento County Jurisdictions

Households Experiencing any of 4 Housing Problems	Citrus Heights			Elk Grove			Rancho Cordova			Sacramento Valley Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity												
White, Non-Hispanic	9,985	25,590	39%	7,780	21,624	36%	5,570	13,985	40%	196,835	504,315	39%
Black, Non-Hispanic	475	999	48%	3,095	5,689	54%	1,325	2,489	53%	31,773	54,442	58%
Hispanic	2,450	3,985	61%	3,315	6,738	49%	1,880	3,139	60%	66,200	118,839	56%
Asian or Pacific Islander, Non-Hispani	535	1,013	53%	5,205	11,749	44%	1,265	2,959	43%	37,313	82,785	45%
Native American, Non-Hispanic	90	215	42%	49	108	45%	29	52	56%	2,234	4,331	52%
Other, Non-Hispanic	345	798	43%	875	1,739	50%	545	979	56%	12,259	23,444	52%
Total	13,870	32,590	43%	20,325	47,655	43%	10,630	23,620	45%	346,640	788,185	44%
Household Type and Size												
Family households, <5 people	6,205	17,505	35%	11,300	29,504	38%	5,565	13,095	43%	166,765	436,370	38%
Family households, 5+ people	1,925	3,045	63%	4,280	8,630	50%	1,880	2,760	68%	53,480	88,335	61%
Non-family households	5,745	12,040	48%	4,735	9,520	50%	3,180	7,760	41%	126,410	263,480	48%
Households Experiencing any of 4 Severe Housing Problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity												
White, Non-Hispanic	4,920	25,590	19%	3,340	21,624	15%	2,480	13,985	18%	94,330	504,315	19%
Black, Non-Hispanic	270	999	27%	1,730	5,689	30%	705	2,489	28%	18,488	54,442	34%
Hispanic	1,334	3,985	33%	1,650	6,738	24%	965	3,139	31%	39,265	118,839	33%
Asian or Pacific Islander, Non-Hispani	305	1,013	30%	2,859	11,749	24%	654	2,959	22%	21,748	82,785	26%
Native American, Non-Hispanic	30	215	14%	34	108	31%	15	52	29%	1,031	4,331	24%
Other, Non-Hispanic	130	798	16%	475	1,739	27%	324	979	33%	7,204	23,444	31%
Total	6,975	32,590	21%	10,090	47,655	21%	5,150	23,620	22%	182,100	788,185	23%

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

(Continued) Figure III-3.

Demographics of Households with Disproportionate Housing Needs, Sacramento County Jurisdictions

Households Experiencing any of 4 Housing Problems	City of Sacramento			Balance of Sacramento County			Sacramento Valley Region		
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	29,820	80,685	37%	61,406	154,527	40%	196,835	504,315	39%
Black, Non-Hispanic	14,380	24,420	59%	10,581	17,423	61%	31,773	54,442	58%
Hispanic	20,290	36,385	56%	19,519	33,785	58%	66,200	118,839	56%
Asian or Pacific Islander, Non-Hispanic	13,150	28,629	46%	9,409	21,523	44%	37,313	82,785	45%
Native American, Non-Hispanic	399	833	48%	789	1,498	53%	2,234	4,331	52%
Other, Non-Hispanic	3,450	6,375	54%	3,602	7,104	51%	12,259	23,444	52%
Total	81,505	177,325	46%	105,434	236,054	45%	346,640	788,185	44%
Household Type and Size									
Family households, <5 people	34,555	83,610	41%	51,312	131,679	39%	166,765	436,370	38%
Family households, 5+ people	13,800	20,409	68%	17,535	27,612	64%	53,480	88,335	61%
Non-family households	33,150	73,305	45%	36,563	76,756	48%	126,410	263,480	48%
Households Experiencing any of 4 Severe Housing Problems	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
	# with problems	# households	% with problems	# with problems	# households	% with problems	# with problems	# households	% with problems
Race/Ethnicity									
White, Non-Hispanic	14,675	80,685	18%	29,694	154,527	19%	94,330	504,315	19%
Black, Non-Hispanic	8,720	24,420	36%	5,963	17,423	34%	18,488	54,442	34%
Hispanic	12,795	36,385	35%	11,407	33,785	34%	39,265	118,839	33%
Asian or Pacific Islander, Non-Hispanic	7,844	28,629	27%	5,546	21,523	26%	21,748	82,785	26%
Native American, Non-Hispanic	268	833	32%	409	1,498	27%	1,031	4,331	24%
Other, Non-Hispanic	2,025	6,375	32%	2,114	7,104	30%	7,204	23,444	31%
Total	46,340	177,325	26%	55,174	236,054	23%	182,100	788,185	23%

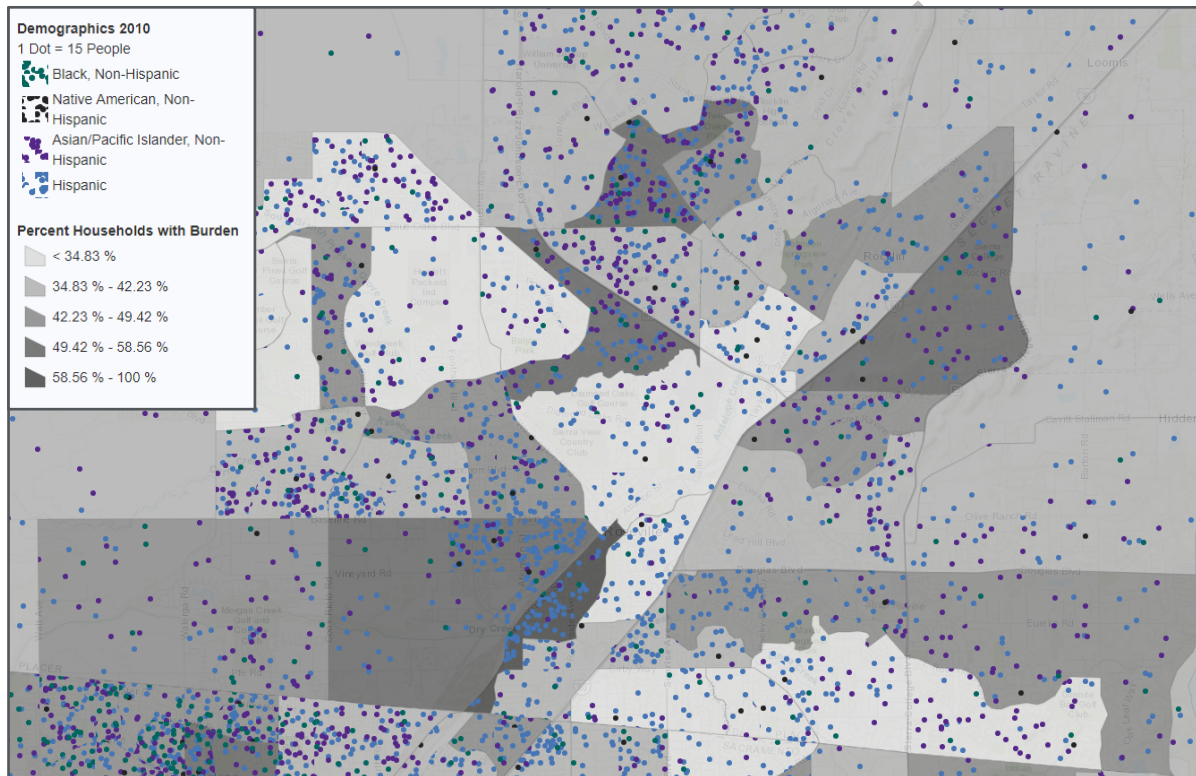
Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

The areas in the jurisdictions and region that experience the greatest housing burdens and align with segregated areas, integrated areas, and R/ECAPs are shown below, in figures III-4 to III-6.

Figure III-4.
Housing Burden and Race/Ethnicity, Placer County Jurisdictions

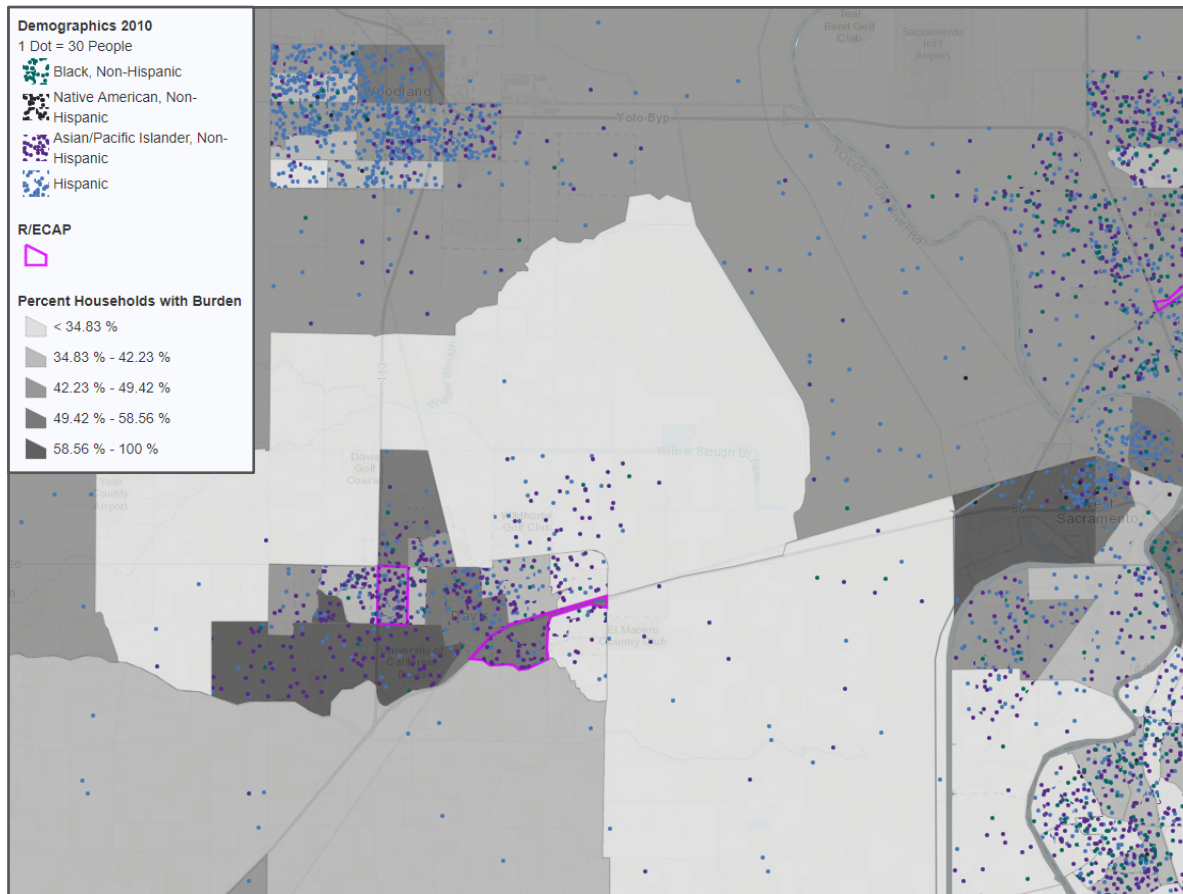


Note: Rocklin and Roseville, the Placer County Jurisdictions, do not have any R/ECAPs.

Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

Although Placer County Jurisdictions have no R/ECAPs, there are some areas of concentrated race and ethnicities and housing burden. In south central Roseville, there is both a large concentration of Hispanic households and housing burden (over 58% of households in that Census tract are burdened). In central Rocklin, there is also a concentration of housing burden and Asian or Pacific Islander households.

Figure III-5.
Housing Burden and Race/Ethnicity, Yolo County Jurisdictions

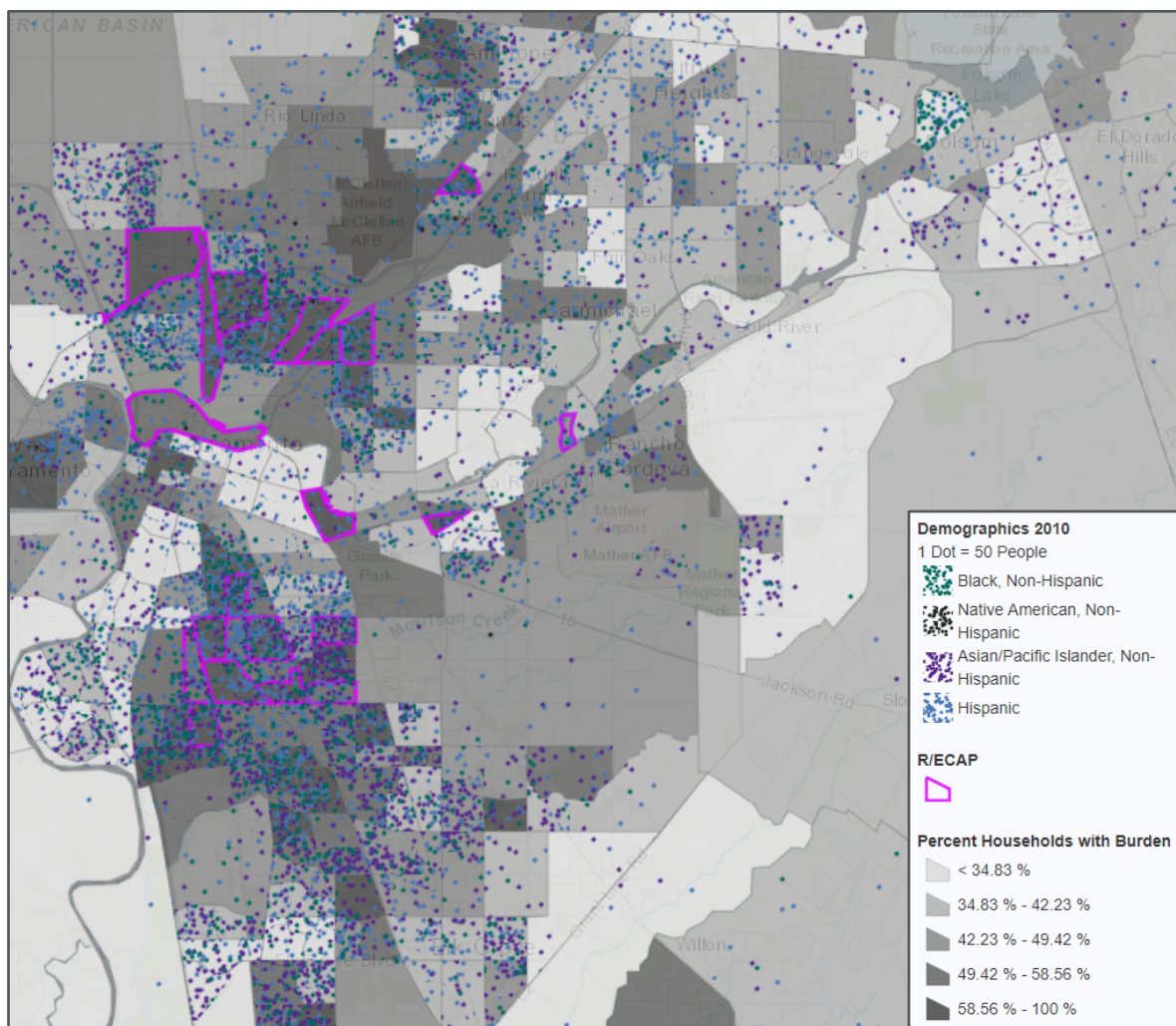


Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

The only R/ECAPs among the Yolo County jurisdictions are in Davis. Although housing burden appears to impact many households, the University and large student population likely contribute to these housing problems.

The two R/ECAPs in Davis have some concentration of Asian households and the areas right outside of the city have very low-cost burden or concentration by race or ethnicity.

Figure III-6.
Housing Burden and Race/Ethnicity, Sacramento County Jurisdictions



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

Unlike the other jurisdictions, Sacramento County jurisdictions have a large number of R/ECAPs, most of which are located within the City of Sacramento. Almost every R/ECAP has a high percent (over 58%) of households with housing burden. These areas also align with concentrations of Black or African American, Asian, and Hispanic households. The areas with the lowest rate of housing burden also have the least amount of racial or ethnic concentrations.

Homeownership gaps. For the majority of households in the U.S., owning a home is the single most important factor in wealth-building. Homeownership is also thought to have broader public benefits, which has justified decades of public subsidization. For nearly 100

years, the federal government has subsidized ownership through the mortgage interest tax deduction and the secondary mortgage market.¹

Yet these incentives for ownership have been in place far longer than the existence of fair lending and fair housing protections, meaning that the benefits of federal subsidies for ownership have not been equally realized by all protected classes. This explains some of the reason for ownership disparities today, in addition to the now-illegal practices of redlining, steering, blockbusting, unfair lending, and discriminatory pricing.²

Figure III-7 shows how homeownership rates differ among the participating jurisdictions. As shown in the following figure, homeownership rates of Black and Hispanic households are generally far lower than the rates of Asian and Non-Hispanic White households.

Elk Grove, Rocklin, and Roseville have relatively high Black and Hispanic homeownership rates compared to other jurisdictions. Overall, the highest Black (54%) and Hispanic (66%) ownership rates were in Elk Grove. The lowest Black homeownership rate (17%) occurred in Woodland and the lowest Hispanic homeownership rate (27%) occurred in Davis.

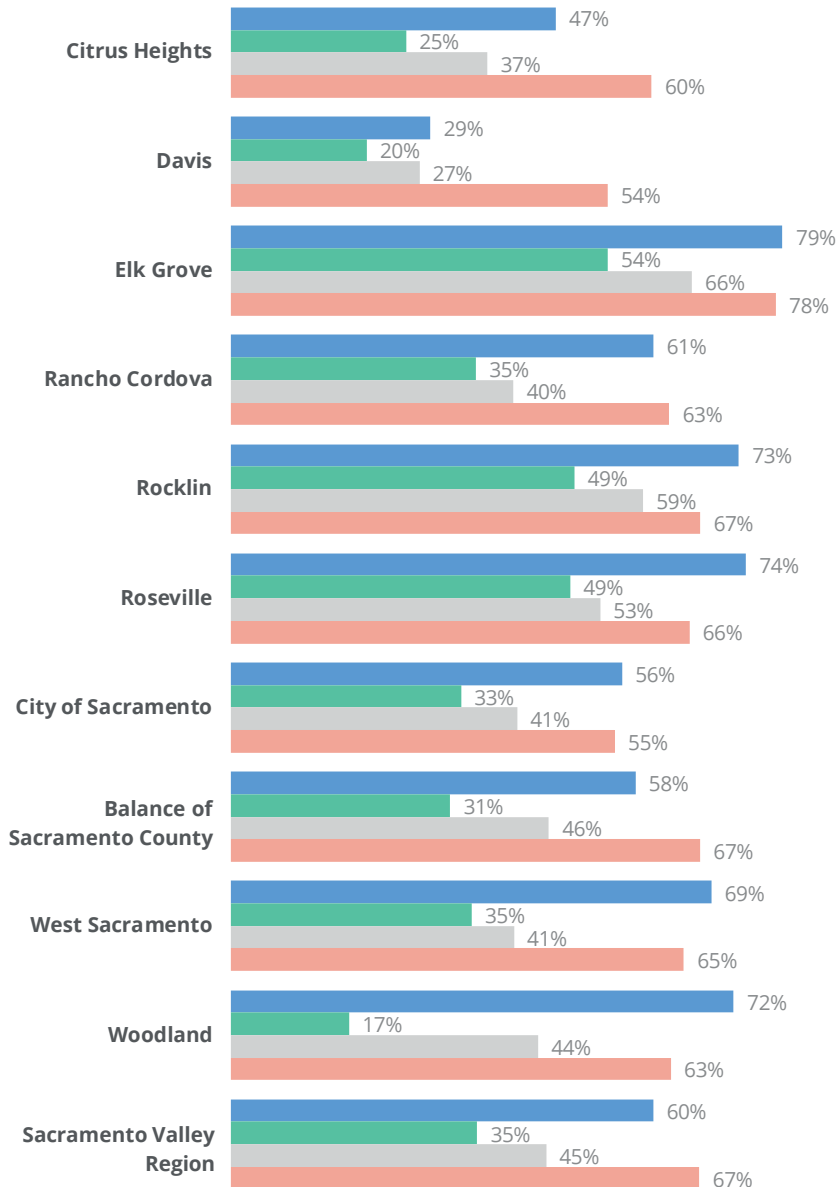
Davis has relatively low homeownership, particularly for minorities, but this is likely caused by a large student population.

¹ Despite the many public and private interventions to expand ownership, the overall U.S. rate has been stubbornly stagnant. In 2015, 63.7 percent of households were owners, compared to 63.9 in 1990. Contrary to what many U.S. residents believe, the U.S. does not lead developed countries in homeownership. Instead, the U.S.' rate of ownership is similar to that of the United Kingdom (63.5%) and lower than Canada's (67.0%).

² "Redlining" is the practice of denying a creditworthy applicant a loan for housing in a certain neighborhood even though the applicant may otherwise be eligible for the loan. "Steering" refers to the practice of showing home- and apartment-seekers homes only in neighborhoods with residents of similar races and ethnicities; it is now illegal for real estate agents to engage in steering. "Blockbusting," which is also illegal, refers to the practice of real estate agents and builders convincing homeowners to sell their homes below market because of the fear that minorities could be moving into the neighborhood, and then reselling those homes to minorities at inflated prices. "Discriminatory pricing" means intentionally charging certain protected classes more for housing than others and is often a product of steering, blockbusting, subprime lending, and other illegal practices.

Figure III-7.
Differences in Homeownership, by Race and Ethnicity, 2016

■ Asian or Pacific Islander, Non-Hispanic ■ Black, Non-Hispanic ■ Hispanic ■ White, Non-Hispanic



Source: Comprehensive Housing Affordability Strategy (CHAS) database and Root Policy Research.

Mortgage loan access. Despite efforts to reform long-standing practices of discrimination in the American housing credit system, widespread patterns of segregation and inequality still exist today. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country. A subprime mortgage is a type of housing loan granted to individuals with an impaired credit history, who otherwise would not qualify for a conventional mortgage loan. Subprime mortgages carry higher interest rates because there is a higher risk of default. The concentration of subprime mortgages in areas where racial and ethnic minorities are also concentrated suggests that modern lending practices may be repeating historically punitive practices, such as redlining.³

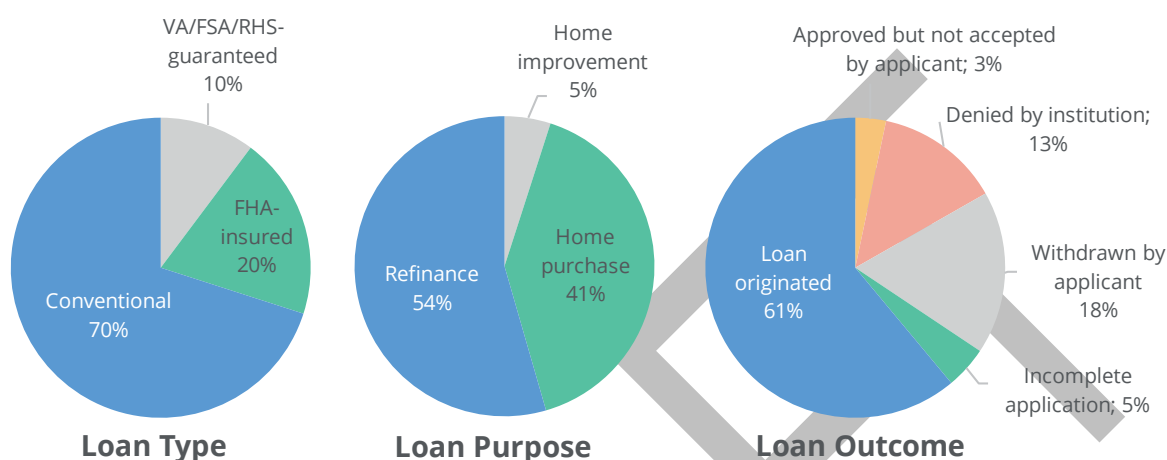
To detect differences in mortgage loan originations by protected classes, the federal Home Mortgage Disclosure Act (HMDA) data are used. The HMDA data analyzed in this section reflect loans applied for by residents in 2017, the latest year for which HMDA were publicly available at the time this document was prepared.

In 2017, there were 89,838 loan applications filed in the Sacramento Region for owner-occupied homes. Figure III-8 summarizes the type, purpose, and outcomes of those loan applications region-wide. In sum:

- Most applications (70%) were for conventional loans, 20 percent were FHA loan applications, and 10 percent were other types of loans (e.g., VA, FSA, RHS).
- Over half of all applications were refinances, 5 percent were home improvement applications and the remainder (41%) were home purchase applications.
- Sixty-one percent of all loan applications were originated, and another 3 percent were approved but not accepted by the applicant. Thirteen percent of all applications were denied by the financial institution.

³ Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. *International Journal of Urban and Regional Research*. 33. 291-313.

Figure III-8.
Loan Applications, Sacramento Region, 2017



Note: Does not include loans for multifamily properties or non-owner occupants.

Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Loan outcomes by race/ethnicity.⁴ In addition to the distribution of loan outcomes, we calculated a separate “denial rate,” defined as the number of denied loan applications divided by the total number of applications excluding withdrawn applications and application files closed for incompleteness. This measure of denial provides a more accurate representation of applications with an opportunity for origination and is consistent with the methodology used by the Federal Reserve in analyzing HMDA denial data.

The denial rate region-wide was 17 percent in 2017. However, denial rates vary substantially by race/ethnicity: the denial rates for Hispanic applicants (24%) and other non-Asian minority groups (24%) were significantly higher than for non-Hispanic White applicants (15%). The denial rate for Asian applicants (17%) was also slightly higher than for non-Hispanic White applicants.⁵

Figure III-9 shows denial rates by race, ethnicity, and location for all home loan applications in 2017. Disparities—particularly for Hispanic and other non-Asian minority applicants are present in most jurisdictions. Overall in the region, the gap is 4 percentage points between Hispanic and Non-Hispanic White applicants and 9 percentage points between non-Asian and Non-Hispanic White borrowers. Asian applicants experience mortgage loan denials at close to the same rate as Non-Hispanic White applicants.

⁴ Loan applications are reported by the race of the primary householder.

⁵ Minority racial and ethnic groups other than Asian and Hispanic are grouped together for the jurisdictional level analysis to simplify the presentation of data.

For non-Asian minority applicants, Sacramento County and Citrus Heights have denial rates that are higher than the region overall. For Hispanic applicants, Citrus Heights, West Sacramento, and Woodland have denial rates exceeding the region overall.

Figure III-9.
Denial Rates by
Race/Ethnicity,
Regional
Partners, 2017

Notes:

Does not include loans for multifamily properties or non-owner occupants. Race categories are mutually exclusive.

Denial Rate is the number of denied loan applications divided by the total number of applications, excluding withdrawn applications and application files closed for incompleteness.

Other racial/ethnic minority includes American Indian and Alaska Native, Black or African American, and Native Hawaiian or other Pacific Islander.

Source:

FFIEC HMDA Raw Data, 2017 and Root Policy Research.

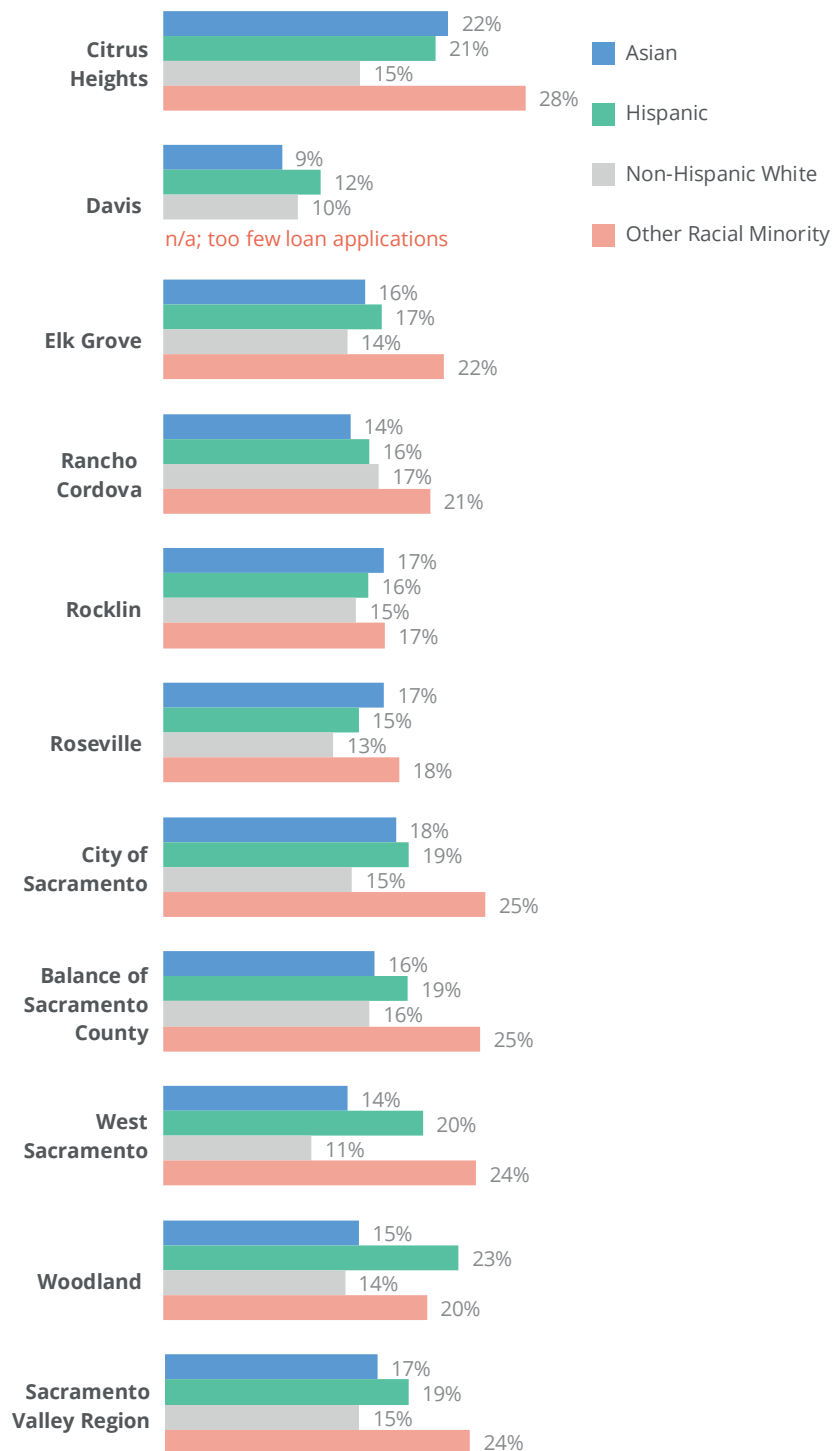
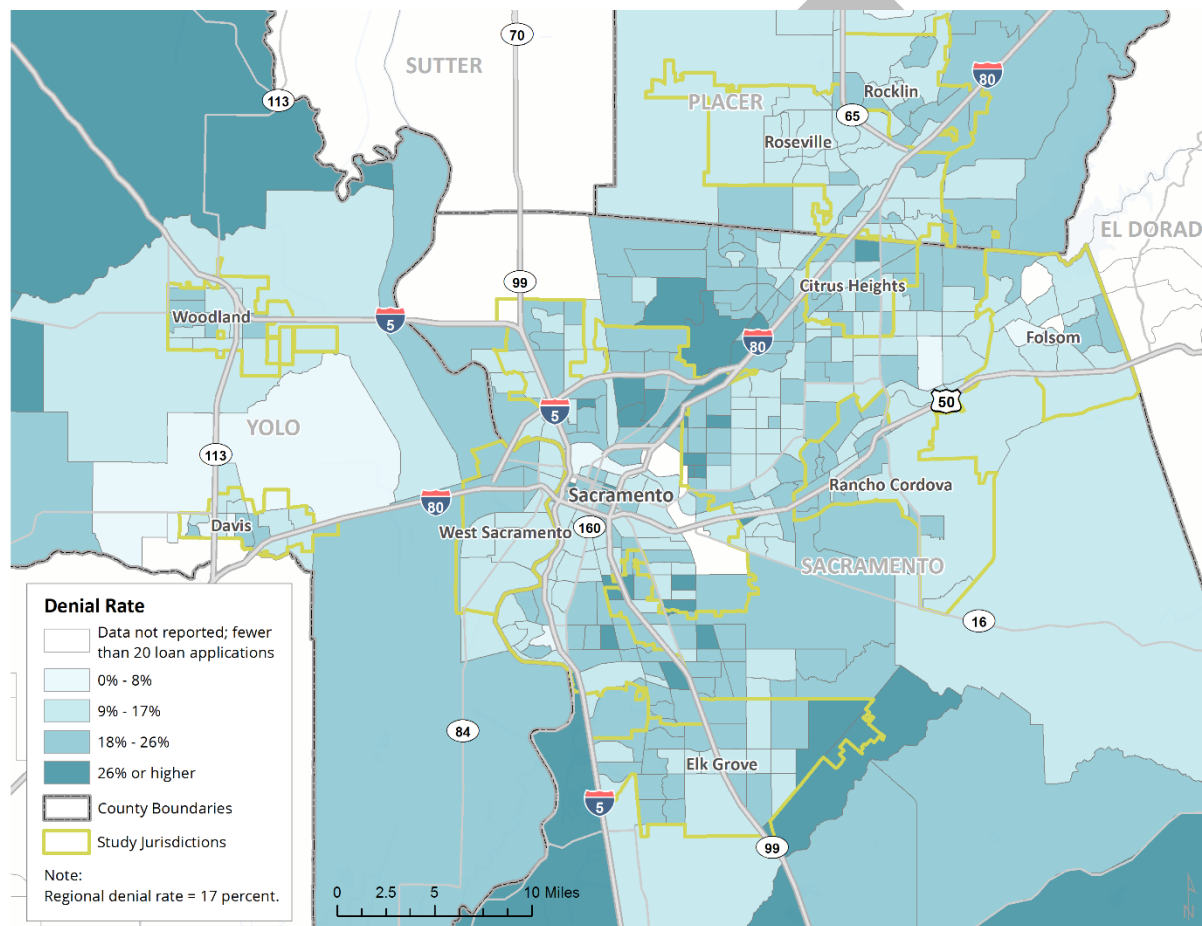


Figure III-10 maps denial rates by Census tract. The Census tracts in the region where denials are the highest tend to fall outside jurisdictional boundaries, excluding a few high denial tracts in south Sacramento and east Elk Grove. Higher than average denials (the two darkest shades of blue in Figure III-10) do tend to align with areas that have higher concentrations of minority residents—this trend is consistent with the higher denial rates for minority residents shown in the previous figure (Figure III-9).

Figure III-10.
Denial Rate by Census Tract, 2017



Note: Does not include loans for multifamily properties or non-owner occupants. Denial Rate is the number of denied loan applications divided by the total number of applications, excluding withdrawn applications and application files closed for incompleteness.

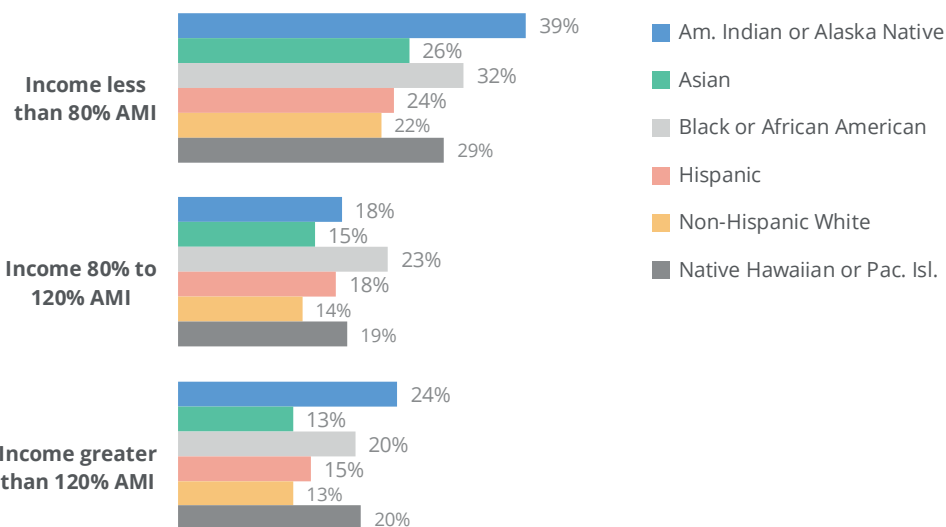
Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

There are many reasons why denial rates may be higher for certain racial and ethnic groups. First, some racial and ethnic groups are very small, so the pool of potential borrowers is limited and may skew towards lower income households, since minorities typically have lower incomes. Figure III-11 examines differences in loan denial rates by income range. Loan applicants were grouped into one of three income ranges:

- Applicants earning less than 80 percent of the HUD Median Family Income (MFI) at the time—or less than \$60,200;
- Applicants earning between 80 and 120 percent MFI—\$60,200 and \$90,200; and
- Applicants earning greater than 120 percent MFI—\$90,200 and more.

As shown by Figure III-11, disparities in denial rates persist for non-Asian minority applicants, even at higher incomes. Yet the gap does narrow as incomes increase: For example, the gap between Black/African American and Non-Hispanic White applicants declines from 10 percentage points for 0-80 percent AMI households to 7 percentage points for 120 percent+ AMI households.

Figure III-11.
Denial Rate by Race/Ethnicity and Income, Sacramento Region, 2017



Note: Does not include loans for multifamily properties or non-owner occupants. Denial Rate is the number of denied loan applications divided by the total number of applications, excluding withdrawn applications and application files closed for incompleteness.

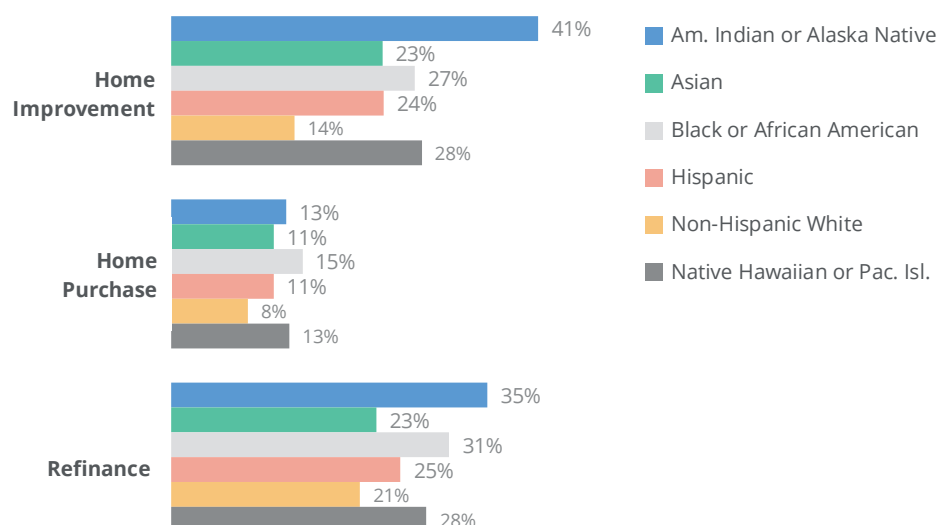
Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Second, loan denial rates can also vary by race and ethnicity based on the type of loans applied for by applicants. Denial rates are typically highest for home improvement loans, often because the additional debt will raise the loan to value ratios above the levels allowed by a financial institution. Denials of home improvement loans can affect more than an individual borrower: Lack of capital to make needed home improvements can perpetuate neighborhood-wide declines.

Figure III-12 displays the denial rate by race and ethnicity and loan purpose. Denial rates for home purchases are lower than other loan home improvement or refinance applications across racial and ethnic groups but are highest for African Americans (15%), Hispanics (13%),

and Native Hawaiian or other Pacific Islanders (13%). Across the board, all minority groups experience higher rates of denial than non-Hispanic White applicants for each purpose.

Figure III-12.
Denial Rate by Race/Ethnicity and Loan Purpose, Sacramento Region, 2017



Note: Does not include loans for multifamily properties or non-owner occupants. Denial Rate is the number of denied loan applications divided by the total number of applications, excluding withdrawn applications and application files closed for incompleteness.

Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

HMDA data contain some information on why loans were denied, which can help to explain differences in denials among racial and ethnic groups. Figure III-13 shows the reasons for denials in the Sacramento region by race/ethnicity. The top three reasons for each group are indicated by the red shading, with the darkest shading indicating the most common reason for denial.

The top three reasons for denial were consistent across all racial/ethnic groups: credit application incomplete, credit history, and debt-to-income ratio. For most groups, the most common reason was debt-to-income ratio but for African American and American Indian or Alaska Native applicants, the most common reason for denial was credit history.

Figure III-13.
Reasons for Denial by Race/Ethnicity, Sacramento Region, 2017

	Am. Indian or Alaska Native	Asian	Black or African American	Hispanic	Non- Hispanic White	Native Hawaiian or Pac. Isl.	All Applicants
Collateral	13%	10%	13%	13%	15%	11%	14%
Credit application incomplete	20%	14%	17%	14%	18%	20%	19%
Credit history	29%	17%	23%	21%	19%	23%	19%
Debt-to-income ratio	22%	30%	21%	25%	22%	29%	23%
Employment history	1%	2%	2%	2%	2%	1%	2%
Insufficient cash (down- payment, closing costs)	2%	4%	5%	5%	5%	4%	5%
Mortgage insurance denied	0%	0%	0%	0%	0%	0%	0%
Other	7%	11%	13%	14%	11%	11%	11%
Unverifiable information	5%	12%	5%	6%	7%	2%	7%
n=	82	994	639	1,311	4,173	146	9,125

Note: Does not include loans for multifamily properties or non-owner occupants.

Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Subprime analysis. Throughout the U.S., the subprime lending market declined significantly following the housing market crisis. Subprime lending has increased in the last few years, though not back to its peak of 25 percent in 2006. Nationally, in 2017, about 4 percent of conventional home purchases and 2 percent of refinance loans were subprime.^{6,7}

In 2017, in the Sacramento Region 4.7 percent of originated loans were subprime, which is higher than the national proportion. As shown in Figure III-14, the incidence of subprime loans was higher for Hispanic and other non-Asian minority borrowers than non-Hispanic White and Asian borrowers in the Sacramento Region.

Disparities in subprime lending were evident in most jurisdictions, with the City of Sacramento, West Sacramento, and the balance of Sacramento County showing the highest rates. Although the proportions are not nearly as high as they were at the height of the subprime lending crisis, the rates of subprime lending to minority borrowers should be watched closely.

⁶ For the purposes of this section, “subprime” is defined as a loan with an APR of more than three percentage points above comparable Treasuries. This is consistent with the intent of the Federal Reserve in defining “subprime” in the HMDA data.

⁷ https://s3.amazonaws.com/files.consumerfinance.gov/f/documents/bcftp_hmda_2017-mortgage-market-activity-trends_report.pdf

Figure III-14.
Subprime Loans
by Race/Ethnicity,
Regional Partners,
2017

Note:

Does not include loans for multifamily properties or non-owner occupants.

Percent reflects the proportion of originated loans that are "subprime," defined as a loan with an APR of more than three percentage points above comparable Treasuries.

Other racial/ethnic minority includes American Indian and Alaska Native, Black or African American, and Native Hawaiian or other Pacific Islander.

Source:

FFIEC HMDA Raw Data, 2017 and Root Policy Research.

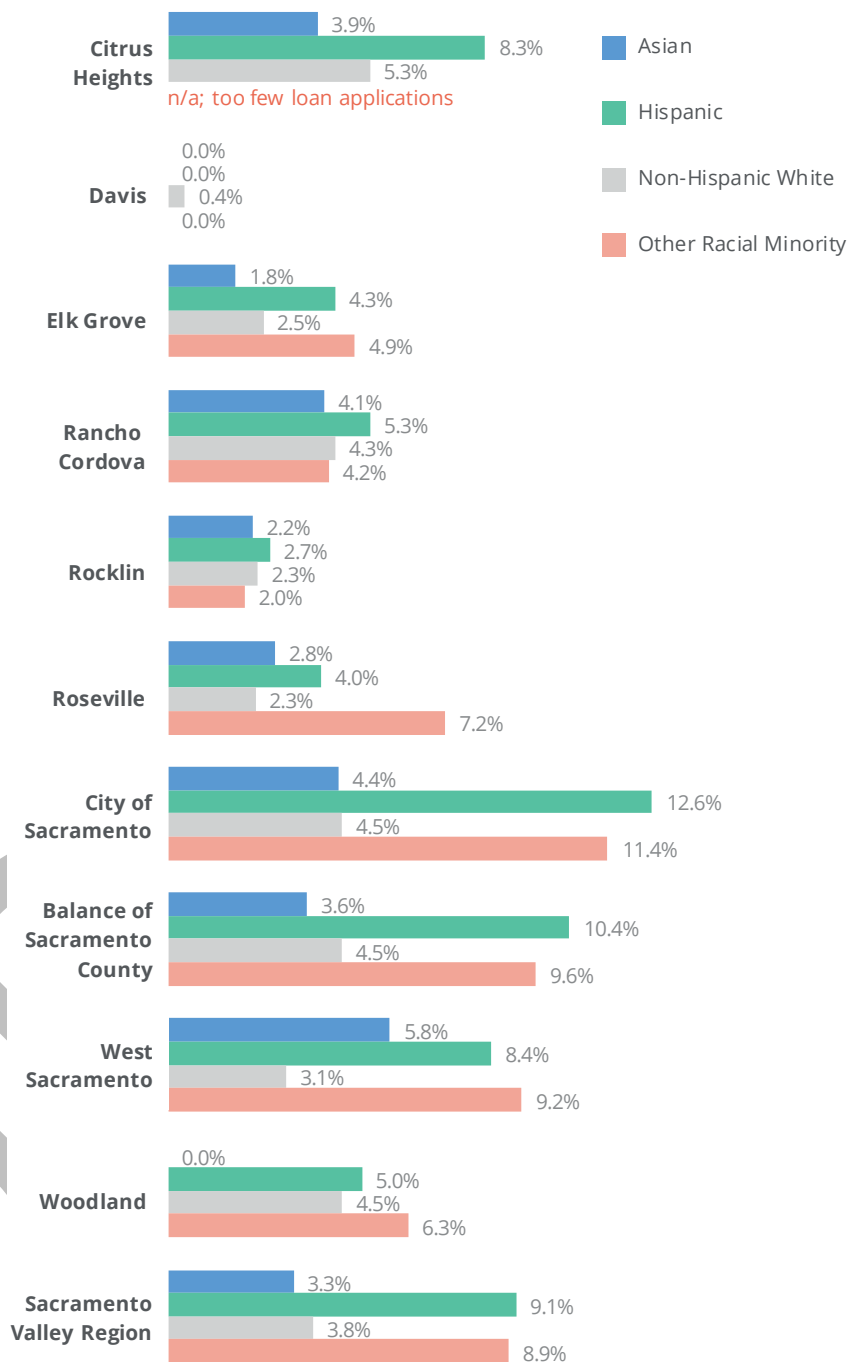
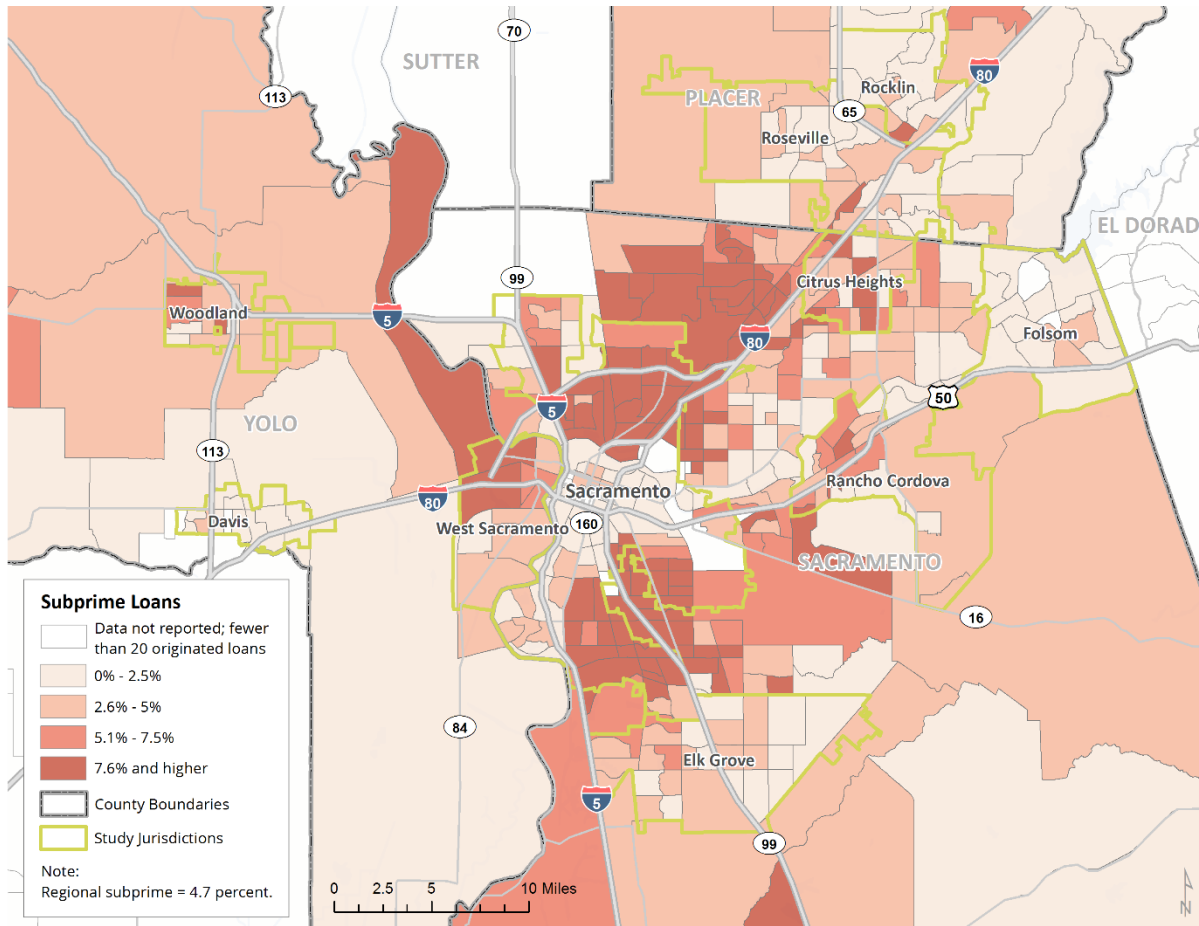


Figure III-15 shows the percent of originated loans that are subprime by Census tract. The patterns indicate that high cost loans are clustered in areas with higher concentrations of people of color (see Figure II-12 in Section II).

Figure III-15.
Subprime Loans by Census Tract, 2017



Note: Does not include loans for multifamily properties or non-owner occupants. Percent reflects the proportion of originated loans that are “subprime,” defined as a loan with an APR of more than three percentage points above comparable Treasuries.

Source: FFIEC HMDA Raw Data, 2017 and Root Policy Research.

Disparities and bias in credit decisions. Bias is thought to be a human condition that, in theory, could be eliminated by giving the responsibility for the credit decision to a truly objective party, such as a computer. However, a recent study, conducted by researchers at UC Berkeley, found discrimination inherent in the algorithms computers use to determine mortgage pricing.

The study found that, nationally, Latinx and African American borrowers paid between 5.6 and 8.6 basis points more for mortgage loans made between 2008 and 2015 regardless of the type (computer or human) of lender. This is equivalent to 11 to 17 percent of lender

profit on the average loan, meaning that lenders earn significantly more from loans made to Latinx and African American homebuyers.⁸

There was little difference in the rate charged by computer or human, suggesting that the higher rate charged to minority borrowers is a factor of other variables. In refinances, the minority interest rate differential was much lower, between 1 and 3 basis points. This led the research team to speculate that timing (urgency of getting a loan to buy a home once found) and frequency of comparison shopping could explain the interest rate differences.

Of equal importance was the finding that face-to-face mortgage transactions led to higher rejection rates for Latinx and African American borrowers: humans rejected loans to these borrowers 4 percent more often than a computer did. In fact, computer rejections did not discriminate on the basis of race and ethnicity at all.

Regulatory Analysis

This section summarizes potential fair housing challenges related to zoning and land use development procedures. Zoning and land use regulations may include rules and requirements that are, or create, barriers to fair housing and impact housing choice. The following zoning regulations were reviewed: Sacramento and Yolo Counties and the cities of Citrus Heights, Davis, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, West Sacramento, and Woodland.

The zoning codes were reviewed based on a checklist developed by the Region IX HUD office ("Review of Public Policies and Practices - Zoning and Planning Code). The checklist poses a series of questions aimed at common zoning regulations that impact fair housing. The questions from this checklist were consolidated into a series of "indicators" used to evaluate each zoning code. These are shown in the following matrix.

In some cases, a "no" answer to a question indicates that a policy or regulatory language does not create a potential barrier to housing choice. In other cases, a "yes" answer indicates a lack of a barrier.

The text that follows the matrix highlights concerns and areas for improvement.

⁸ The time period covered in that study includes the period when subprime loans were common; subprime loans are a much smaller part of the market today. Several lawsuits and challenges have demonstrated that minority borrowers received subprime loans that were not risk-justified.

Matrix of Fair Housing Indicators for Zoning Codes: Ideal Outcomes to Prevent Fair Housing Barriers

INDICATOR	CITRUS HEIGHTS	DAVIS	ELK GROVE	FOLSOM	GALT	ISLETON	RANCHO CORDOVA	ROCKLIN	ROSEVILLE	SACRAMENT O	WEST SACRAMENT
1. Definition of “family” discriminates against group living for persons with disabilities.	No (not defined)	No	No	No	No	No	No (not defined)	No (not defined)	No	No (not defined)	No
2a. Disability is defined.	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
2b. Definition is the same as the FHAA definition of disability.	Yes	Yes	N/A	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes
3. Restricted housing opportunities for persons with disabilities (e.g., boarding or rooming house or hotel).	No	No	No	No	No	No	No	No	No	No	No
4. Housing with on-site support services allowed for persons with disabilities.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5. Number of unrelated disabled individuals residing together restricted but no restriction for other persons.	No	No	No	No	No	No	No	No	No	No	No
6. Policies allow for reasonable accommodation for	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes

INDICATOR	CITRUS HEIGHTS	DAVIS	ELK GROVE	FOLSOM	GALT	ISLETON	RANCHO CORDOVA	ROCKLIN	ROSEVILLE	SACRAMENT O	WEST SACRAMENT
disabled persons living in municipal or county supplied or managed housing.											
7. Public hearings required for exceptions to land use codes for disabled applicants, but no hearing required for all other applicants.	No	No	No	No	No	No	No	No	No	No	Yes
8. Mixed uses allowed.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9. Single-family and multi-family housing types allowed at a variety of densities.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
10. Zoning code describes areas as exclusive.	No	No	No	No	No	No	No	No	No	No	No
11a. Restrictions for Senior Housing.	No	No	No	No	No	No	No	No	No	No	No
11b. If yes restrictions comply with Federal law.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12. Special provisions for making housing accessible to persons	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes

INDICATOR	CITRUS HEIGHTS	DAVIS	ELK GROVE	FOLSOM	GALT	ISLETON	RANCHO CORDOVA	ROCKLIN	ROSEVILLE	SACRAMENT O	WEST SACRAMENT
with disabilities in zoning code?											
13. Occupancy standards or maximum occupancy limits.	No	No	No	No	No	No	No	No	No	No	No
14. References to fair housing.	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
15. Minimum standards for handicap parking for multi-family.	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No
16a. Senior housing is a specific land use.	No	No	No	Yes	No	No	No	No	No	No	No
16b. A special or conditional use permit required.	No	N/A	N/A	Unclear	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17. Conditional or special use review permit required for housing for persons with disabilities.	1-6/No 7-20/Yes 21+/Yes	1-6/No 7+/ Yes	1-6/No 7+/ Yes	1-6/No 7+/Yes	1-6/No 7+/Yes	1-6/No 7+/Yes	1-6/No 7+/ Yes	1-6/No 7+/ Yes	1-6/No 7+/Yes	1-6/AU 7+/Yes	1-6/N 7+/Ye
18a. Definitions for “special group residential housing”.	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes

INDICATOR	CITRUS HEIGHTS	DAVIS	ELK GROVE	FOLSOM	GALT	ISLETON	RANCHO CORDOVA	ROCKLIN	ROSEVILLE	SACRAMENTO	WEST SACRAMENTO
18b. Definitions align with FHAA.	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Yes	Yes	Yes
19. Specific references to the accessibility requirements of FHAA.	No	No	No	No	No	No	No	No	No	No	No

Note: N/A = Not Applicable AU = Accessory Use

Source (as available from each municipal or county website):

Citrus Heights: On-line Updated Zoning Code, January 2019

Davis: Municipal Code - Current through Ordinance 2547, effective February 7, 2019.

Elk Grove: Municipal Code - Current through Ordinance 24-2018, passed December 12, 2018.

Folsom: Municipal Code - Current through Ordinance 1291, and legislation passed through December 11, 2018.

Galt: Municipal Code - Current through Ordinance 2018-09, passed December 18, 2018.

Isleton: On-line Ordinance No. 2015-01.

Rancho Cordova: Municipal Code - Current through Ordinance 2-2019, passed January 22, 2019.

Rocklin: Current version January 29, 2019.

Roseville: Municipal Code - Current through Ordinance 6048 and the February 2019 code supplement.

Sacramento: Municipal Code - Current through Ordinance 2018-0038 and the August 2018 code supplement.

West Sacramento: Municipal Code - Current through Ordinance 18-14 and the December 2018 code supplement and Zoning Ordinance approved.

Woodland: Municipal Code - Current through Ordinance 1641, the February 2019 code recodification, and Ordinance #1634, Interim Zoning Ordinance.

Sacramento County: On-line Zoning Code Effective September 25, 2015, amended January 12, 2019.

Yolo County: County Code of Ordinances - Supplement 2018 S-10 includes: Local legislation current through Ord. 1504, effective November 8, 2018.

This review discusses potential conflicts with the Federal Fair Housing Act, as amended in 1988 (FHAA), as well as notes code references to the California Fair Employment and Housing Act (CFEHA) and the Americans with Disability Act (ADA). An explanation of key findings and best practices is provided below.

Indicator 1: Definition of family discriminates against group living for persons disabilities.

No. There is no explicit discrimination against unrelated persons with disabilities residing together in a group living arrangement.

One code, Isleton's, includes in its definition of family "a group of not more than five (5) persons not necessarily related by blood or marriage." Standard practice is to allow six (6) or fewer persons with disabilities to reside in a group living arrangement in a single dwelling unit. California court rulings have held invalid definitions of "family" that limit the number of persons living together. The definition of family should not limit the number of persons in the family.

Six of the zoning codes reviewed do not define "family" at all. This can be confusing if the term "family" is used in other definitions, such as "dwelling unit." Since there is no definition of "family," there could be a local interpretation favoring persons related by blood or marriage and discriminating against unrelated persons with disabilities. This would conflict with both FHAA and California case law, which prohibits such discrimination. Including a definition of family—that is flexible enough would minimize this potential conflict.

There is no conflict with FHAA in the seven codes with a definition of "family." These definitions are inclusive of persons not related biologically or by marriage and do not limit the number of unrelated persons living together. These definitions are similar and generally define "family" as *"one (1) or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit"* (Elk Grove).

Since this language does not limit the number of persons living together or describe who those persons are, it does not conflict with FHAA.

Galt and West Sacramento have definitions of "family" that stipulate groups of individuals live together as a "nonprofit housekeeping unit." There may be some confusion as to how this term is applied to residential care facilities that are owned and operated by a single for-profit entity. Under California law, residential care facilities for six or fewer persons must be permitted in residential zone districts, making this requirement applicable only to facilities with more than six individuals.

Of note are the definitions of "family" used in the Woodland and West Sacramento zoning codes. These definitions specifically distinguish "family" from a group living in a

boarding house, lodging house, hotel, or other group living quarters. This may assist in preventing a group home or residential care facility for persons with disabilities from being mistakenly categorized as a “boarding house” and therefore being restricted from zone districts where they would otherwise be permitted.

Best Practices/Improvements. A best practice is to include a definition of “family” in the zoning code to ensure consistent application of code terminology to persons with disabilities living together in a single dwelling unit. This definition should be flexible enough that the limit on unrelated persons does not create conflict with emerging living arrangements that offer affordability (e.g., cooperative housing).

Indicator 2: Definition of disability is in the zoning code and aligns with the FHAA.

Yes. Among jurisdictions that define disability in their zoning code, the definition aligns with the FHAA. In each of these codes, a definition for the term “disability” or “person with disabilities” is not included in the definitions section of the zoning code. The definition is found in the section of the code that describes the process for making a request for reasonable accommodation. This section usually is within the zoning code or land development code, but sometimes is found elsewhere in the municipal code or county code of ordinances (also see the discussion for Indicator 12 below.) The definition is typically found within a paragraph stating the purpose, intent, or applicability of the reasonable accommodation section and not in a subsection listing definitions for the reasonable accommodation section. In all cases, the reasonable accommodation section references the FHAA, CFEHA, and, in some cases, ADA to clarify that the definitions in those acts apply.

Three of the zoning codes do not define disability. Isleton’s code does not have a section dealing with reasonable accommodation and does not define disability elsewhere in the zoning code. The Sacramento County zoning code allows reductions in setbacks to address reasonable accommodation (Section 5.2.1.E) but does not define disability. This section uses the term “disability access” and references the FHAA and the CFEHA for the definition. The code also allows reasonable accommodation to be considered in the review of a nonconforming use. Again, disability is not defined. The zoning code for Elk Grove has a section for reasonable accommodation that references compliance with the FHAA and the ADA but does not specifically define “disability” or “person with disability.”

Best Practices/Improvements. Including a definition of “disability” or “person with disabilities” that aligns with FHAA, CFEHA, and ADA is a best practice. A definition can be included in the definitions section of the zoning code. Those codes with a section detailing the process to request a reasonable accommodation could be improved by adding a definitions sub-section that consolidates key words or phrases, including “disability” or “person with disabilities” for ease of reference. Language could be added

to clarify that the definitions contained in the reasonable accommodation section apply to all other sections of the zoning or land development code.

In defining disability, it is important to include the broad definition that has been interpreted by the courts to apply to the Fair Housing Act, which includes persons in recovery from substance abuse challenges and persons with HIV/AIDS.

Indicator 3: Restricted housing opportunities for persons with disabilities (e.g., boarding or rooming house or hotel).

No. Persons with disabilities are not restricted from living in any housing type. In some codes, facilities specifically for persons with disabilities are not mis-characterized as boarding or rooming houses or hotels.

California state law requires zoning codes treat a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with mental health disorders or other disabilities the same as single-family homes. These facilities must be a permitted use in all residential zone districts. This California state law aligns with the FHAA, which also requires that a group of persons with disabilities be permitted to live in residential zone districts and be treated the same as single-family dwelling units. The FHAA does not specify a number and commonly accepted practice is to allow up to eight persons, including disabled persons and staff or live-in service providers.

Some of the zoning codes reviewed require an administrative review for facilities serving six or fewer disabled persons in lower-density residential zones. This same review is not required for single-family detached homes. Although the review is administrative, it is different treatment for the home where disabled persons will be residing. Most of the codes require a conditional or special review for facilities serving more than six persons with disabilities.

Although differing terminology is used, all of the zoning codes include land use categories and definitions for facilities serving persons with disabilities. This minimizes the possibility of such facilities being mistakenly classified as “boarding or rooming house” or “hotel,” or other type of group living that is not allowed in residential zone districts.

The key takeaway is that persons with disabilities should be treated the same as any other group choosing to live in a single-family dwelling unit.

Best Practices/Improvements. Whatever terminology is used as a land use category for “group homes” (e.g., residential care facility, family care home, etc.) a best practice is to clarify definitions for the land use category to distinguish it from other group living categories (e.g., “rooming house”, “boarding house”, or “hotel”). Definitions should not use language that overlaps with other uses. Language also can be added to definitions

stating that the land use category (e.g., “rooming house”) specifically does not include a “residential care facility.”

Indicator 4: Housing with on-site support services allowed for persons with disabilities.

Yes. All of the zoning codes reviewed allow housing with on-site support services. Different land use categories for this type use are found in the zoning codes and include:

- Residential Care, Residential Facility, or Residential Care Home
- Group Care, Group Home, or Group Home Care
- Community Care or Community Care Facility
- Family Care Facility

Definitions for these land use categories generally align with California state law governing the licensing and operation of different types of facilities. Some definitions include a variety of facilities that serve different types of clients and most definitions require the facility to be licensed by a local, state, or federal agency. In some cases, a minimum distance between facilities may be required and enforced by the regulations of these other agencies.

All of the zoning codes distinguish between small facilities (six or fewer) and large facilities (seven or more). Generally, small facilities can locate in most of the residential zone districts established in the zoning code. California state law requires state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with mental health disorders or other disabilities on a 24-hour basis to be a permitted use in all residential zones. Large facilities usually require a special or conditional review to locate in some or all of the residential zone districts. The zoning codes are not consistent in how either small or large facilities are treated in commercial, mixed-use, and industrial zone districts. (See also the discussion for Indicator 17, below.)

Best Practices/Improvements. A best practice to minimize potential conflict with FHAA is to allow housing with support services for persons with disabilities serving six or fewer persons as a permitted use in all residential zones and in all other zone districts that permit any residential use. The facility should be reviewed under the same review procedures and requirements as for the permitted dwelling-type to be occupied by the facility.

Indicator 5: The number of unrelated disabled individuals residing together restricted.

No. None of the zoning codes reviewed restrict the number of individuals residing together based on disability. However, one code, Isleton’s, restricts the number of unrelated individuals residing together to not more than five persons. This restriction

applies to any group of individuals and is not based on the characteristics of the individuals. However, conflicts may arise with this limitation as it may apply to group homes for persons with disabilities.

Best Practices/Improvements. A zoning code best practice is not to limit the number of individuals residing in a dwelling unit. Conflicts with the FHAA can arise where families, related by blood, marriage, or adoption, of unlimited size are allowed while the number of unrelated individuals is restricted. To minimize this conflict, it is best for the zoning to code to defer to the building and fire codes for all occupancy requirements since these codes base any limitations on life/safety standards.

Indicator 6: Policies allow for reasonable accommodation for disabled persons living in municipal or county supplied or managed housing.

Yes. All of the zoning codes reviewed allow the requirements of the zoning code to be modified to provide a reasonable accommodation through the “request for reasonable accommodation” process (see Indicator 12 below).

In some of the codes this process may also be used to request a modification of other city requirements and policies for a reasonable accommodation. However, the request for reasonable accommodation section may not apply to the management policies of municipal or county supplied or managed housing. Typically, the policies and rules that govern the operation and maintenance of the housing cover such requests. A reasonable accommodation request for a modification to the interior of a dwelling unit or the interior access to the dwelling unit would not be processed through the procedures in the zoning code. If a request for reasonable accommodation for a municipal or county-supplied dwelling unit also requires a modification to a zoning requirement, such as a setback for a wheelchair ramp, the setback modification would be determined under the zoning code “request for reasonable accommodation” process.

Best Practice/Improvements. The “request for reasonable accommodation” review procedures could be improved to include language regarding how an application involving municipal or county-supplied housing is coordinated with the managing authority for that housing.

Indicator 7: Public hearings are required for exceptions to land use codes for disabled applicants and not for all other applicants.

No. All but one of the zoning codes reviewed allow exceptions to zoning requirements for a reasonable accommodation. Such requests are reviewed at the administrative level and require no public hearing. Some of the zoning codes allow the administrative reviewing authority to forward the application to review and approval by the Planning Commission, where a public hearing would be required. As long as this procedure is followed for other administrative reviews, and not all “requests for reasonable accommodation” are forwarded, this would not be a conflict with FHAA.

If the request is part of a larger application requiring other reviews, it will be processed concurrently with the other reviews. If the other reviews require a public hearing, the request for reasonable accommodation will be part of the public hearing and decided by the review body for the public hearing. Since all applications with multiple review procedures are subject to concurrent review this type of processing for a request for “reasonable accommodation” does not conflict with FHAA.

Best Practices/Improvements. If an administrative review can be forwarded to a public review body, criteria for when a “request for reasonable accommodation” could be forwarded would minimize potential conflict with FHAA.

Indicator 8: Mixed uses are allowed.

Yes. The zoning codes reviewed allow both mixed residential uses and mixed residential and commercial uses. Several of the codes have one or more mixed-use zone districts. These zone districts allow a variety of different types of dwelling units without a special review or hearing process. Some of the codes only allow mixed use through a planned development district or an overlay district.

Best Practices/Improvements. A best practice is to include mixed-use zone districts as base zone districts with all zoning requirements established in the zoning code. This minimizes procedural delays and public hearings associated with planned development and overlay districts. Mixed-use zone districts should allow a range of housing types as permitted uses and include group living facilities.

Indicator 9: Single-family and multi-family housing types allowed at a variety of densities.

Yes. All zoning codes reviewed have a variety of single-family and multi-family residential zone districts with a variety of allowed densities. The range of densities allowed within the zone districts support a diversity of dwelling unit types, including:

- Single-family detached
- Single-family attached
- Duplex
- Triplex
- Multi-family
- Apartment
- Live/work
- Transition housing
- Supportive housing

California state law requires “transitional housing” and “supportive housing” be allowed in all communities and be treated as residential uses. These housing types are defined and regulated by state law (California Civil Code Section 50801 and 50675,14). This type of housing is intended to serve defined “targeted” populations, also defined by California state law. The target populations overlap with protected classes under FHAA and specifically include disabled persons. Including these housing types in the zoning codes, and all the codes do so, also furthers the goals of the FHAA.

Best Practices/Improvements. California State law requirements are a best practice.

Indicator 10: Zoning code describes areas as exclusive.

No. All zoning codes describe each zone district generally by housing typology (i.e., single-family detached, single-family attached, duplex, etc.), lot size and/or density, and locational characteristics (e.g., downtown core).

Indicator 11: Restrictions for senior housing.

No. None of the codes have specific restrictions for senior housing. One code, Folsom, has a land use category called “senior citizens residential complex”, but does not define this nor have any requirements for this category.

All the codes incorporate the affordable housing density bonus requirements mandated by California state law. State law allows an additional bonus for senior housing, which must meet the requirements of state law. No references to FHAA are included in the zoning codes as related to senior housing constructed under this density bonus provision.

Best Practices/Improvements. When senior housing is listed as a land use in a permitted use table it should be defined to clarify what qualifies as senior housing. To avoid potential conflicts with the FHAA the definition should reflect federal law on housing for older persons (i.e., solely occupied by persons 62 years of age or older or at least one person 55 years of age and has significant facilities or services to meet the physical or social needs of older people).

Indicator 12: Special provisions for making housing accessible to persons with disabilities.

Yes. A specific process to request a reasonable accommodation is included in 12 of the 14 zoning codes reviewed. This process is usually found in the zoning chapter, but in some cases, such as Davis, the process is contained in the municipal code’s housing chapter. Of note is that the “request for reasonable accommodation” process in some of the codes allows consideration of modifications to any city requirement, policy, or practice, while others limit the request to a modification of a requirement of the zoning

and land development requirements. The purpose of the request and a determination must be made in the context of eliminating barriers to fair housing opportunities.

The Sacramento County zoning code does not include a “request for reasonable accommodation process” but does allow modifications to setback requirements for reasonable accommodation. This is an administrative review processed during building permit review. The code also allows granting of a reasonable accommodation in relief of a nonconforming use. The Isleton zoning code does not have a specific process for considering requests for reasonable accommodation.

Best Practice/Improvements. All but two of the zoning codes reviewed includes the best practice of having a specific process for the review of requests for reasonable accommodation. Such requests usually cannot be processed through the standard variance procedures found in all zoning codes. (The variance process has a narrow focus to allow modifications to zoning requirements based on the unusual physical characteristics of the lot). The “request for reasonable accommodation” process should apply to any modification to a zoning or development requirement and not be limited to a single type of requirement, such as setbacks. This will help to ensure that a reasonable accommodation for all disabilities can be considered.

Indicator 13: Occupancy standards or maximum occupancy limits.

No. None of the zoning codes reviewed have occupancy standards or maximum occupancy limits. The Isleton zoning code contains a definition of “family” that allows a group of individuals but limits the number of individuals, not necessarily related by blood or marriage, to five.

Best Practices/Improvements. It is a best practice to not include occupancy limits in the zoning code or include in the definition of family a limit on the number of unrelated persons that constitutes a “family”.

Indicator 14: References to fair housing.

Yes. All but one of the zoning codes reviewed include some references to the FHAA. References are found in the code sections pertaining to a “request for reasonable accommodation” and/or the parking requirements. In some cases, the section referencing the FHAA includes a statement regarding policies in the housing element that support the FHAA and CFEHA. These references typically only reference the FHAA as it relates to the particular code section.

Best Practices/Improvements. A best practice is to include a statement in the purpose of the zoning ordinance that discusses fair housing law or to include a cross-reference that identifies the adopted planning documents, e.g. the housing element of the general plan, that discuss and contain policies related to fair housing.

Indicator 15: Minimum standards for handicap parking for multi-family.

Yes. Most of the zoning codes reviewed requires compliance with handicap parking standards established by the ADA, “federal accessibility guidelines”, the CEFHA, or the California Building Standards Code (CBC). One code includes a standard for the number of handicap spaces to be provided but defers to the CEFHA if a stricter standard is adopted in that code. It is assumed that the codes without any requirement for handicap parking defer to the CBC since it is mandatory for all local governments to enforce the requirements of the CBC.

Best Practices/Improvements. A best practice is to include language requiring handicap parking spaces. This should be included in the parking standards section of the zoning code and should state that handicap parking complies with the standards and guidelines of the FHAA or the CBC, whichever is stricter. Referencing the CBC alone will not guarantee compliance with federal standards since it is not a “safe harbor” code recognized under the FHAA.

Indicator 16: Senior housing is a specific land use or is treated differently from other residential uses.

No. Only one of the zoning codes reviewed includes senior housing as a land use category. Folsom allows “senior citizen residential complex” as a conditional use in commercial zone districts. The use is not defined. Rancho Cordova’s zoning code includes special use regulations for “independent senior living,” but this term is not defined.

Although not included as a land use category, all of the codes, except Isleton, include senior citizen housing in affordable housing density bonus provisions, which are established by state law (California Government Code Section 65915). Such senior citizen housing must meet the requirements of state law, which may be different from how FHAA defines senior housing. A development that incorporates a density bonus may require a public hearing. Since this applies to the density bonus and not solely to the senior citizen housing component, this is not in conflict with fair housing practices.

Best Practices/Improvements. A best practice is to not have a land use category of “senior citizen housing” and to treat senior citizen housing the same as other residential uses in the same zone district.

Indicator 17. Conditional or special use review permit required for housing for persons with disabilities.

No, for facilities serving six or fewer persons with disabilities.

Yes, for facilities serving seven or more persons with disabilities.

All the zoning codes distinguish between small facilities with six or fewer persons with disabilities and large facilities serving seven or more persons with disabilities. Generally, small facilities are permitted as a “use by-right” (permitted without discretionary approval) in residential zone districts in all the zoning codes. This is in large part due to California state law requiring zoning codes to treat a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with mental health disorders or other disabilities on a 24-hour basis the same as single-family homes. Zoning codes that allow housing serving up to six persons with disabilities in single-family residential zone districts as a by-right use are in compliance with the FHAA.

Although in general small facilities are listed as a use by-right, some of the codes require additional site design treatment, such as fencing, that is not required of other single-family dwelling units. Some codes do not allow small facilities in very low-density single-family residential zones or require a conditional review. Other codes require an administrative review in some residential zone districts. The City of Sacramento zoning code permits small facilities only as an accessory use in residential zone districts.

The codes reviewed generally require large facilities serving seven or more persons with disabilities to be approved through a special or conditional review process. Some of the codes allow large facilities as a use by-right in higher density single-family residential, multi-family, mixed-use, or commercial zone districts. Most do not permit large facilities in lower density single-family residential zones; some allow them under a special or conditional review process; and some do not permit large facilities in any residential zone district without a public review process.

Best Practices/Improvements. Small facilities serving six or fewer persons with mental health disorders or other disabilities on a 24-hour basis should be listed and be permitted as a use by-right in all residential zone districts. This ensures that such facilities receive the same review procedures and requirements as other by-right residential uses permitted in the zone district. A best practice is to permit small facilities as a use by-right in any zone district with residential uses.

Indicator 18. Definitions for “special group residential housing”.

Yes. Every code includes definitions for “special group residential housing” that allow unrelated persons with disabilities to live together and receive support services. In some cases, the definitions specifically exclude “rooming or lodging house” (also see Indicator 3). This helps prevent group living for disabled persons from being categorized as a commercial rather than a residential use. Some codes have multiple land use categories and terms to describe “special group residential housing”. Not all the land use categories used may be defined. For example, the Rocklin zoning code lists “Section 5116” housing as a permitted or conditional use in various zone districts but does not define this land use category. While this is a reference to the California Civil Code section

governing facilities serving six or fewer persons with disabilities, it is not clear how this land use category relates to other similar land use categories, such as “residential facility”.

Best Practices/Improvements. A best practice is to align terminology and definitions with the FHAA to minimize confusion in interpretation of types of facilities and living situations. As noted in Indicator 3, a best practice is to clarify definitions of group residential housing facilities, so the language does not overlap and to specifically state types of land uses that are not included in the land use category. It is also important to define all land use categories that are listed in the zoning code as permitted, conditional or accessory uses.

Indicator 19. Specific references to accessibility requirements of the FHAA.

No. The accessibility requirements of the FHAA are not referenced in nine of the zoning codes reviewed. Three of the codes require compliance with “federal accessibility guidelines” as related to specific site design features, such as parking spaces or accessible routes on sidewalks. Two of the codes include language requiring and defining accessible components for accessible dwelling units, but do not reference the FHAA as the source for these requirements.

Best Practices/Improvements. It is a best practice to require a specific reference to the FHAA and compliance with the accessibility requirements of the FHAA. Similar accessibility requirements in other adopted codes, such as the CBC, may not align with the FHAA and may result in conflicts with the FHAA. The FHAA accessibility requirements relating to parking and sidewalks (accessible path of travel) are typically part of the zoning or land development code and should reference the FHAA. The FHAA accessibility requirements related to the interior configuration and infrastructure of a dwelling unit are typically part of the building codes, rather than the zoning code. However, adding a cross-reference to these requirements in the zoning code would enable applicants to address building design and site configuration that comply with these requirements early in the development design and approval process.

Differences in Housing Needs Reported by Residents

This section uses survey data and focus group findings to demonstrate where housing needs differ by resident group.

Housing challenges—members of protected classes. With respect to housing challenges, worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. Described in detail in Section VI, the resident survey and focus groups found meaningful differences in the housing challenges experienced across protected classes. Asian American and Native American respondents’ experiences

with housing challenges most closely aligned with the region overall and large families differed from the region on the greatest number of challenges.

Lack of affordable housing. In every focus group, participants described the impact of the lack of affordable housing in the region on their households. Searching for a place to live is “frustrating” and includes “denials after denials.” Compared to the typical regional resident, Hispanic residents, residents whose household includes a member with a disability, non-Hispanic White respondents, and large family households are more likely to say they struggle to pay the rent and worry their rent will increase more than they can afford.

Housing in poor condition. Resident focus group participants shared stories of poor housing condition, ranging from units in need of repair, problems with mold, and pest infestations. Many shared that they were afraid to request repairs or remediation out of fear of being evicted or having the rent increase. Evictions resulting from code enforcement actions were described in nearly all resident focus groups, regardless of the community where they were held. Compared to the region, African American residents, disability households, and large family households are more likely to live in a home in poor condition.

Overcrowding. Overcrowding is defined as more than one person per bedroom. Participants in a number of resident focus groups discussed how they live with extended family, roommates, or other friends in order to afford their housing. Sometimes two or more households share a unit; large families have an especially difficult time finding affordable housing that is large enough to accommodate their family. Overcrowding is more likely to be a challenge experienced by African American residents, Hispanic residents, large family households, and residents with Limited English Proficiency (LEP) than regional survey respondents overall.

3X the rent income policies and high deposit requirements. Requirements that tenants have incomes of at least 3X (three times) the rent are very common among Sacramento Valley housing providers. Residents described these policies as a significant barrier to housing choice.

Lack of options for voucher holders. Focus group participants who are voucher holders described the difficulty they have experienced when faced with finding a new place to rent. It is very difficult to find landlords willing to accept vouchers.

Bad credit, poor rental history, criminal history. Focus group participants with bad credit (including outstanding Sacramento Municipal Utility District bills), an eviction history, and/or a criminal history have an extremely difficult time finding housing to rent. Nearly two in five large family households participating in the resident survey had difficulty finding a place to rent due to poor credit or poor rental history.

Barriers to collective/communal living. Participants in the transgender resident focus group discussed the challenges that some had encountered in trying to create “intentional communal living,” which these participants felt was the ideal housing situation for them to be part of a supportive community. In their experience, the typical landlord renting by the room thinks of tenants/roommates as interchangeable and *“actively discriminated against persons with disabilities resulting in a failure to rent.”* Being repeatedly denied housing creates the sense that *“you are not welcome.”* Trying to set up the housing collective is difficult because *“fair housing laws are murky, the civil codes on websites are hard to read, and we can’t find out what our rights are. Knowing your rights is half the battle. In San Francisco, a group is setting up a master lease building that could be a good model.”*

Publicly supported housing provider policies and practices. Residents who live in publicly supported housing developments of any type shared their experiences as tenants. In general, maintenance and management issues are similar to those raised by residents living in privately-provided housing. Navigating the affordable housing system, including waitlist processes, was a frequent topic of discussion.

Housing challenges—stakeholder perspectives. Stakeholders’ estimations of residents’ housing challenges were very similar to those of residents. Most common challenges discussed included:

- Cost burdened households and the lack of market rate and publicly supported affordable housing;
- Income requirements of private landlords and rental history and credit score requirements;
- Condition issues, particularly in what stakeholders termed “housing of last resort” and residents referred to as “slumlords” are common, and include disrepair, mold, and pests;
- Hardest to house populations include families with children, large families, including refugee families; and transgender residents;
- Factors that limit the housing supply in the region, including funding and the cost of construction/development, public policies and processes, and the lack of opportunity for households to move along the housing spectrum as their life circumstances change.

Disability-related housing challenges. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability. Among these households, the improvements or modifications needed include grab bars and walk/roll in showers in bathrooms,

service or emotional support animals allowed in the home, reserved accessible parking, ramps, wider doorways, and accessible safety alarms. Residents whose household includes a member with a disability experience other barriers to living in housing in the most integrated, independent setting possible.

- One in five (22%) renters with a disability worry about retaliation if they report harassment by neighbors/staff/landlord.
- More than one in 10 (15%) households that include a member with a disability can't afford the housing that has the accessibility features they need, and this increases to 22 percent of the precariously housed.
- Nearly one in four (23%) worry that their rent will be increased if they request an accommodation for their disability.
- Fewer than one in 20 (5%) households have experienced a landlord denying an accommodation or modification request or refused an emotional support or service animal.

Displacement experience. Overall, one in four (25%) survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions.⁹

- When examined for members of protected classes and by income, experience with displacement varies widely. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.
- Lower income households are much more likely than higher income households to have experienced displacement in the past five years. Both the lowest income households and households with incomes of \$25,000 up to \$50,000 experienced displacement at rates higher than the region. Higher income households were less likely than regional respondents overall to have experienced displacement; those that did were more likely to have been displaced due to the landlord selling their home.

⁹ Here unsafe conditions refer to factors unrelated to the housing unit, i.e., harassment or domestic assault.

Housing Discrimination

Overall, 17 percent of survey respondents said that they experienced discrimination when they were looking for housing in the region. Among members of protected classes, African American respondents, Native American respondents, and households that include a member with a disability had the highest rates of housing discrimination experiences.

Reasons for discrimination. Respondents who believed they experienced discrimination when looking for housing in the region provided the reasons why they thought they were discriminated against. Note that the basis offered by residents is not necessarily protected by federal, state, or local fair housing law and that residents could provide multiple reasons why they thought they were discriminated against. Overall, the reasons include:

- Race/ethnicity (29%);
- Income/income too low (23%);
- Age (18%);
- Familial status/having children (18%);
- Disability (16%);
- Looks/appearance (“how I look”) (14%);
- Having a housing voucher (10%);
- History of eviction, foreclosure, or bad credit (8%);
- National origin (5%);
- Sex or gender (4%);
- LGBTQ (4%);
- Criminal history (3%);
- Being homeless (2%);
- Religion (1%); and
- Language spoken (1%).

In focus groups, participants discussed their **experience with housing discrimination**:

- **African American** participants described being treated differently in their housing search because of their race and having children.
 - “I think there is flat out discrimination. I make four to five times the rent...They were asking for \$2,100, and I was willing to pay it. But she went with “an older couple” who could only pay \$1,500. That’s flat out discrimination because I’m black and I have kids.” (African American focus group participant)
 - “It’s harder to rent a single-family home than it used to be. The private owners have started going to property management companies, and there’s a lot of discrimination by property management companies.” (African American focus group participant)

- **Households with children and large families** described being treated differently in their housing search because they have children as well as being harassed or treated unfairly because of their children.
 - “I received a 30 day notice due to my having an additional child.” (Rancho Cordova low income resident focus group)
 - “People don’t want to rent to me. Because I have three kids, or I don’t have a man, or because of race, or I don’t have enough income. It’s discouraging.” (African American focus group participant)
- **Residents with disabilities** described differential treatment by housing providers and building staff, difficulties experienced when trying to request reasonable accommodations; challenges associated with how housing providers account for in-home care providers; and difficulty communicating with housing providers.
 - “Management doesn’t treat residents respectfully and it’s painful and disheartening to feel like you don’t matter. Suddenly, the office is closed every day. They’re training us to get frustrated enough so that we don’t bother complaining anymore.” (Disability focus group participant)
 - “People look at the mentally ill and look at you like you’re a rancid dog.” (Disability focus group participant)
- Several tenants of publicly supported housing who participated in a disability focus group experienced SHRA (Sacramento Housing and Redevelopment Agency) is treating their in-home caregivers as residents, and counting the caregiver’s income toward the household income, resulting in unfair rent increases. They also believe that they were told to request accommodations for their disability *after* moving into a unit even though the accommodation request was for a larger unit in order to accommodate in-home caregivers.
- **Transgender residents** described differential treatment by housing providers and building staff, and neighbors both during the housing search and when housed. This treatment includes being denied housing and being bullied and harassed. Further, participants discussed their experience that trans residents are disproportionately impacted by domestic violence, often resulting in homelessness.

Stakeholder perspectives on housing discrimination in the region.

Stakeholder perspectives on housing discrimination in the market referenced discriminatory or unfair treatment in both the private and public sectors.

- In their experience, some **private sector** property managers/landlords discriminate against certain tenants by differentially charging them fees, fines, or not refunding security deposits. Fear of eviction or rent increases keeps some tenants living in substandard condition or not requesting needed repairs.

- **In the public sector**, lack of services needed for people with disabilities to live independently put them at risk for institutionalization. For people with mental illness, especially those with hoarding disorders, interactions with code enforcement or other resident-facing city/county services may jeopardize their housing because frontline staff are not equipped to accommodate their needs and resolve the situation. Public policies or practices may disparately impact people with disabilities.

Publicly Supported Housing

Publicly supported housing plays a critical role in the provision of affordable housing, and this role expands in high cost housing markets. This includes provision of rental housing for lower income residents as well as ownership housing for moderate income residents created through public incentives or requirements (e.g., density bonuses, inclusionary zoning). For populations that face the added complication of discrimination and/or limited housing to meet their needs—accessible housing, larger units for families—publicly supported housing may be their only housing option.

This section examines how publicly supported housing helps alleviate the region's shortage of housing. It primarily focuses on affordable rentals, where public housing authorities are focused. The section examines where public housing is located relative to areas of racial or ethnic concentration and the types of households who live in public housing, as well as unit sizes and types.

It also reviews the key policies of the PHAs participating in this study:

- Resident preferences;
- Reasonable accommodations procedures;
- Criminal history “look back” periods; and
- Compliance with the Violence Against Women Act (VAWA).
- As part of this study, SHRA and Yolo Housing Authority staff were interviewed about their policies and procedures, concentrations of residents and the locations of units and voucher holders, and accessibility compliance. This section reports the results of these discussions.

Following the framework in the Assessment of Fair Housing (AFH) template, which was active when this study began, this section examines:

- How residents served by the PHAs, also referred to as beneficiaries, compare with income-qualified residents in the jurisdiction and the region;
- Why certain racial and/or ethnic groups or those with special needs are over- or under-represented in publicly supported housing;

- How publicly supported housing is dispersed geographically; and,
- PHA policies governing resident preferences, reasonable accommodations, language access, criminal history policies, compliance with the Violence Against Women Act, and affirmative marketing.

Resident demographics. Overall in the region, publicly-supported housing (excluding the federal Low Income Housing Tax Credit program) represents just 3.4 percent of the total housing units. Sixty-two percent of these publicly supported housing units (or 14,984 units) are obtained through HUD’s voucher program, which addresses demand for affordable housing but does not address supply.

Figure III-16 shows the total units by program in both the Placer County jurisdictions.

**Figure III-16.
Publicly Supported
Housing
Programs, Placer
County
Jurisdictions**

	Rocklin	Roseville
Public Housing	--	--
Project-based Section 8	99	62
Other Multifamily	120	48
HCV Program	212	521
Total HUD Assisted Units/Vouchers	431	631
Total Housing Units	21,975	47,737
Assisted Units as % of all Units	2.0%	1.3%

Source:
Decennial Census, HUD’s A
Picture of Subsidized
Households (APSH), and Root
Policy Research.

Only 2 percent of Rocklin’s and 1 percent of Roseville’s housing units are publicly-supported. Most publicly supported housing units are through the Housing Choice Voucher program. No public housing units exist in Rocklin and Roseville.

**Figure III-17.
Publicly Supported
Housing
Programs, Yolo
County
Jurisdictions**

Source:

Decennial Census, HUD's A
Picture of Subsidized
Households (APSH), and Root
Policy Research.

	Davis	West Sacramento	Woodland
Public Housing	--	139	152
Project-based Section 8	203	130	274
Other Multifamily	99	72	15
HCV Program	352	784	501
Total HUD Assisted Units/Vouchers	654	1,125	942
Total Housing Units	25,956	18,692	19,831
Assisted Units as % of all Units	2.5%	6.0%	4.8%

Similar to the Placer County jurisdictions, the largest publicly supported housing program in the Yolo County jurisdictions is HCV. West Sacramento has the highest proportion of assisted units (6%) as a percentage of all housing units.

Figure III-18.
Publicly Supported Housing Programs, Sacramento County Jurisdictions

	Citrus Heights	Elk Grove	Rancho Cordova	City of Sacramento	Balance of Sacramento County
Public Housing	298	--	--	1,893	492
Project-based Section 8	27	--	115	2,611	1,735
Other Multifamily	--	--	--	132	52
HCV Program	344	814	533	5,355	4,968
Total HUD Assisted Units/Vouchers	669	814	648	9,991	7,247
Total Housing Units	35,078	50,282	25,370	190,974	254,228
Assisted Units as % of all Units	1.9%	1.6%	2.6%	5.2%	2.9%

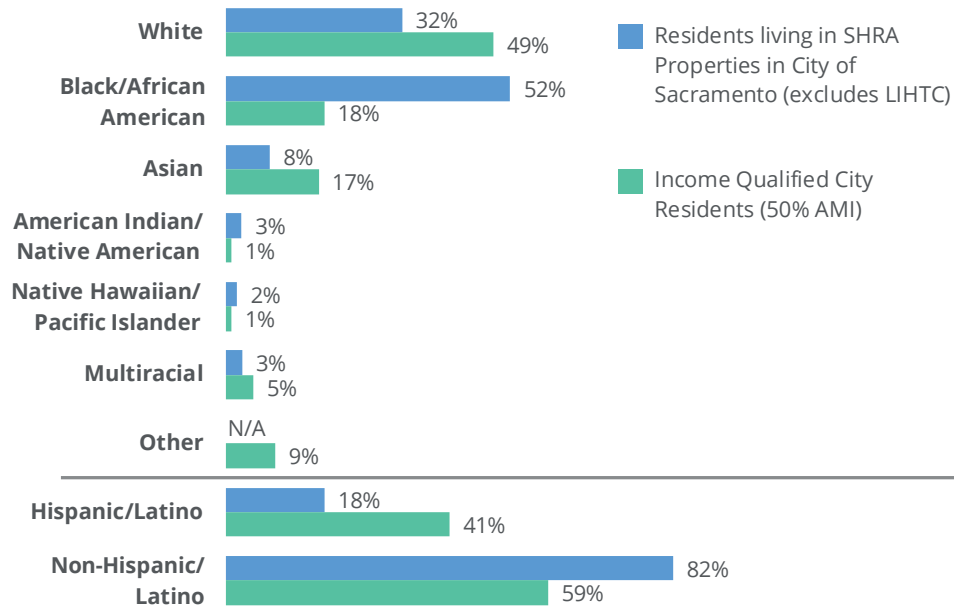
Source: Decennial Census, HUD's A Picture of Subsidized Households (APSH), and Root Policy Research.

The City of Sacramento and the balance of Sacramento County have the largest number of publicly supported housing units among all the jurisdictions and support the largest number of assisted households in the entire region. Once again, HCVs is the largest program among all the assisted housing programs. Next to West Sacramento, the City of Sacramento has one of the highest proportions of assisted units (5.2%) as a percentage of all housing units.

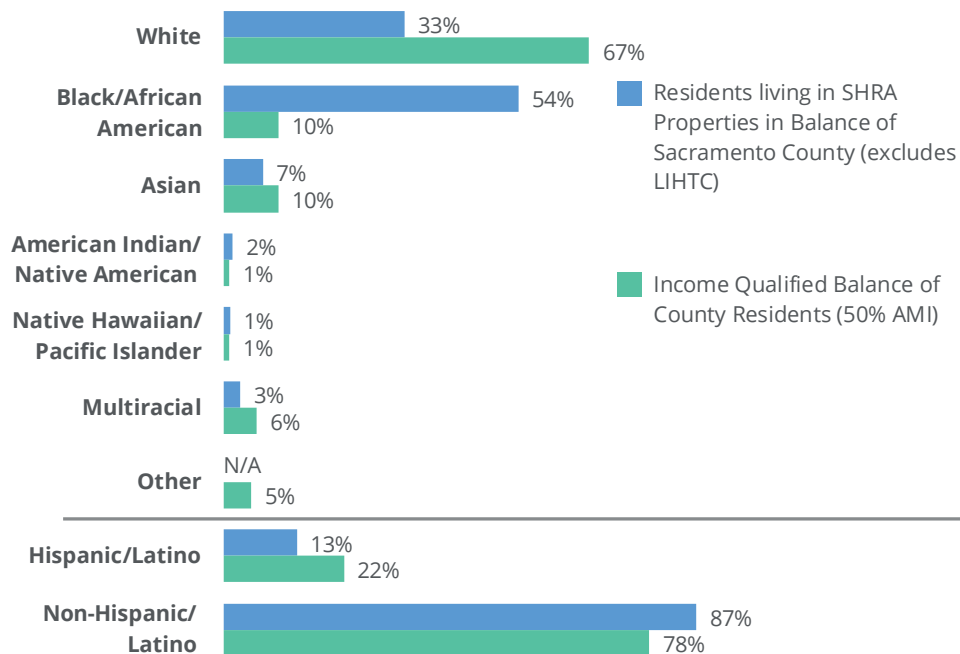
Figure III-19 shows the race and ethnicity of SHRA beneficiaries, broken out by location (either the City of Sacramento or the balance of Sacramento County), and compares them to all income-qualified residents.

Figure III-19.
Race and Ethnicity of SHRA Beneficiaries, City and County of Sacramento

City of Sacramento



Balance of Sacramento County



Note: Adjusted for beneficiaries for whom race or ethnicity is unknown. Proportions may not total 100% due to rounding. Income qualified residents are defined as making 50 percent AMI or less—the 2017 median income at 50 percent AMI for a 3-person household in Sacramento County was \$33,400

Source: SHRA, 2017 5-year American Community Survey, and Root Policy Research.

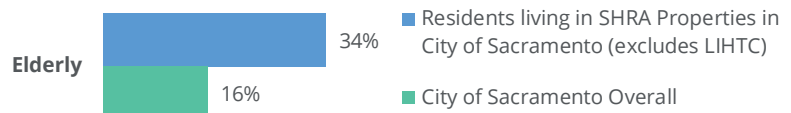
Overall, Black or African American households are disproportionately living in SHRA properties in either the City or County of Sacramento. White and Asian households make up a larger percentage of income qualified households in the City and County but are underrepresented in publicly supported housing.

Figure III-20 shows the percentage of elderly households living in SHRA properties compared to the City or County overall. Elderly households are overrepresented in SHRA properties, likely because these properties have a targeted population, which may include elderly and/or persons with a disability.

Figure III-20.
Special Needs of
SHRA beneficiaries

Source:
SHRA, 2017 5-year American
Community Survey, and Root
Policy Research.

City of Sacramento



Balance of Sacramento County

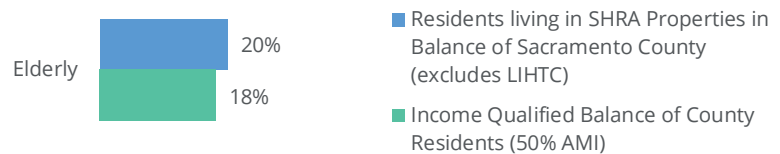


Figure III-21 shows demographic characteristics by program of publicly supported housing located in R/ECAPs and located outside R/ECAPs for jurisdictions that have at least one R/ECAP. Percentages highlighted in red indicate at least 10 percentage point difference between R/ECAP tracts and non R/ECAP tracts.

This analysis shows:

- **Davis:** The only publicly supported housing units in Davis that are located within an R/ECAP are HCVs. Despite the increased mobility of vouchers, Hispanic or Latino households and families with children that are in the HCV program are disproportionately located within R/ECAP neighborhoods, whereas White residents and the elderly or disabled are less likely to be housed in R/ECAPs.
- **Rancho Cordova:** For both Project-based Section 8 and the HCV program, black residents are disproportionately located within R/ECAPs in Rancho Cordova. Similar to Davis, Hispanic or Latino households and families with children are also disproportionately located within R/ECAP neighborhoods.
- **City of Sacramento:** Compared to other jurisdictions, the City of Sacramento has more balance among the R/ECAP and non-R/ECAP neighborhoods. In public housing, families with children are overrepresented in R/ECAP neighborhoods and for project-based section 8, Asian households and families with children are more

likely to live in R/ECAPs. Only minor differences among protected classes and R/ECAPs exist within the HCV program.

- **Balance of Sacramento County:** Similar to other jurisdictions, White households that have some type of publicly supported housing are less likely to live in R/ECAPs, regardless of the program. In public housing and project-based section 8, Asian households and families with children are more likely to live in R/ECAPs. In the HCV program, Black or African American households are more likely to live in R/ECAP neighborhoods.

An overrepresentation of elderly residents in non-R/ECAPs follows national trends of restricting publicly supported housing to elderly (and sometimes disabled) residents when that housing is located in predominantly non-Hispanic White or higher opportunity areas. Age-restrictions are one way for low income housing developers to minimize neighborhood opposition to income-qualified housing, yet this trend leads to fewer options for families to live in high opportunity areas when available land and funding are allocated to non-family developments.

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Figure III-21.
R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing
Program

	Housing Program	White	Black/ African America	Hispanic / Latino	Asian or Pacific Islander	Families with children	Elderly	With a Disability
Davis	HCV Program							
	R/ECAP tracts	46%	14%	31%	6%	45%	11%	24%
	Non R/ECAP tracts	59%	15%	18%	7%	26%	28%	37%
Rancho Cordova	Project-based Section 8							
	R/ECAP tracts	24%	50%	12%	15%	53%	15%	9%
	Non R/ECAP tracts	76%	7%	0%	17%	6%	70%	12%
	HCV Program							
	R/ECAP tracts	7%	80%	7%	0%	28%	39%	44%
City of Sacramento	Non R/ECAP tracts	41%	44%	8%	6%	29%	29%	41%
	Public Housing							
	R/ECAP tracts	15%	58%	20%	6%	59%	11%	14%
	Non R/ECAP tracts	18%	53%	18%	10%	44%	32%	29%
	Project-based Section 8							
	R/ECAP tracts	27%	20%	15%	38%	53%	26%	9%
	Non R/ECAP tracts	44%	14%	14%	28%	13%	74%	14%
	HCV Program							
	R/ECAP tracts	19%	52%	15%	14%	37%	21%	36%
Balance of Sacramento County	Non R/ECAP tracts	17%	57%	11%	15%	44%	24%	32%
	Public Housing							
	R/ECAP tracts	9%	61%	14%	14%	62%	18%	17%
	Non R/ECAP tracts	32%	52%	11%	4%	52%	24%	21%
	Project-based Section 8							
	R/ECAP tracts	47%	14%	10%	25%	32%	48%	12%
	Non R/ECAP tracts	72%	6%	7%	15%	15%	63%	21%
	HCV Program							
	R/ECAP tracts	26%	54%	10%	9%	34%	23%	37%
	Non R/ECAP tracts	38%	41%	9%	11%	36%	30%	38%

Note: No "Other Multifamily" units exist within R/ECAPs located in Davis, Rancho Cordova, City of Sacramento, or the balance of Sacramento County; no "Public Housing" units exist within R/ECAPs located in Davis or Rancho Cordova; and no Project-based Section 8 units exist within R/ECAPs located in Davis. Jurisdictions not listed do not have any R/ECAPs.

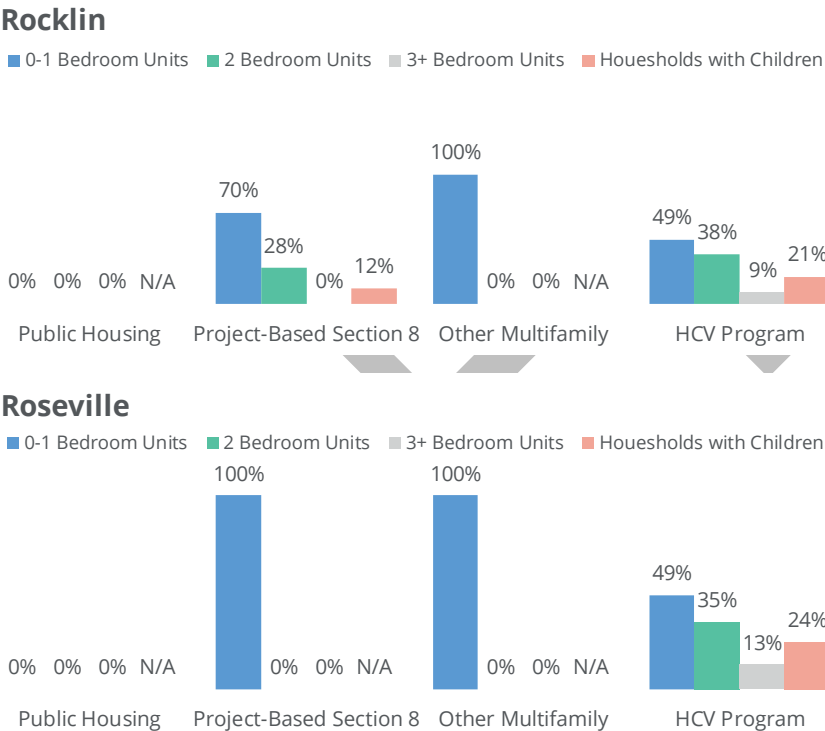
Source: HUD's A Picture of Subsidized Households (APSH) and Root Policy Research.

Figures III-22 to III-24 show the number of bedrooms per unit and the presence of children by housing program type.

In Rocklin and Roseville, Housing Choice Vouchers do the best in accommodating families with children and/or households who need larger units. Project-based section 8 units in Rocklin are the only other program that provides a 2-bedroom unit or larger.

Figure III-22.
Publicly
Supported
Housing
Program by
Bedrooms
and Presence
of Children,
Placer County
Jurisdictions

Source:
HUD's A Picture of
Subsidized
Households (APSH) and
Root Policy Research.



Yolo County jurisdictions have more variety in their bedroom types compared to Placer County jurisdictions, regardless of program. Public housing, project-based section 8, and HCV all provide a variety of unit types. Overall, studios and one-bedroom units dominate publicly supported housing in each jurisdiction.

Figure III-23.
Publicly
Supported
Housing
Program by
Bedrooms
and Presence
of Children,
Yolo County
Jurisdictions

Source:
HUD's A Picture of
Subsidized
Households (APSH) and
Root Policy Research.

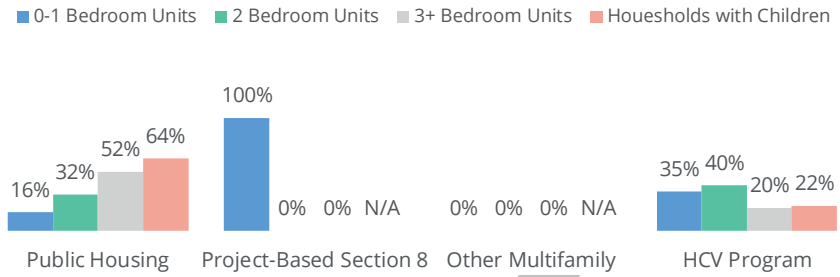


Similar to Placer County jurisdictions, HCV units located in the Sacramento County jurisdictions do the best in accommodating families with children and/or households who need larger units. Public housing and project-based section 8 also provide units to a variety of household types, but studios and one-bedroom units still dominate publicly supported housing.

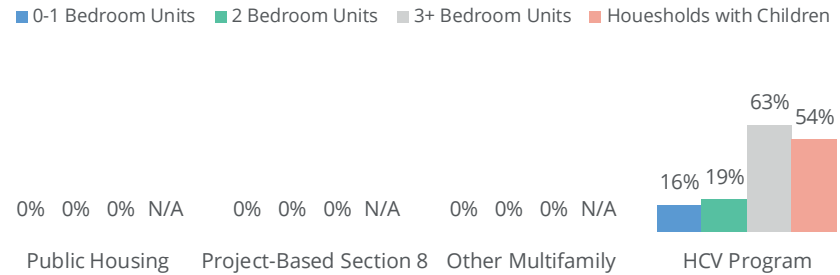
**Figure III-24.
Publicly
Supported
Housing
Program by
Bedrooms
and Presence
of Children,
Sacramento
County
Jurisdictions**

Source:
HUD's A Picture of
Subsidized
Households (APSH) and
Root Policy Research.

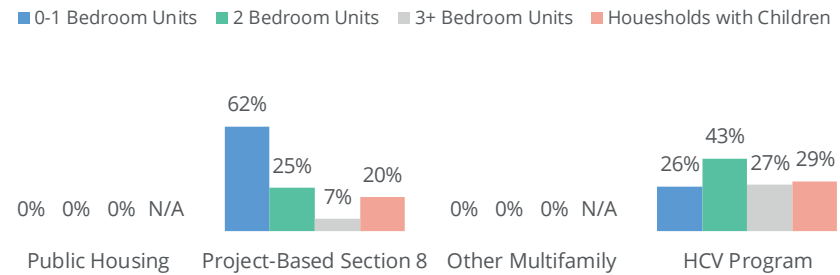
Citrus Heights



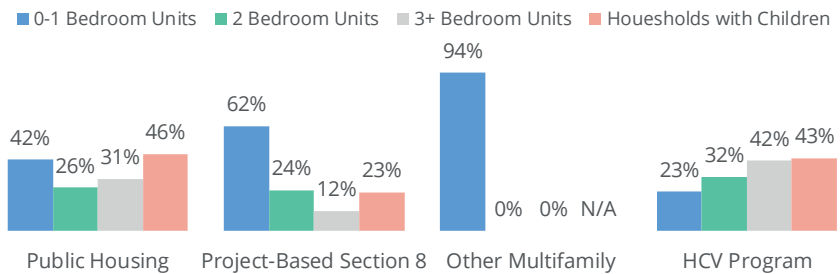
Elk Grove



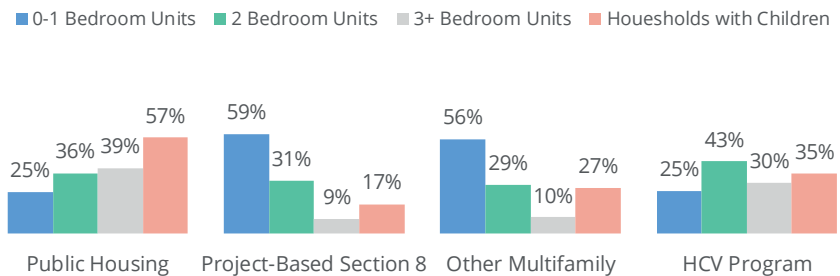
Rancho Cordova



City of Sacramento



Balance of Sacramento County

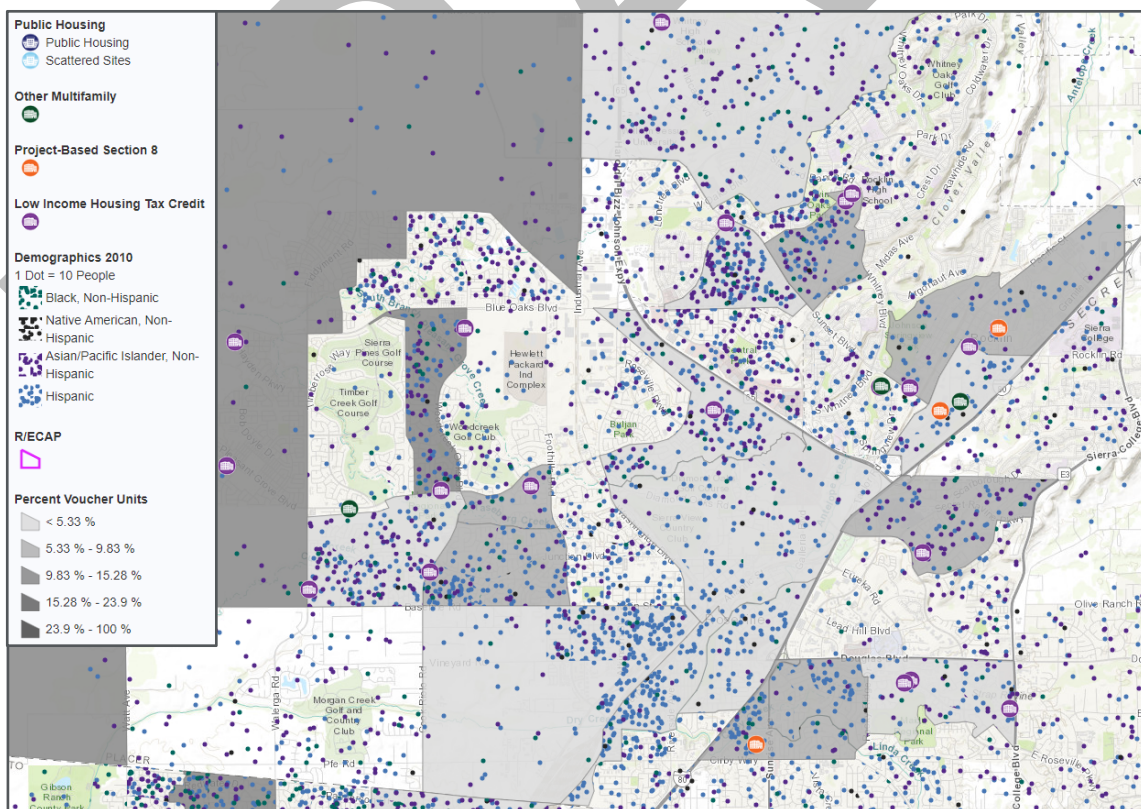


Location and occupancy. The geographic dispersion of publicly supported housing is an important factor in examining fair housing choice and segregation by income and race/ethnicity.

The HUD maps below show the location of publicly supported housing relative to where residents of different races and ethnicities live. The icons represent different types of publicly supported housing:

- Blue icons indicate housing that is owned and operated by a public housing authority—dark blue icons are public housing developments and light blue icons are scattered sites.
- Orange icons represent affordable rental housing that offers Housing Choice Voucher/Section 8 subsidies.
- Purple icons represent Low Income Housing Tax Credit (LIHTC) developments.
- Green icons show other types of publicly supported rental housing.
- Grey shading shows the percentage of rental units that house Housing Choice Voucher holders.

Figure III-25.
Location of Publicly Supported Housing by Program, Placer County Jurisdictions



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

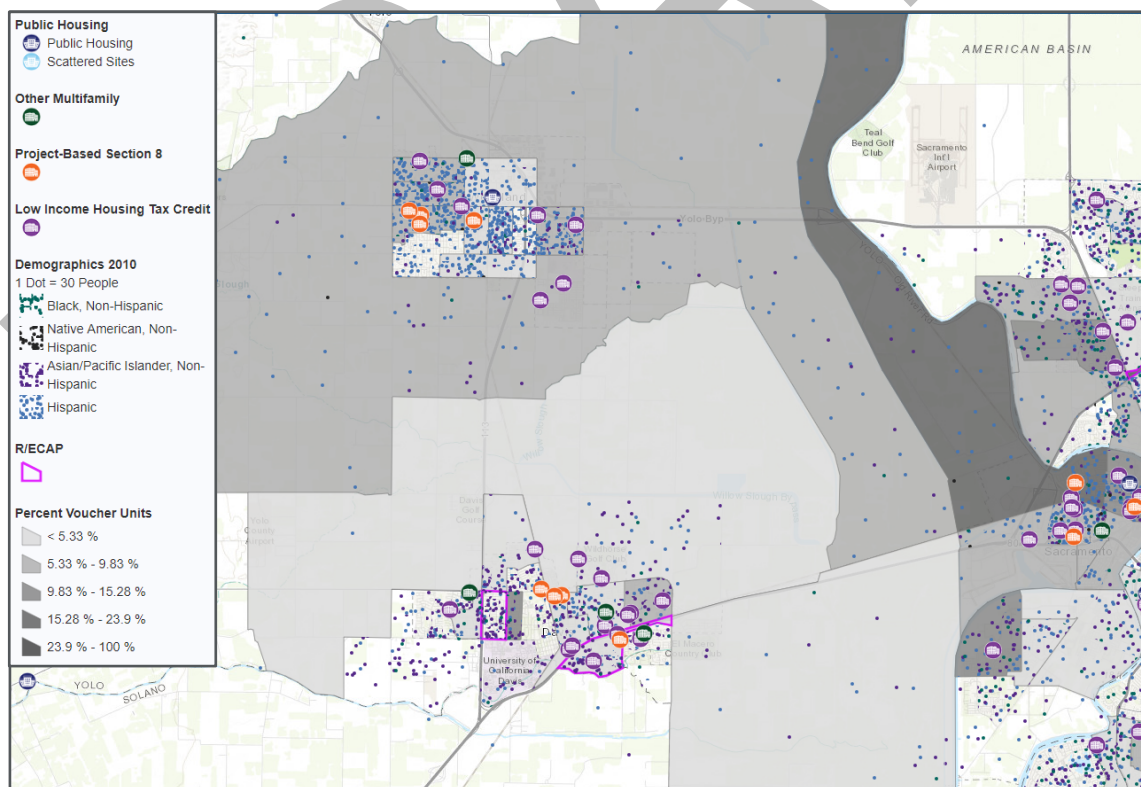
As seen in Figure III-25, jurisdictions in Placer County generally do not have many publicly supported housing developments. LIHTC properties are the most common in this area, but they are spread out and not concentrated in one jurisdiction or neighborhood.

South central Rocklin has a small cluster of publicly supported housing developments, but that area does not align with any concentrations of minority residents. In central Rocklin, there are a few LIHTC properties that fall within areas that also have large proportions of Asian, Black, and Hispanic residents.

The majority of the publicly supported housing developments in Roseville are located in north central part of the city. This area also has a higher percentage of voucher holders and Asian, Black, and Hispanic residents.

Figure III-26 shows the location of publicly supported housing in Yolo County Jurisdictions. For each jurisdiction, housing is clustered in areas where services and transportation are more widely available.

Figure III-26.
Location of Publicly Supported Housing by Program, Yolo County Jurisdictions



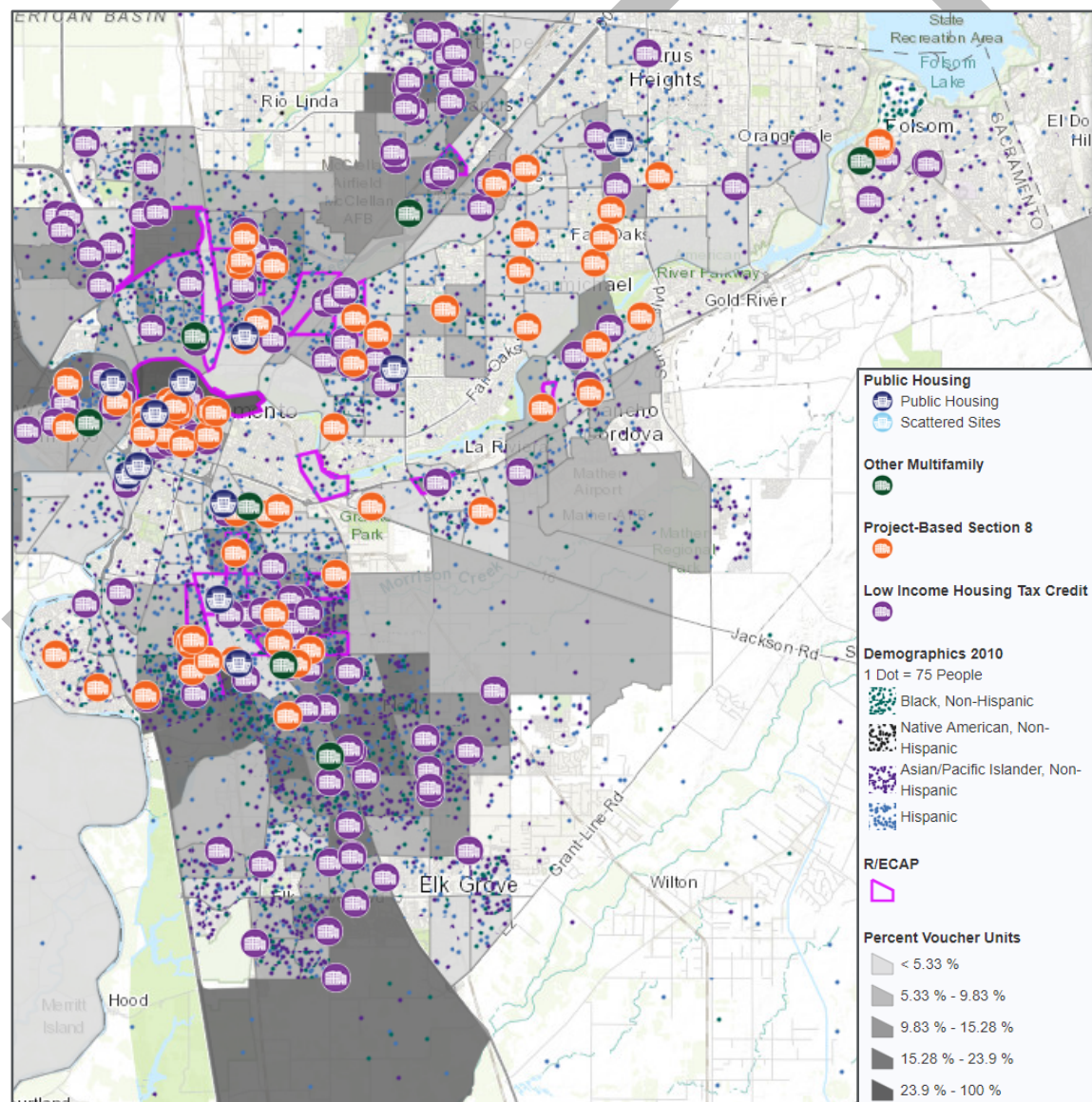
Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

West Sacramento neighborhoods have the largest proportion of voucher units, some of which align with areas that have a high concentration of Hispanic residents.

In Davis, the only Yolo County jurisdiction with R/ECAPs, there are some clusters of publicly supported housing developments in the R/ECAP located in the south east part of the city.

Figure III-27 shows the location of publicly supported housing in the Sacramento County jurisdictions. Compared to nearby jurisdictions, Sacramento County has the most publicly supported housing.

Figure III-27.
Location of Publicly Supported Housing by Program, Sacramento County Jurisdictions

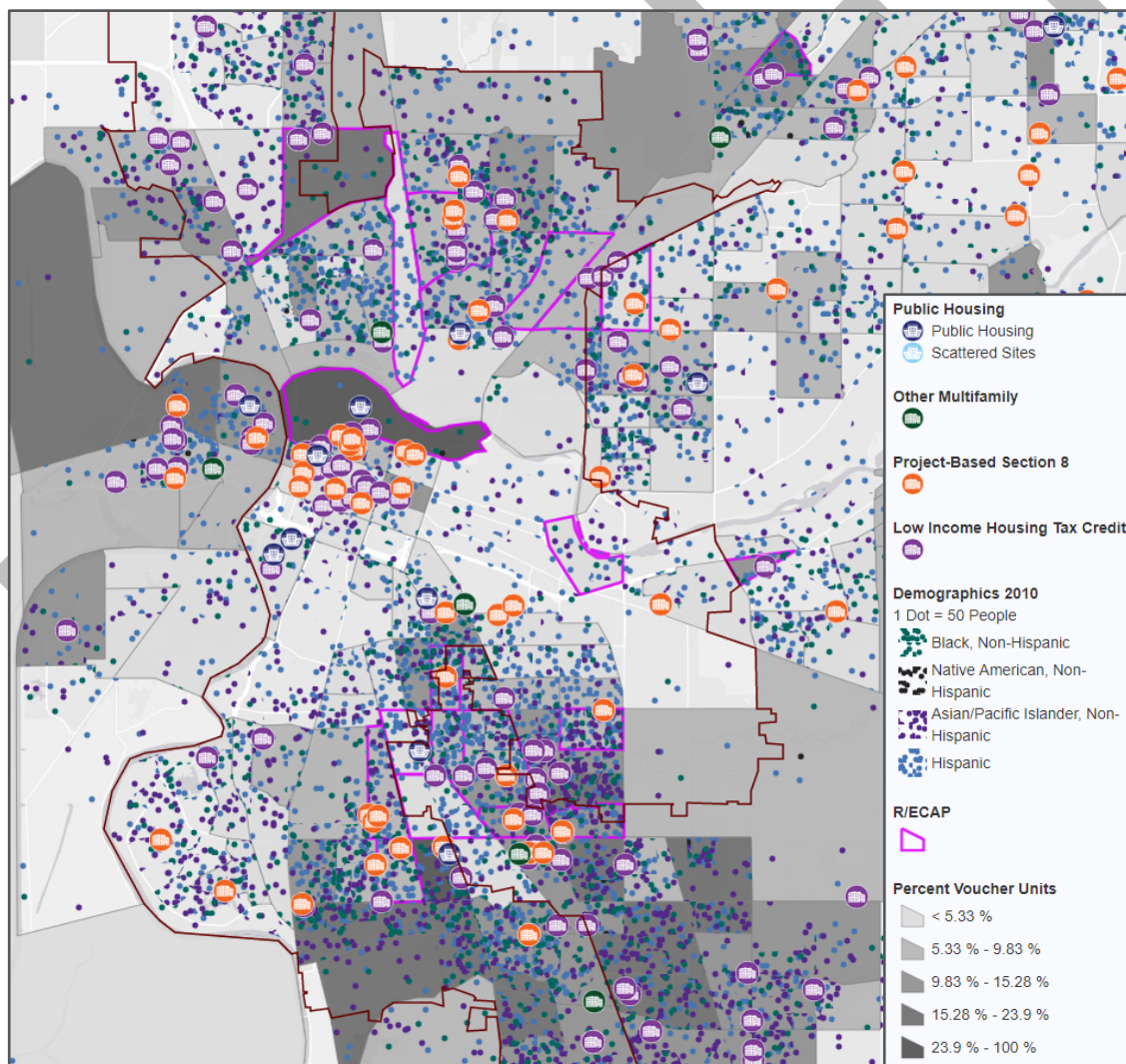


Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

LIHTC properties are dispersed throughout the county but tend to cluster in areas closer to the perimeter of the jurisdictions. Project-based Section 8 properties are prevalent in more central and dense areas of Sacramento, where fewer voucher units exist. Overall, publicly supported housing is concentrated in areas that have a large percentage of voucher units and have concentrations of minority residents, particularly in and near R/ECAPs.

Figure III-28 provides a closer look at publicly supported housing in the City of Sacramento. Many publicly supported housing developments are located in downtown Sacramento, where services and transportation are readily available. The other large clusters of publicly supported housing are in south- and south-central Sacramento, where large concentrations of Asian, Black, and Hispanic residents exist, as well as voucher units. These areas align with where the majority of R/ECAPs are located in the city.

Figure III-28.
Location of Publicly Supported Housing by Program, City of Sacramento



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

PHA Policies and Practices

Public housing providers, whose units are nearly always oversubscribed, commonly include preferences for certain resident and household types. These preferences can reflect community needs (e.g., worker housing preferences are very common in mountain communities) and unmet demand for housing for certain resident groups (e.g., persons experiencing homelessness, domestic violence survivors, veterans). Community preferences have come under criticism recently for their potential to restrict housing access, even if they are well-intended.

The housing authorities have local preference policies for their voucher programs and property portfolios which, depending on weight and number of preferences met, move applicants higher on a waiting list. Some of these preferences include live/work jurisdictions, veterans, working, and involuntary displacement.

While some preferences are non-negotiable, as they are required by investors or contribute to the intent to house a specific population, others may unfairly disproportionately affect diverse applicants. Applicants with preferences—who rise to the top of a list—move other applicants, including those who may have applied earlier, lower on a list.

Best practices to avoid discriminatory impacts of local preference policies include:

- Residency preferences should extend beyond a jurisdictional boundary, especially if the jurisdiction's racial, ethnic and/or income distribution does not reflect the region. By basing policies on work, not residency, housing authorities would contribute to a more equitable tenant selection plan.
- Residency preferences established to combat displacement caused by gentrification must be able to demonstrate that they are not purely exclusionary in nature, that they do have the intended effect of maintaining opportunities for residents vulnerable to displacement.

Local government role. Local jurisdictions also play a critical role in addressing disproportionate housing needs. On the programmatic side, local jurisdictions make decisions about how to distribute housing and community development funds among various programs. More significant is governmental influence over the built environment. To ensure that direct and indirect government activities and influence is equitable, local governments should:

- Regularly complete analysis of the characteristics of the beneficiaries of housing and service programs relative to the income-adjusted resident population.
- Require that developers receiving public subsidies (monetary or in the form of density bonuses and fast track review) use affirmative fair housing marketing practices;

- Monitor how public sector investments can contribute to economic changes in neighborhoods, possibly accelerating displacement of low income residents; and
- In making planning decisions, be aware of how the built environment communicates inclusiveness or exclusiveness to different types of residents.

Sacramento Housing and Redevelopment Agency

This analysis examines SHRA's Admissions and Continued Occupancy Policy plan as related to nondiscrimination and reasonable accommodation. The key policy areas considered in this review are:

- Application process and procedures;
- Resident selection preferences;
- Notification of selection/rejection;
- Reasonable accommodations procedures;
- Criminal history; and
- Compliance with the Violence Against Women Act (VAWA).

These key policy areas directly impact both applicants and residents served by the housing programs administered by housing authorities. A determination leading to a denial of assistance in any one of these policy areas may lead to a claim of discrimination or unequal protection based on current federal, state, and local laws.

Application process and procedures. SHRA uses a two-step application process, which requires individuals and households to complete a preliminary application, referred to as the pre-application, when the waiting list is open.

The purpose of the pre-application is to permit SHRA to preliminarily assess eligibility and to determine placement on the waiting list. Pre-applications are accepted online only for all waiting lists. The pre-application does not determine eligibility, only placement on the waiting list.

To provide specific accommodations for persons with disabilities, a staff member may complete the information over the telephone. The pre-application form may also be mailed to the applicant in an accessible format at the applicant's request.

Pre-applications do not require interviews. Information on the pre-application will not be verified until the pre-applicant has been selected for a final eligibility determination. Final eligibility will be determined when the full application process is completed, and information is verified.

Each applicant is assigned an appropriate place on the waiting list for the developments in which they wish to reside.

SHRA maintains six waiting list: mixed population (i.e. elderly, near-elderly, and disabled families), general occupancy, designated elderly, designated disabled, site-based, and accessible units.

In filling an actual or expected vacancy, SHRA will offer the dwelling unit to an applicant in the appropriate sequence, based on preferences and timing. Applicants are then required to complete the full application process, which requires an in-person application interview, unless reasonable accommodation is requested and approved.

Current policies or procedures that may present barriers include:

- Periodically purging waiting list applicants through mail may disproportionately impact victims of domestic violence who may not have a permanent address, or their abuser resides at that address. *SHRA should consider alternative methods for purging the waiting list.*

Preferences. Preferences are used to establish the order of the waiting list and does not guarantee admission to the program. The preference system works in combination with the requirements to match the characteristics of the household to the type of unit available.

SHRA uses a point system and has the following local preferences:

- 2 points: Involuntary Displacement (households displaced by a natural disaster or government action)
- 2 points: Veterans

All other applicants who do not qualify for any preference are placed on the waiting list by the date and time of application.

Selection/Rejection. If an applicant is selected from the waiting list, they are offered a suitable unit based on the waiting list to which they applied. If the first offer is rejected, a final unit offer will be made to the applicant. Applicants are required to respond to unit offers within 14 calendar days.

Unit offers are made by phone call and by letter to the applicant's last known address. The offer is considered a refusal if the applicant does not respond or accept a unit within the required timeframe.

Reasonable accommodations. SHRA has a general reasonable accommodation policy that can be applied to all situations—when a household initiates contact with SHRA, when SHRA initiates contact with a household when they are applying for housing, and when scheduling or rescheduling appointments.

The applicant or participant with a disability must first ask for a specific accommodation that meets their needs before SHRA will deviate from standard policies. The availability of request for accommodation is included on notices on SHRA forms and letters.

Reasonable accommodation can be requested orally or in writing, and individuals are not required to use a form. To make this type of request, an applicant or participant must qualify under the ADA's definition of disability.

To verify that an applicant or participant is a person with a disability (excluding those who are older than 62 and receive either SSDI or SSI disability income), a form from a qualified professional with knowledge of the individual's disability status is required.

Once the individuals' status as a qualified person with a disability is confirmed, SHRA requires that a professional third party, competent to make the assessment, provide written verification that the person needs the specific accommodation due to their disability and the change is required for them to have equal access to the housing program.

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that the accommodation meets the need presented by the disability. The accommodation must not create an undue financial and/or administrative burden. If undue hardship on SHRA is determined, they will deny the request and/or present an alternate accommodation that will still meet the need of the person.

Criminal history. SHRA may deny families for any felony convictions for the following offenses:

- Assault and battery;
- Use of a firearm against a person;
- Armed robbery;
- Robbery offenses with no weapon involved;
- Intentional homicides, manslaughter;
- Kidnapping and abduction;
- Stalking;
- Arson;
- Burglary;
- Breaking and entering;
- Fraud; or
- Possession of drugs and weapons offenses.

SHRA may also deny families for any felony and misdemeanor convictions for the following charges:

- Domestic violence;
- Sex offenses;
- Manufacturing, distributing or possession of drugs with the intent to distribute; or

- Driving under the influence (of alcohol/drugs).

All convictions that fall in the above categories will be reviewed through an individualized screening process in which SHRA will consider mitigating circumstances prior to proposed denial from the program.

SHRA will not consider any convictions that are more than three years old provided no other criminal activity has taken place in the interim.

VAWA. In compliance with the Violence Against Women Act (VAWA), no applicant for the public housing program who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified. SHRA will provide all applicants and participants information about their rights under VAWA in the application.

Yolo County Housing

This analysis examines Yolo County Housing's (YCH) Admissions and Continued Occupancy Policy plan as related to nondiscrimination and reasonable accommodation, in the same framework as the SHRA analysis above.

Application process and procedures. YCH has a two-phase process for applications. The first is an initial application for admission, referred to as a pre-application, to determine eligibility and placement on the waiting list.

YCH maintains multiple types of waiting lists, including a site-based system for individual sites within the public housing inventory.

The second phase is the final determination of eligibility for admission, which occurs when the applicant reaches the top of the waiting list. During this full application process, YCH ensures that verification of all HUD and YCH eligibility factors are current to determine the offer of a suitable unit. Applicants are required to attend an application interview, unless reasonable accommodation is requested and approved.

Preferences. Applicants will be placed on the appropriate waiting list according to the size of unit required and by preference.

YCH uses a point system and has adopted the following local preferences:

- 1 point: Residency—households who live, work, or have been hired to work in Yolo County
- 1 point: Veterans
- 1 point: Working—at least one household member is employed (or is elderly/disabled)
- 2 points: Involuntary Displacement—households who are displaced due either to natural disaster or displaced through government action

- 1 point: Special Provisions—households currently residing in YCH owned or managed units and were required to move due to special circumstances (HCV Program Preference Only)
- 1 point: Involuntary Termination—households who have been terminated due to over-leasing or lack of federal funding (HCV Program Preference Only)

All other applicants who do not qualify for any preference are placed on the waiting list by the date and time of application.

Selection/Rejection. YCH has a “one offer plan” for offering units to applicants. The first qualified application in sequence on the waiting list will be made one offer of a unit of the appropriate size.

Once an applicant has been selected from the waiting list, YCH will notify the household by first class mail. The packet of forms to be completed and returned by a specified date.

Applicants must accept or refuse a unit offer within five business days of the date of the unit offer. If the applicant rejects a unit without good cause, their name will be removed from the waiting list.

Reasonable accommodations. YCH accommodates persons with disabilities, as well as those persons with language and literacy barriers. This general reasonable accommodation policy is applicable to all situations—when a household initiates contacts with YCH, when YCH initiates contact with a household when they apply, and when YCH schedules or reschedules appointments.

The availability of request for accommodation is included on notices on YCH forms and letters.

To make a reasonable accommodation request, an applicant or participant must qualify under the ADA definition of disability.

Requests for reasonable accommodation from persons with disabilities will be granted upon written request and third-party verification that they meet the need presented by the disability and do not create an undue financial and administrative burden for YCH.

All requests for accommodation or modification of a unit will be verified by a reliable, knowledgeable, professional in writing.

Criminal history. A criminal history background check is required of all applicants and adult participants listed on the application.

If the screening indicates that any member of a household has been convicted within the prior three years for drug-related or violent criminal activity, they will be terminated.

If YCH uses information gleaned from the criminal history report as ground for denial, the applicant can request an informal hearing on the denial. The applicant is allowed to dispute the accuracy or relevancy of the criminal history report.

VAWA. YCH adopted a Domestic Violence Policy consistent with VAWA, which covers residents and applicants for both Public Housing and Housing Choice Voucher programs.

No person who has been a victim of domestic violence will be denied or removed from housing based solely on the domestic violence act.

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SECTION IV.

ACCESS TO OPPORTUNITY

SECTION IV.

Access to Opportunity

This section of the Analysis of Impediments (AI) examines the extent to which members of protected classes in the Sacramento Valley experience disparities in access to opportunity measured by access to healthy neighborhoods, education, employment, and transportation. The analysis includes HUD opportunity indicators, local and regional needs assessment and other quality of life reports, and findings from the community engagement process. Community engagement participants shared their experiences and perspectives related to indicators of healthy neighborhoods and measures of access to opportunity, including quality schools, transportation and employment. The analysis also incorporated key findings from pertinent local studies, including Race Counts¹, the Regional Opportunity Index from the University of California at Davis Center for Regional Change, among others.

Primary Findings

Areas where jurisdictions differed from the region in access to opportunity include:

- With the exceptions of a few school districts (e.g., Davis, Rocklin, Roseville)—there are disparities in school quality between low and higher income neighborhoods, and these quality differences disproportionately impact people of color. Residents of Citrus Heights, Rancho Cordova, Sacramento, and Woodland are least likely to live in neighborhoods with proficient schools.
- Resident survey respondents living in Sacramento and Sacramento County tend to give the lowest ratings of healthy neighborhood indicators among the participating jurisdictions.
- Public transportation issues—especially bus routes, availability of bus service, and connections between communities—are a pressing concern to residents throughout the region. The exception is on “the grid” in downtown Sacramento, where public transit is considered the best available in the region.

Positive differences include:

- Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods.

¹ <https://www.racecounts.org/>

- Residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools. With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these communities.
- Resident survey respondents living in Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each healthy neighborhood indicator higher than the regional average.
- On average, community engagement participants give the area where they live good marks on most healthy neighborhood indicators—ease of getting to the places they want to go using their preferred transportation option, convenient access to grocery stores, job opportunities, and health care facilities, and park and recreation facilities of similar quality to other neighborhoods. The most glaring exception is that residents find it difficult to find housing people can afford that is close to good schools.

Disparities by protected class in access to opportunity were found in:

- Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods.
- Non-Hispanic White residents of Sacramento and Sacramento County are more likely to have access to proficient schools than residents of color, and this gap persists among residents in poverty. In addition to disparities in access to proficient schools, suspension rates in Sacramento County schools vary widely by race or ethnicity, with Black males suspended at a rate more than five times the state average.
- Disparities by race or ethnicity in labor market engagement index scores are greatest among residents of Rancho Cordova, Sacramento, Sacramento County, and West Sacramento.
- Healthy neighborhood indicator ratings by survey respondents who are Native American, African American, Hispanic, living in households that include a member with a disability, and families with children are lower than the regional average, and tend toward neutral/somewhat agree rating levels.
- Access to public transit—areas of service, frequency, and hours of operation—and the cost of using transit limits where transit-dependent residents with disabilities, particularly those relying on disability income, can live and participate in activities of daily living.

■ HUD Opportunity Indicators

HUD provides several “opportunity indices” to assess and measure access to opportunity in a variety of areas, including education, poverty, transportation, and employment. The opportunity indices allow comparison of data indicators by race and ethnicity, for households below the poverty line, between jurisdictions, and for the region overall. They are also a good starting point for the opportunity analysis, identifying areas that should be examined in more detail.

HUD indices were available for all jurisdictions covered in this study with the exceptions of Folsom, Galt, Isleton, and Yolo County, for which HUD does not report data.

The HUD opportunity tables were the starting point for this Access to Opportunity analysis.

To interpret these indices, use the following rule: a higher number is always a better outcome. The indices should be thought of as an “opportunity score”, rather than a percentage.

The indices include the:

- **Low Poverty Index.** This index measures neighborhood exposure to poverty, with proximity to low poverty areas considered to be an advantage. Higher index scores suggest better access to economically strong (i.e. low poverty) neighborhoods.
- **School Proficiency Index.** This index measures neighborhood access to elementary schools with high levels of academic proficiency within 1.5 miles. Proficiency is measured by 4th grade scores on state-administered math and science tests. HUD uses elementary school scores only for this index because they are typically more reflective of school quality and access at the neighborhood level. Middle and high schools draw from larger boundaries and, especially in high school, have more transportation options.
- **Labor Market Engagement Index.** This index measures the employability of neighborhood residents based on unemployment, labor force participation, and educational attainment. Higher index scores suggest residents are more engaged in the labor market.
- **Jobs Proximity Index.** The jobs proximity index indicates how close residents live to major employment centers. The higher the index, the greater the access to nearby employment centers for residents in the area.
- **Transit Index.** The transit index measures use of public transit by low income families that rent. The higher the index, the more likely that residents in the area are frequent users of public transportation.

- **Low Cost Transportation Index.** This index measures the cost of transportation, based on estimates of the transportation costs for low income families that rent. Higher index values suggest more affordable transportation.

Low poverty index. Figures IV-1a and IV-1b present the values of the low poverty index for each jurisdiction by race and ethnicity. The panel on the top shows the index for the total community population, while the panel on the bottom is restricted to residents with incomes below the poverty level.

Regionally, African American residents and Hispanic residents are least likely to have access to economically strong (low poverty) neighborhoods. When the analysis is restricted to residents in poverty (Figure IV-1b), the gap in access persists.

Not surprisingly, access to low poverty neighborhoods varies widely among the participating jurisdictions, as does the extent of disparity between racial and ethnic groups within jurisdictions.

- **Elk Grove, Rocklin, Roseville, and Davis residents are most likely to have access to economically strong neighborhoods,** and there are not significant differences in access by race or ethnicity. Among residents in poverty in these cities, the likelihood of living in an economically strong neighborhood drops, but overall, disparities by race or ethnicity do not grow. In Elk Grove, Native American residents in poverty are more likely than others to have access to low poverty neighborhoods, as do African American residents of Rocklin.
- **Access to low poverty neighborhoods is most similar to the region among residents of Citrus Heights, Rancho Cordova, Sacramento County, and Woodland.** In this cohort of jurisdictions, the gap between the highest and lowest index scores is widest in Rancho Cordova and Sacramento County.
 - In Rancho Cordova, Asian residents are most likely to live in low poverty neighborhoods, and African American residents, Hispanic residents, and Native American residents are least likely.
 - In Sacramento County, non-Hispanic White residents are more likely than African American residents and Hispanic residents to live in economically strong neighborhoods.
 - African American Citrus Heights residents in poverty are much less likely than other Citrus Heights residents in poverty to have access to economically strong neighborhoods.
- Overall, **African American, Hispanic, and Native American residents of Sacramento and Hispanic and Native American residents of West Sacramento are least likely among all regional residents to have access to economically strong neighborhoods.** In Sacramento, non-Hispanic White residents are most likely to live in low poverty neighborhoods, and in West

Sacramento, Asian residents are most likely to live in economically strong neighborhoods.

Among residents in poverty, the gap in access by race and ethnicity narrows, but still persists. In Sacramento, Non-Hispanic White residents with incomes below the poverty line are much more likely than residents of color to live in low poverty neighborhoods. In West Sacramento, African Americans in poverty are most likely to live in economically strong neighborhoods, and Hispanic and Native American residents in poverty are more likely to live in high poverty areas.

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Figure IV-1a.
Low Poverty Index,
Total Population

Note:

Higher numbers indicate greater access to economically strong (low poverty) neighborhoods.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Low Poverty Index.

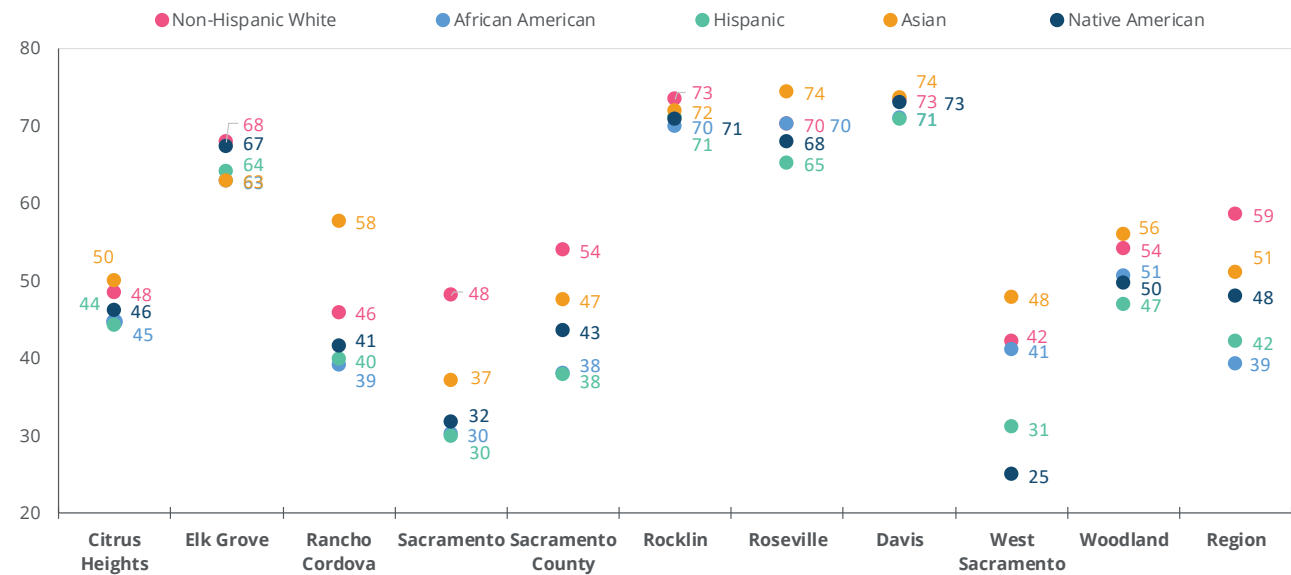


Figure IV-1b.
Low Poverty Index,
Population Below
the Poverty Line

Note:

Higher numbers indicate greater access to economically strong (low poverty) neighborhoods.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Low Poverty Index.

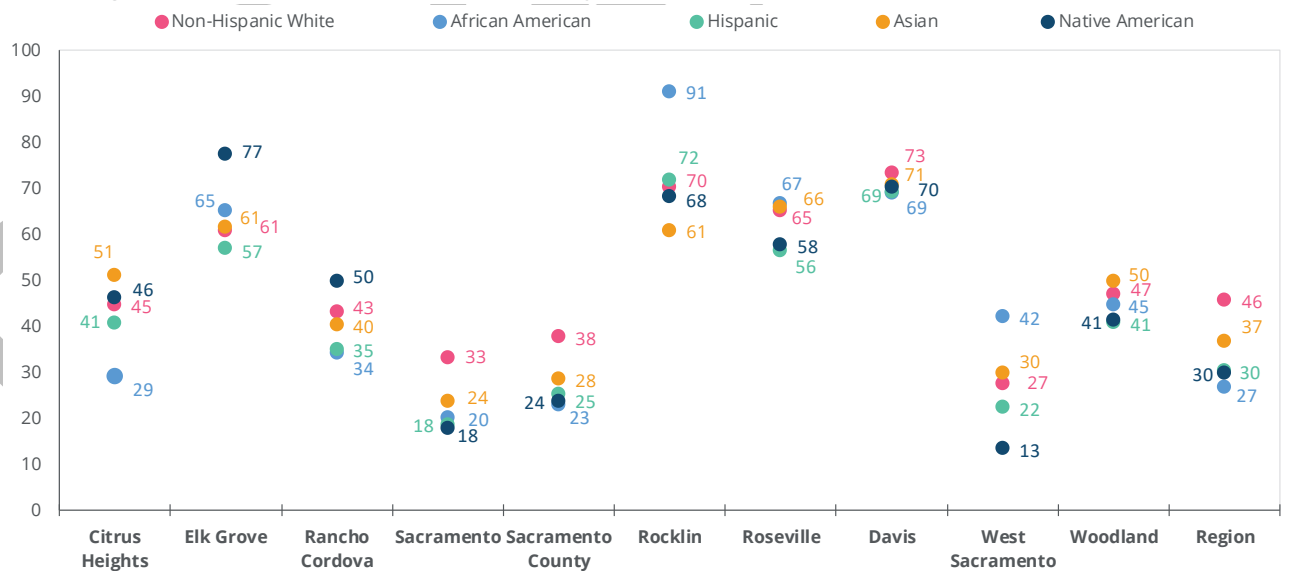
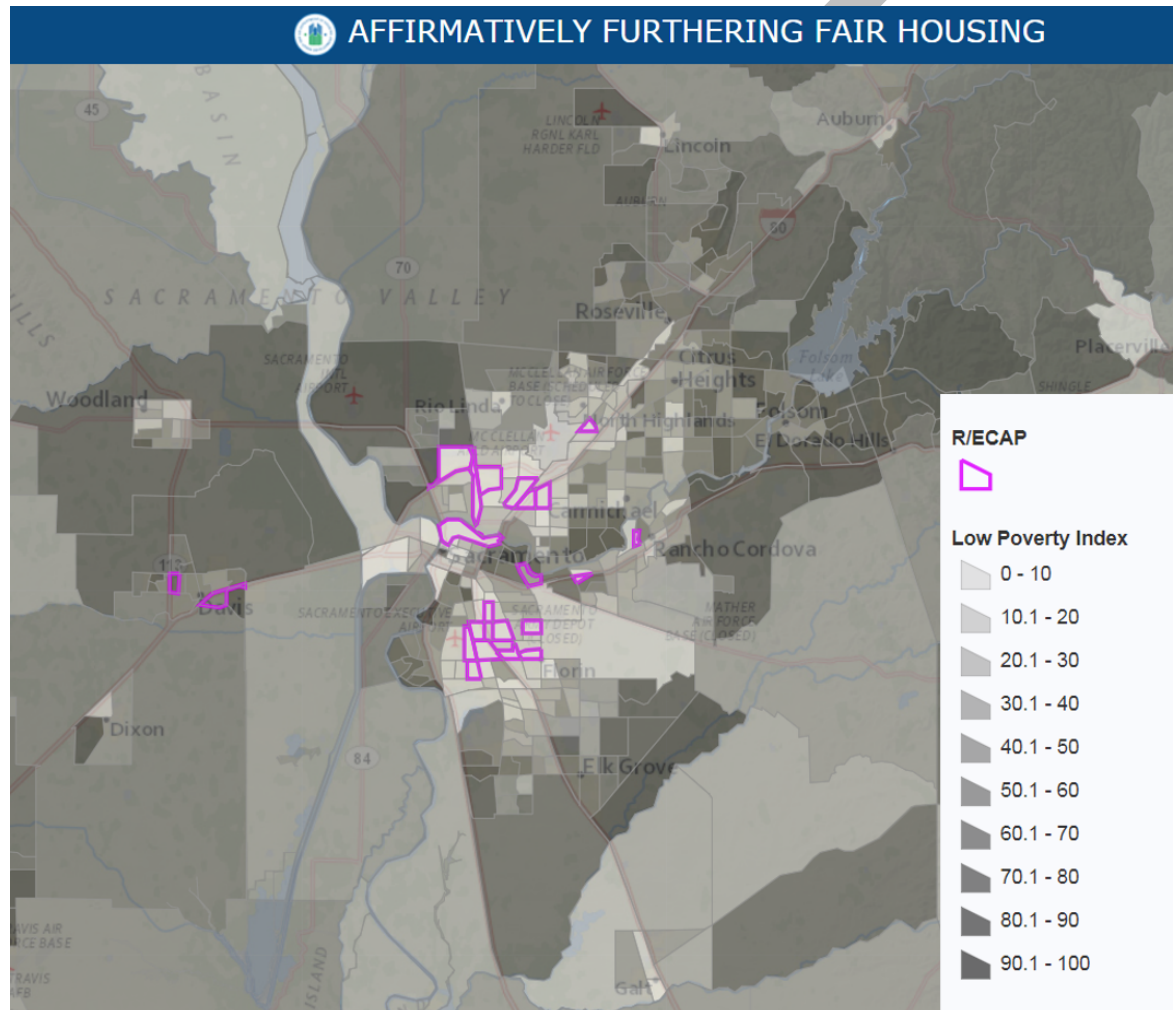


Figure IV-2 presents the low poverty index at the neighborhood (Census tract) level for the region; darker shading indicates greater access to low poverty neighborhoods. Jurisdiction-level maps are found in Appendix A. As shown, access to low poverty neighborhoods varies widely across and within communities.

Figure IV-2.
HUD AFFH-T Low Poverty Index by Census Tract



Note: Darker shading indicates higher likelihood of access to low poverty neighborhood.

Source: Root Policy Research from <https://egis.hud.gov/affht/>.

School proficiency index. Figures IV-3a and IV-3b present the values of the school proficiency index for each jurisdiction by race and ethnicity. There is significant variation among jurisdictions in residents' access to proficient schools. In general, **residents of Rocklin, Roseville, Davis, and Elk Grove are most likely to have access to proficient schools.** With the exception of Roseville, there are no meaningful differences in access to proficient schools by race or ethnicity in these

communities. In Roseville, Asian residents are most likely to have access to proficient schools, and Hispanic and Native American residents are least likely; this gap widens among residents in poverty.

Residents of Citrus Heights, Rancho Cordova, Sacramento, and Woodland are least likely to live in neighborhoods with proficient schools. In Citrus Heights, residents have the same lack of access, regardless of race or ethnicity, and access does not vary significantly even among residents living in poverty.

- Asian residents of Rancho Cordova and Woodland are more likely than others to have access to proficient schools. This gap narrows in Woodland and goes away in Rancho Cordova when the analysis is limited to residents in poverty.
- Non-Hispanic White residents of Sacramento and Sacramento County are more likely to have access to proficient schools than residents of color, and this gap persists among residents in poverty.

Compared to other jurisdictions, **residents of Sacramento County and West Sacramento are less likely to have access to proficient schools than Rocklin, Roseville, Davis, and Elk Grove, and more likely to have access to proficient schools than residents of the remaining jurisdictions.**

- Overall, non-Hispanic White Sacramento County residents are more likely than others to have access to proficient schools. Although access to proficient schools is lower among Sacramento County residents in poverty, poor non-Hispanic White residents are more likely than poor residents of color to have access to proficient schools.
- There is not a significant gap in access by race or ethnicity in West Sacramento, and the drop in access is more modest among residents in poverty than found in Sacramento County.

Figure IV-3a.
School Proficiency Index, Total Population

Note:

Higher scores indicate greater likelihood of access to proficient schools.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, School Proficiency Index.

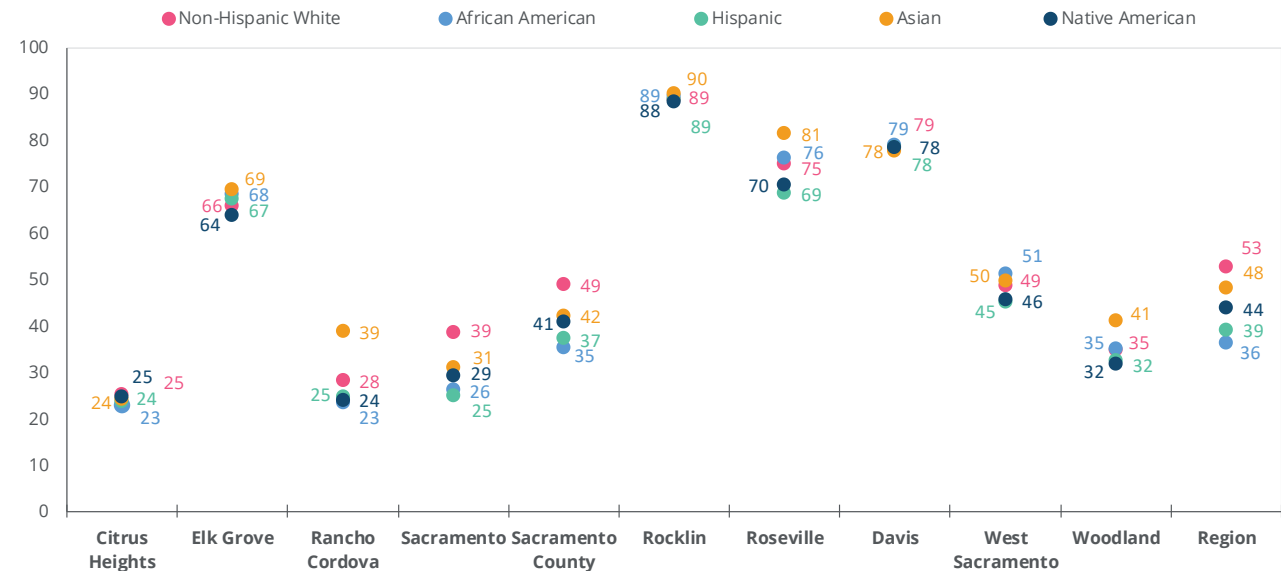


Figure IV-3b.
School Proficiency Index, Population Below the Poverty Line

Note:

Higher scores indicate greater likelihood of access to proficient schools.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, School Proficiency Index.

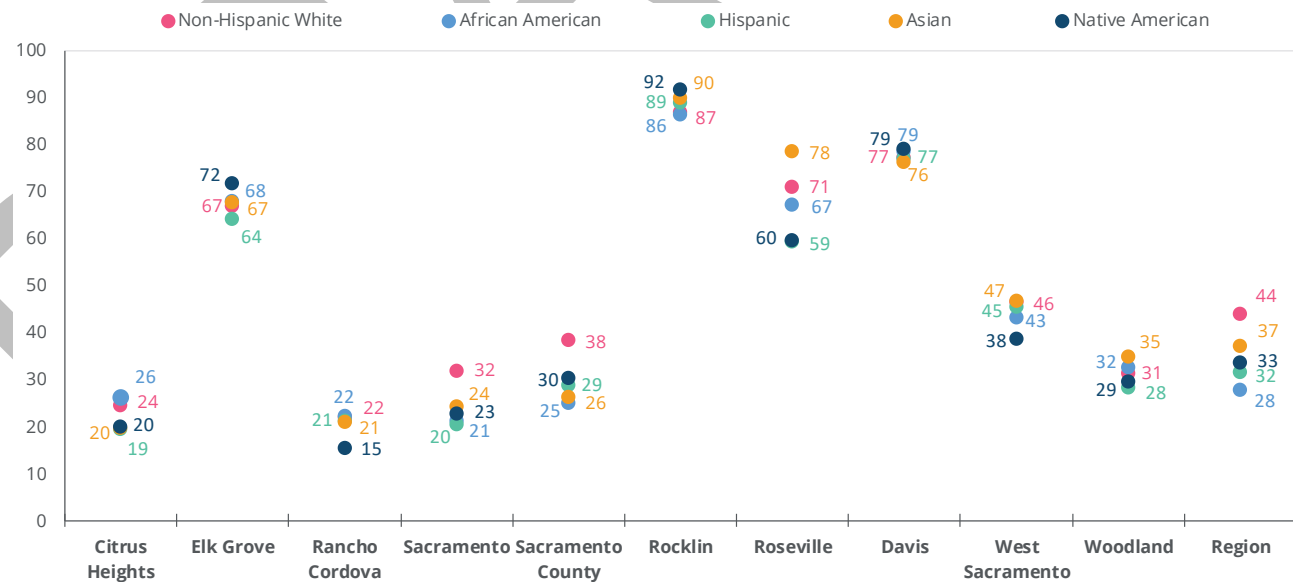
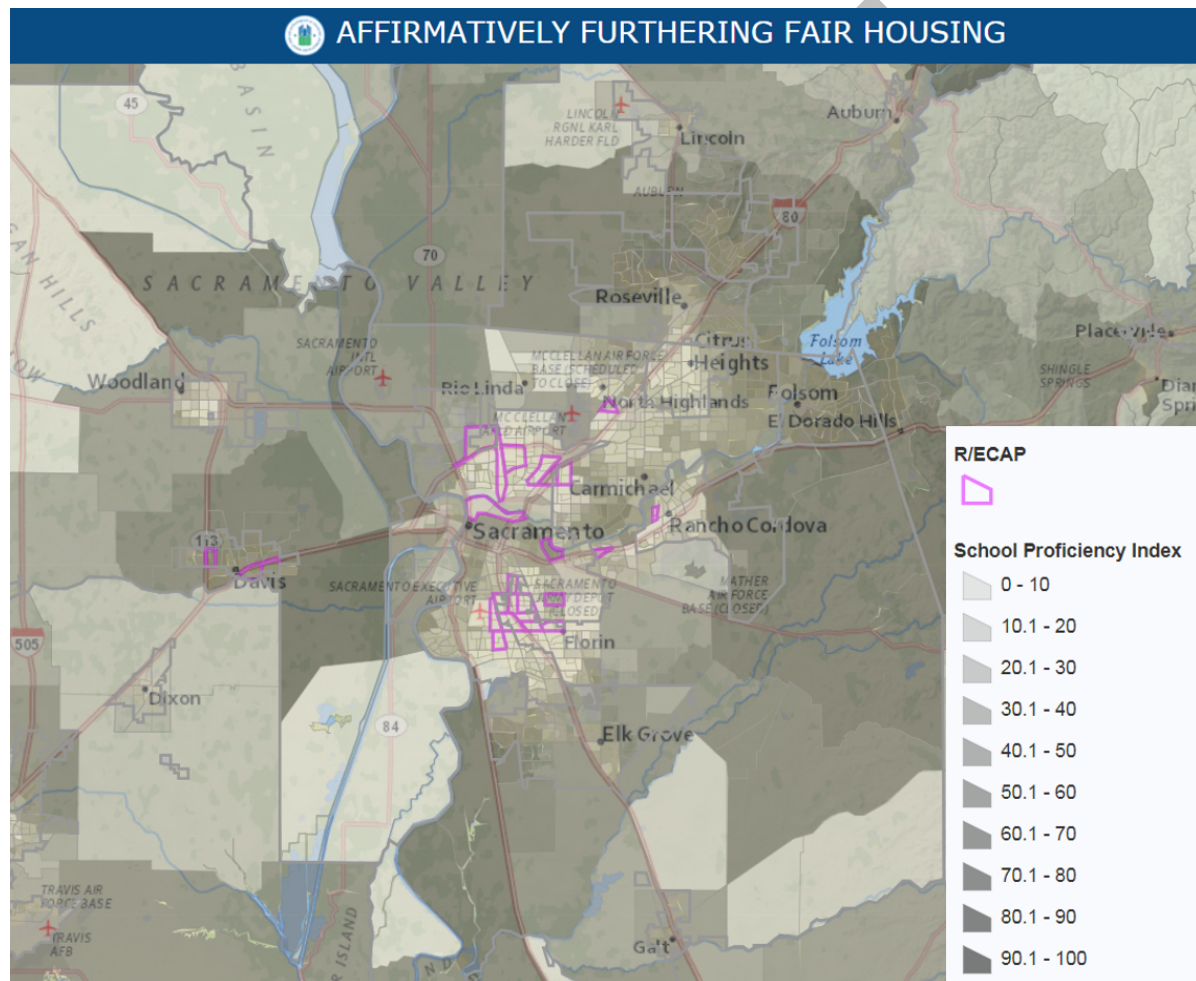


Figure IV-4 shows the school proficiency index at the neighborhood level. Darker shading indicates greater access to proficient neighborhood public schools. Jurisdiction-level maps are found in Appendix A. As shown, areas of racial or ethnic concentration (R/ECAPs) are also areas with the lightest shading, indicating low access to proficient schools.

Figure IV-4.
HUD AFFH-T School Proficiency Index by Census Tract



Note: Darker shading indicates higher likelihood of access to proficient elementary schools.

Source: Root Policy Research from <https://egis.hud.gov/affht/>.

Labor market engagement index. Figures IV-5a and IV-5b present the values of the labor market engagement index for each jurisdiction by race and ethnicity. As discussed above, the labor market engagement index measures the employability of residents based on labor force participation, unemployment, and educational attainment. As with the school proficiency index, the labor market engagement index varies widely by community and by race and ethnicity within some communities.

Residents of Davis, Rocklin, Roseville, and Elk Grove have the highest labor market engagement scores and Citrus Heights, Rancho Cordova, and Sacramento have the lowest.

- Within the total population, there are no meaningful differences by race or ethnicity in the likelihood of labor market engagement among residents of Davis, Elk Grove, and Citrus Heights. Among residents in poverty, differences by race and ethnicity are found in Elk Grove and Davis. In Davis, much of this difference can be explained by the city's large Asian student population. Two elements of the labor market engagement score—college degree and labor force participation—are by definition generally exclusive of college students.
- Disparities by race or ethnicity in labor market engagement index scores are greatest among residents of Rancho Cordova, Sacramento, Sacramento County, and West Sacramento.
 - In Rancho Cordova, the labor market engagement scores of Asian residents are about 1.5 times those of African American, Hispanic, and Native American residents. While narrower, the gap persists among residents in poverty.
 - Similarly, in Sacramento and Sacramento County, non-Hispanic White residents' labor market engagement is higher than that of other residents and the magnitude of difference is similar among residents in poverty.
 - In West Sacramento, Hispanic and Native American residents have the lowest labor market engagement scores, and Asian residents have the greatest likelihood of labor market engagement. The picture is very different among residents in poverty, where the index scores of African American residents are nearly double those of low income Asian, non-Hispanic White, and Hispanic residents, and nearly seven times those of Native American residents.
- While not among the highest or the lowest engagement scores, Asian and non-Hispanic White residents of Woodland are somewhat more likely to be engaged in the labor market than Native American and Hispanic residents.

Figure IV-5a.
Labor Market Engagement Index, Total Population

Note:

Higher numbers indicate greater labor market engagement.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Labor Market Engagement Index.

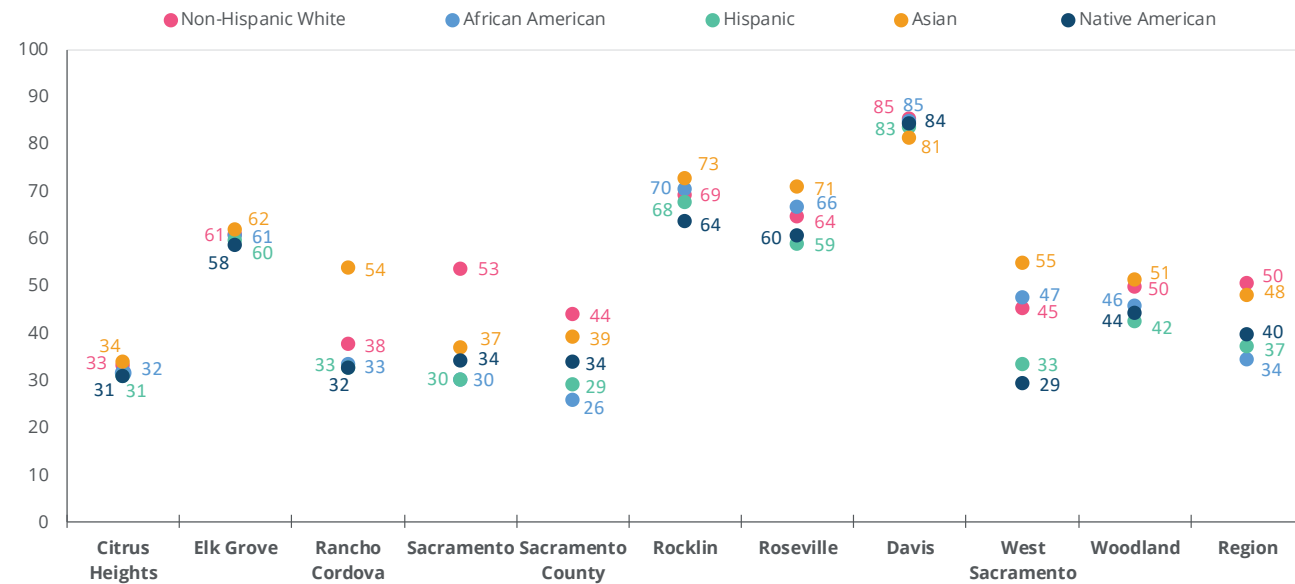


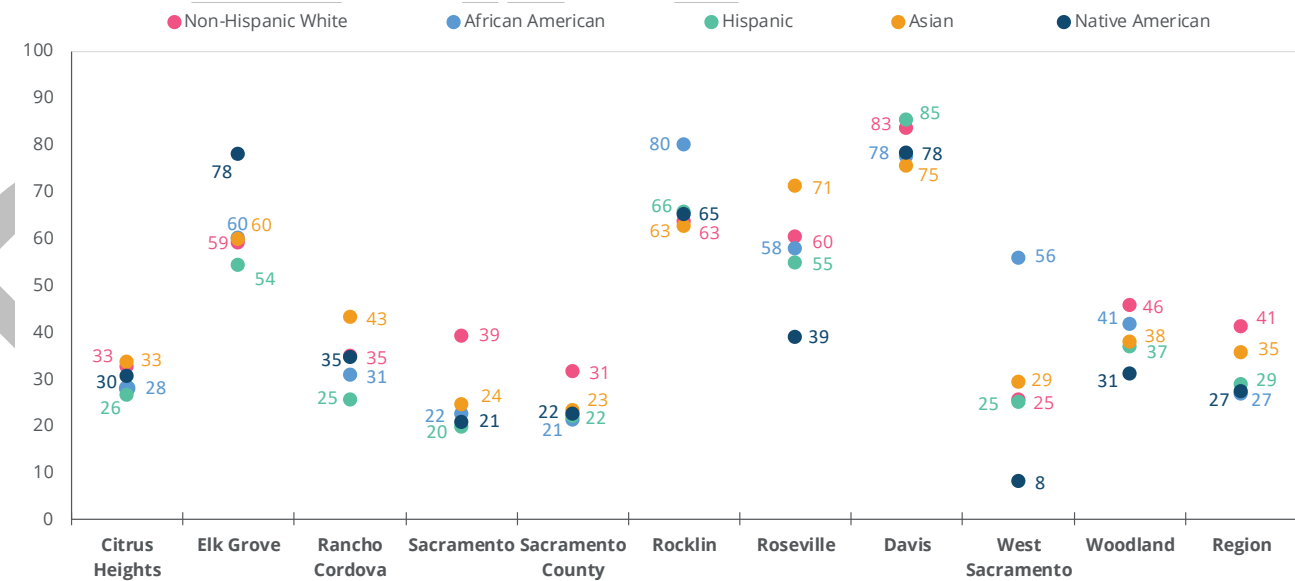
Figure IV-5b.
Labor Market Engagement Index, Population Below the Poverty Line

Note:

Higher numbers indicate greater labor market engagement.

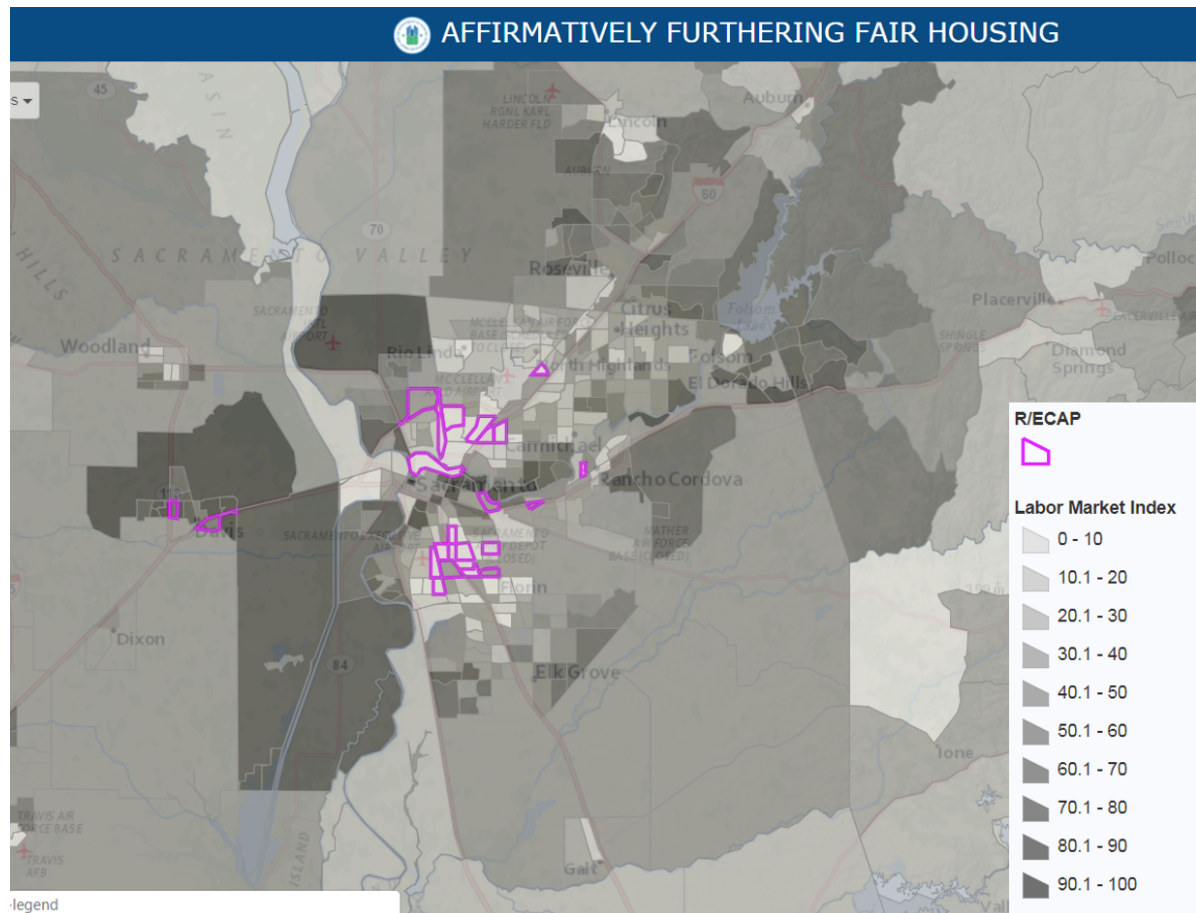
Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Labor Market Engagement Index.



As shown in Figure IV-6, R/ECAP neighborhoods are also neighborhoods with lower labor market engagement index scores (lighter shading). Jurisdiction-level maps are found in Appendix A. Most of the jurisdictions in the region have one or more neighborhoods with low labor market index scores, with the exception of Davis.

Figure IV-6.
HUD AFFH-T Labor Engagement Index by Census Tract



Note: Darker shading indicates neighborhoods with greater labor market engagement.

Source: Root Policy Research from <https://egis.hud.gov/affht/>.

Job proximity index. Figures IV-7a and IV-7b present the values of the job proximity index for each jurisdiction by race and ethnicity. Unlike previous measures of access to opportunity, the job proximity index varies little by jurisdiction and within jurisdictions, few differences by race or ethnicity are observed until the population is restricted to those in poverty. Among residents in poverty, more pronounced differences in proximity to jobs appear, particularly in Elk Grove, Rocklin, Roseville, and West Sacramento. Among residents in poverty:

- Native American residents of Elk Grove are half as likely as other resident groups to live close to major employment centers, as are Asian residents of Rocklin and African American residents of West Sacramento.

- African American residents of Rocklin, Hispanic residents of Roseville, and Native American residents of West Sacramento have greater job proximity scores than members of other racial or ethnic groups in their city.

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Figure IV-7a.
Job Proximity Index,
Total Population

Note:

Higher numbers indicate greater access to major employment centers.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Job Proximity Index.

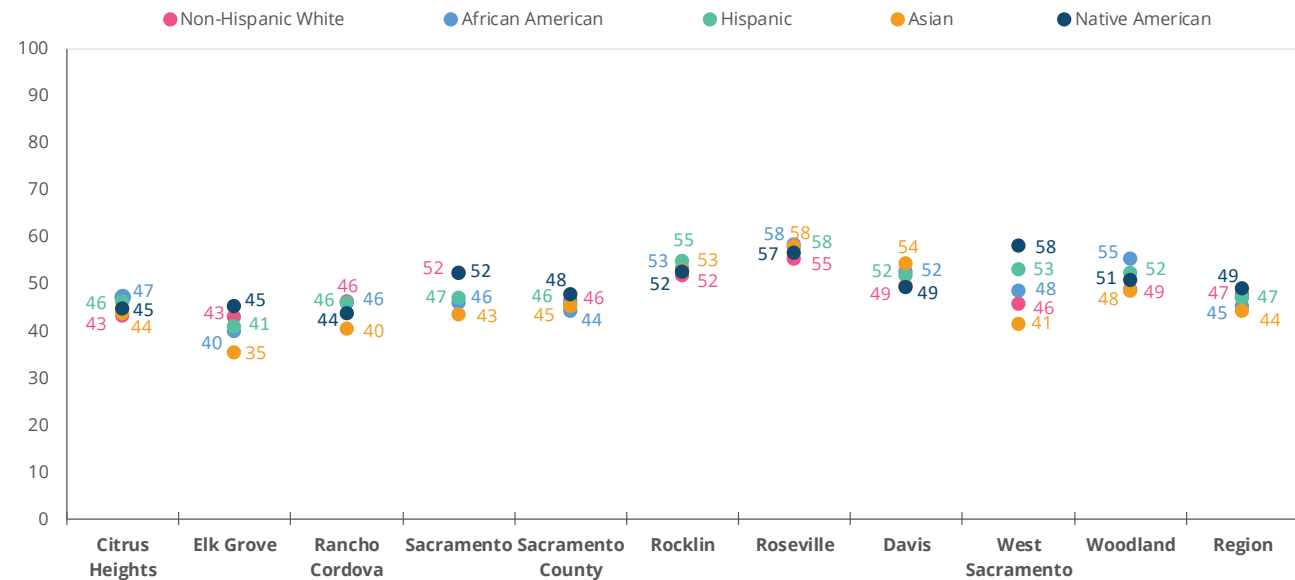


Figure IV-7b.
Job Proximity Index,
Population Below
the Poverty Line

Note:

Higher numbers indicate greater access to major employment centers.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Job Proximity Index.

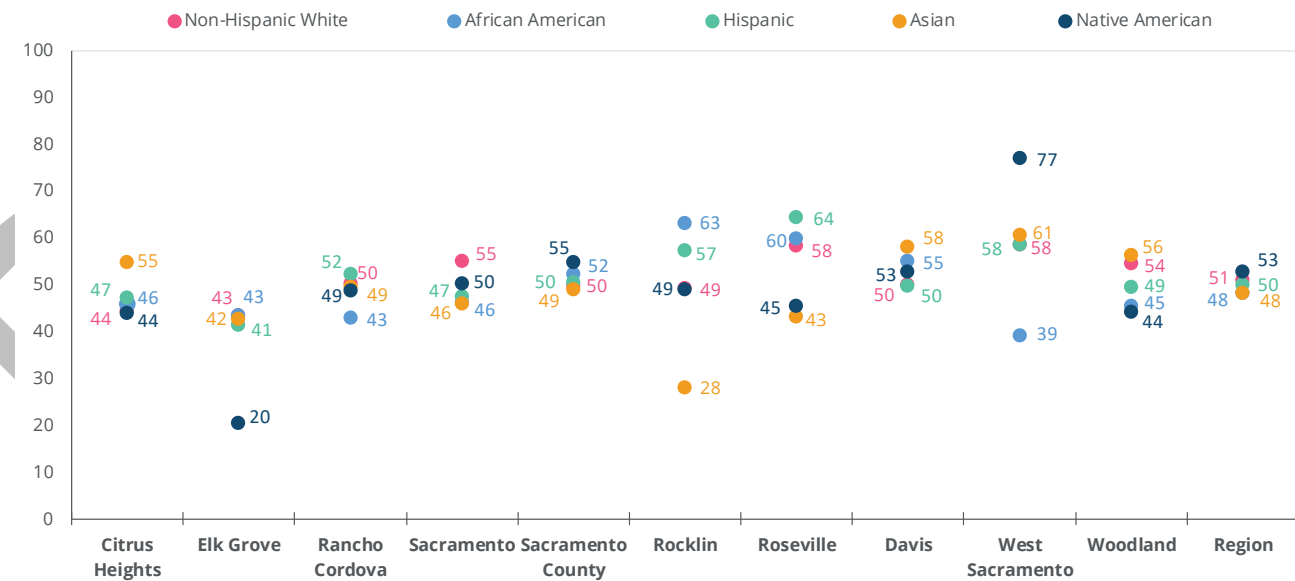
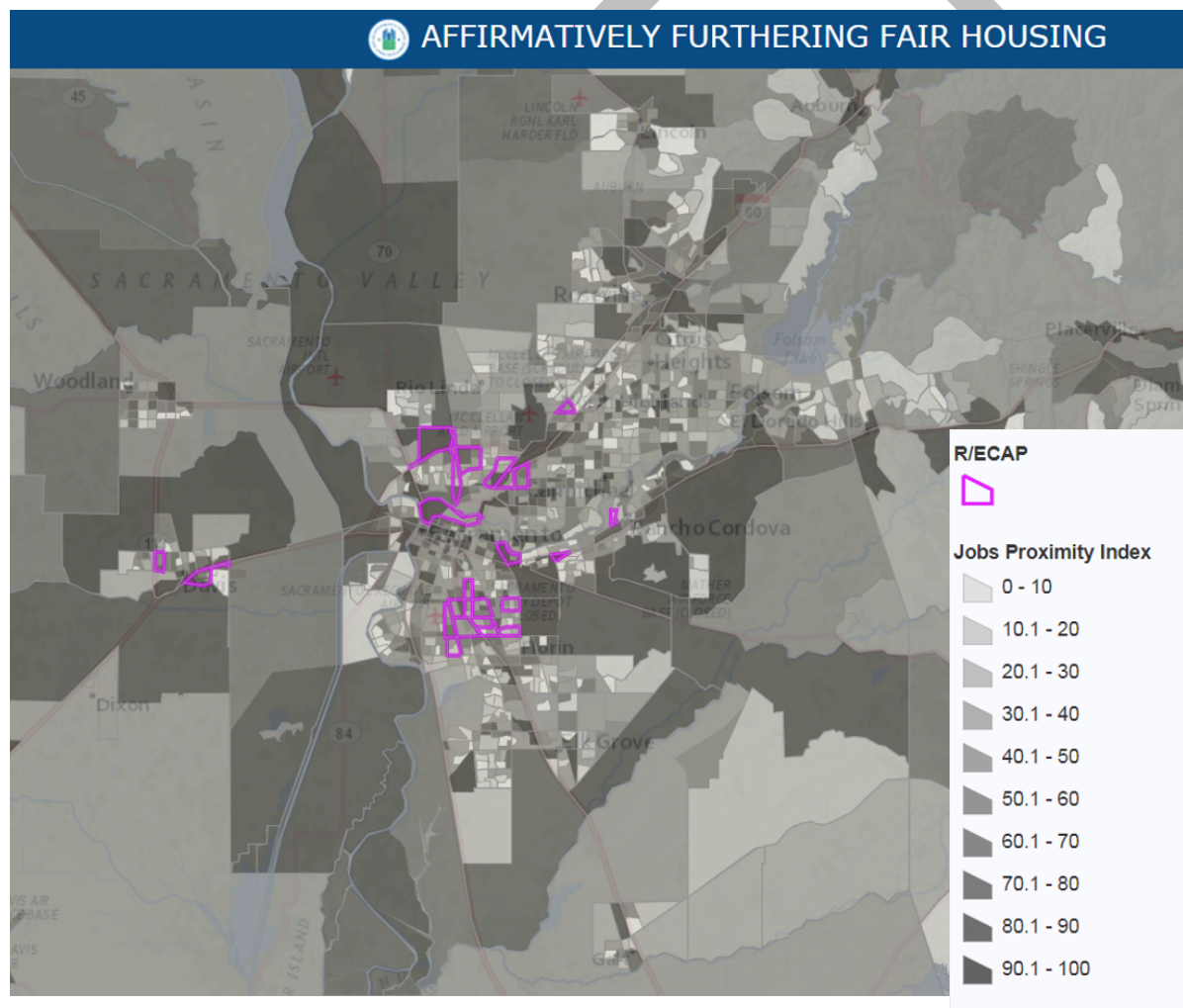


Figure IV-8 shows the job proximity index at the neighborhood level. Jurisdiction-level maps are found in Appendix A. As a measure of access to major employment centers, it is not surprising to see that a greater number of neighborhoods in the urban core have higher jobs proximity index scores, as well as lower scores in predominantly bedroom communities in the suburbs.

Unlike previous indices, many R/ECAP neighborhoods have higher job proximity scores, indicating access to employment opportunities. Although R/ECAP neighborhoods have good access to jobs (measured by the Job Proximity Index), the low Labor Market Engagement Index scores discussed previously suggest a mismatch between the skills and labor force readiness of R/ECAP residents and the jobs offered at nearby major employment centers.

Figure IV-8.
HUD AFFH-T Job Proximity Index by Census Tract



Note: Darker shading indicates neighborhoods with greater access to major employment centers.

Source: Root Policy Research from <https://egis.hud.gov/affht/>.

Transit index. Figures IV-9a and IV-9b present the values of the transit index for each jurisdiction by race and ethnicity. The transit index measures use of public transit; higher index values indicate a greater likelihood that residents of a neighborhood (Census Tract) use available public transit. Jurisdiction-level maps are found in Appendix A. Since the extent of transit service varies by community, it is not surprising that the values of the transit index vary by community. As shown in Figure IV-9a, there are also few differences by race or ethnicity in transit index scores within communities. Among residents in poverty, transit index scores remain clustered, with the exception of residents of Rocklin. In Rocklin, Asian residents are more likely to have access to transit than other residents, particularly when compared to African American residents of Rocklin.

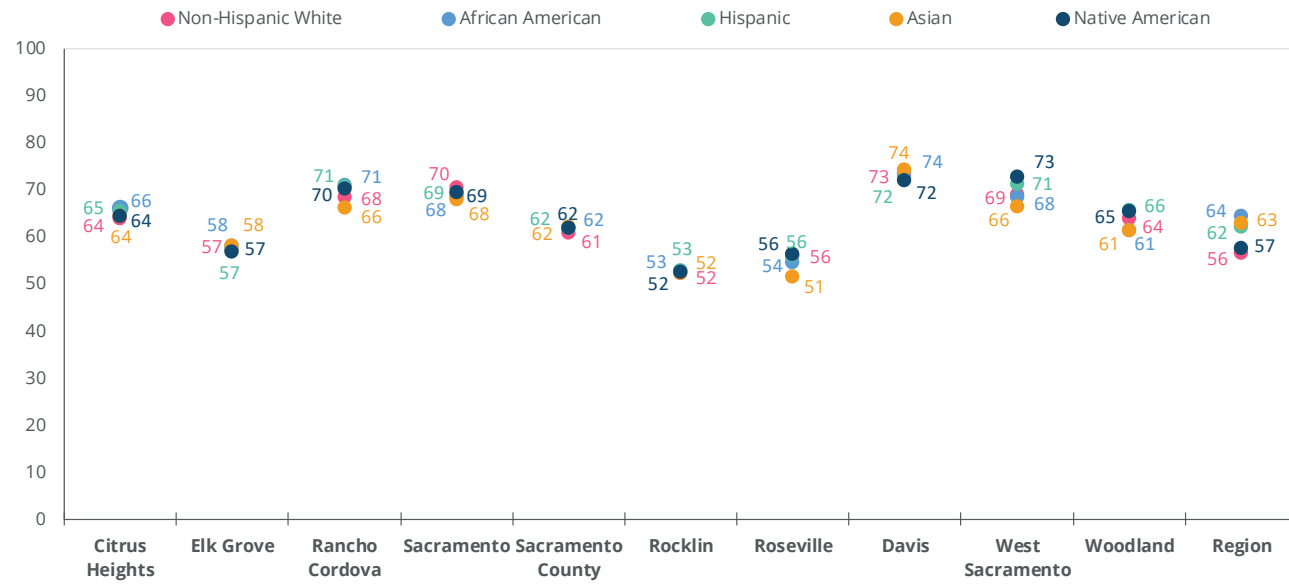
**Figure IV-9a.
Transit Index,
Total Population**

Note:

Higher numbers indicate greater likelihood that residents use public transit.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Transit Index.



**Figure IV-9b.
Transit Index,
Population Below
the Poverty Line**

Note:

Higher numbers indicate greater likelihood that residents use public transit.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Transit Index.

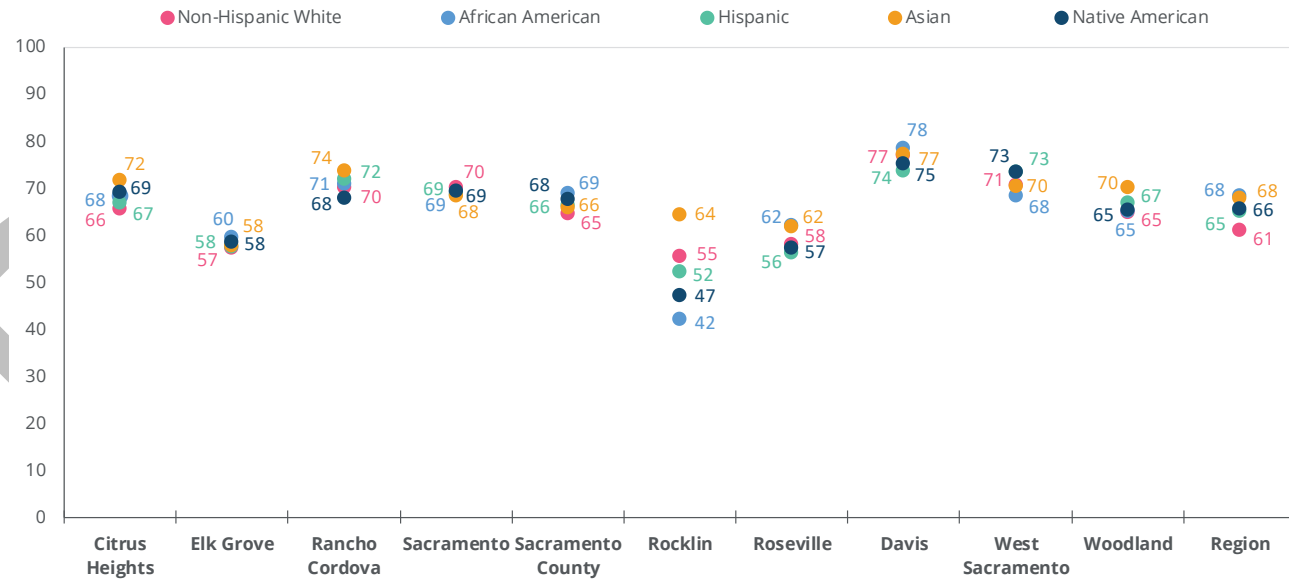
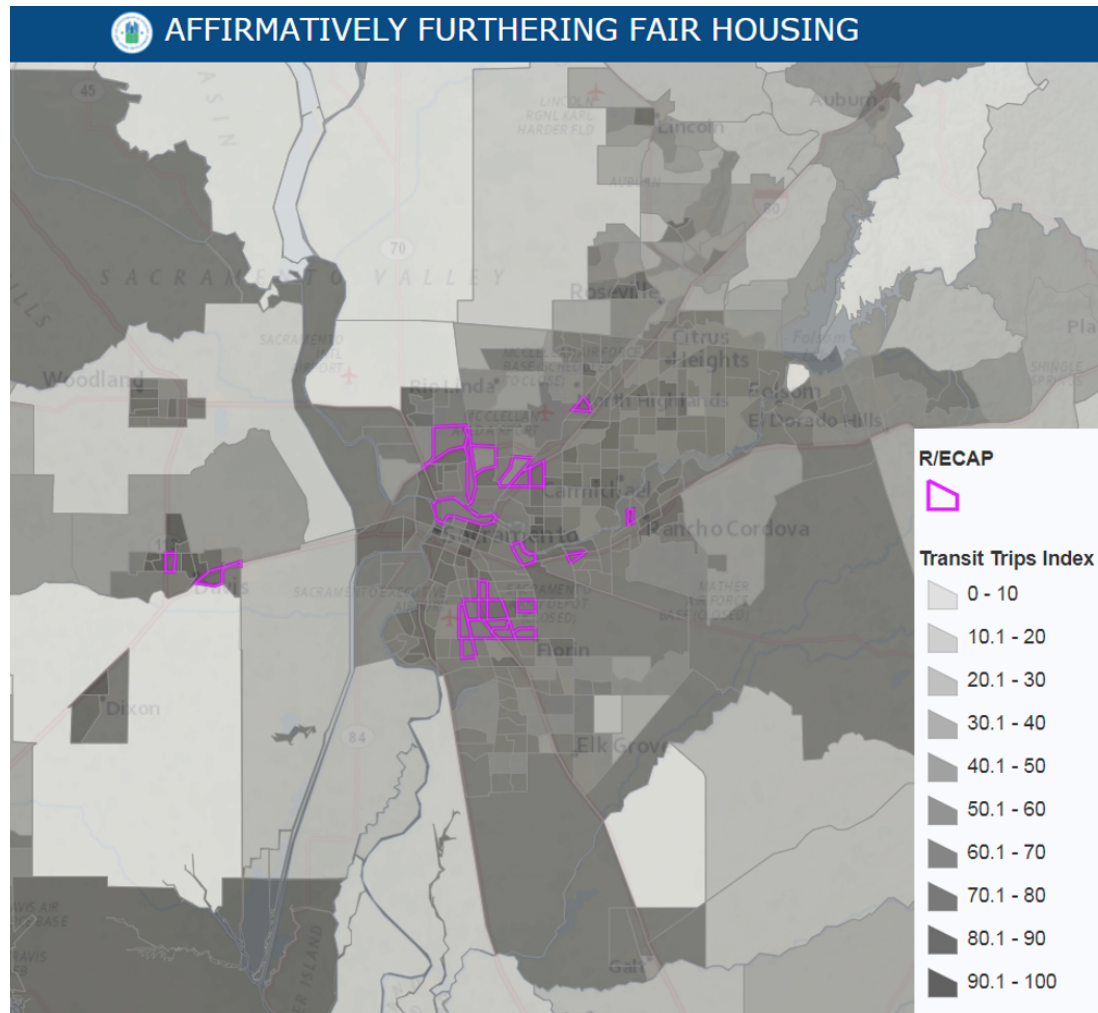


Figure IV-10 shows the Transit Trips Index by neighborhood. R/ECAP neighborhoods are as likely, if not more likely, than other neighborhoods to have moderate to high Transit Trip Index scores (darker shading).

Figure IV-10.
HUD AFFH-T Transit Trip Index by Census Tract



Note: Darker shading indicates neighborhoods where residents are more likely to be frequent transit users.

Source: Root Policy Research from <https://egis.hud.gov/affht/>.

Low cost transportation index. Figures IV-11a and 11b present the values of the Low Cost Transportation Index for each jurisdiction by race and ethnicity. Higher values suggest more affordable transportation; as with the transit index, the low cost transportation index varies by jurisdiction and there are modest differences by race or ethnicity within most jurisdictions. Variation in the low cost transportation index results from differences in one or more of the elements that constitute a household's transportation costs, ranging from the price of gas to vehicle loans and maintenance to insurance.

- Compared to other communities, residents of Elk Grove and Rocklin have less affordable transportation (lower index scores). Transportation is more affordable to residents in Davis, Sacramento, Woodland, and West Sacramento.
- In most of the jurisdictions, Asian residents live in neighborhoods with less affordable transportation costs.
- Residents of West Sacramento have the greatest variation in low cost transportation scores by race or ethnicity, although this diminishes when the analysis is constrained to residents in poverty. In contrast, while Rocklin residents overall have very similar low cost transportation scores by race or ethnicity, among residents in poverty, there are measurable differences—low income Asian residents are much more likely than African American and Native American Rocklin residents to live in neighborhoods with more affordable transportation costs.

Figure IV-11a.
Low Cost
Transportation
Index, Total
Population

Note:

Higher numbers indicate greater access to affordable transportation.

Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Low Cost Transportation Index.

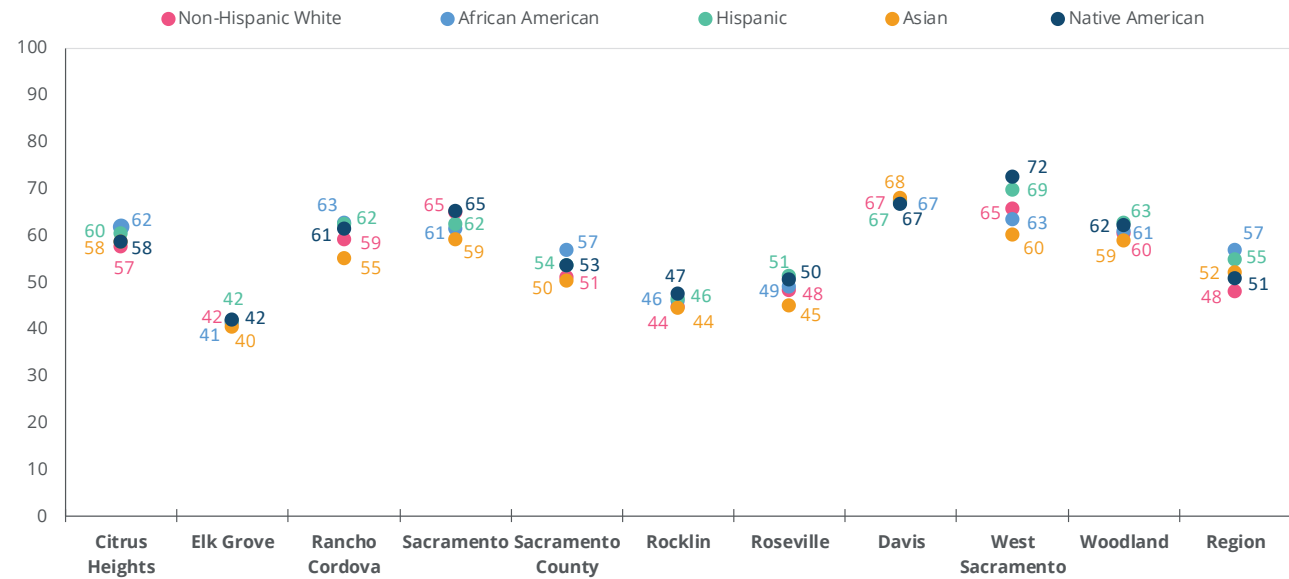


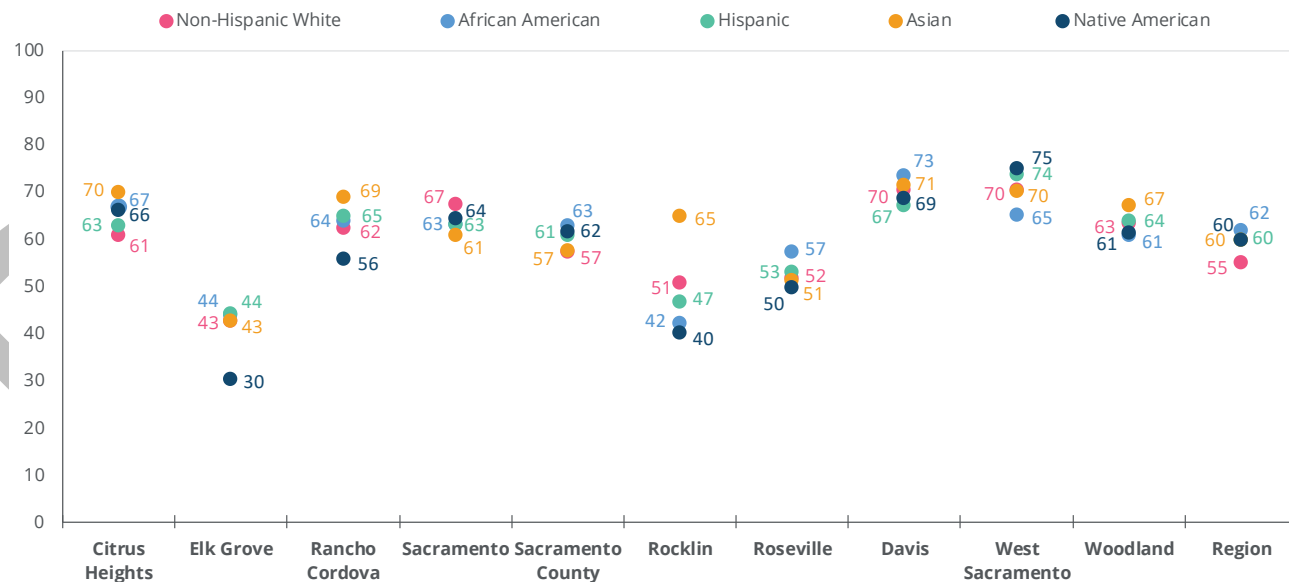
Figure IV-11b.
Low Cost
Transportation
Index, Population
Below the Poverty
Line

Note:

Higher numbers indicate greater access to affordable transportation.

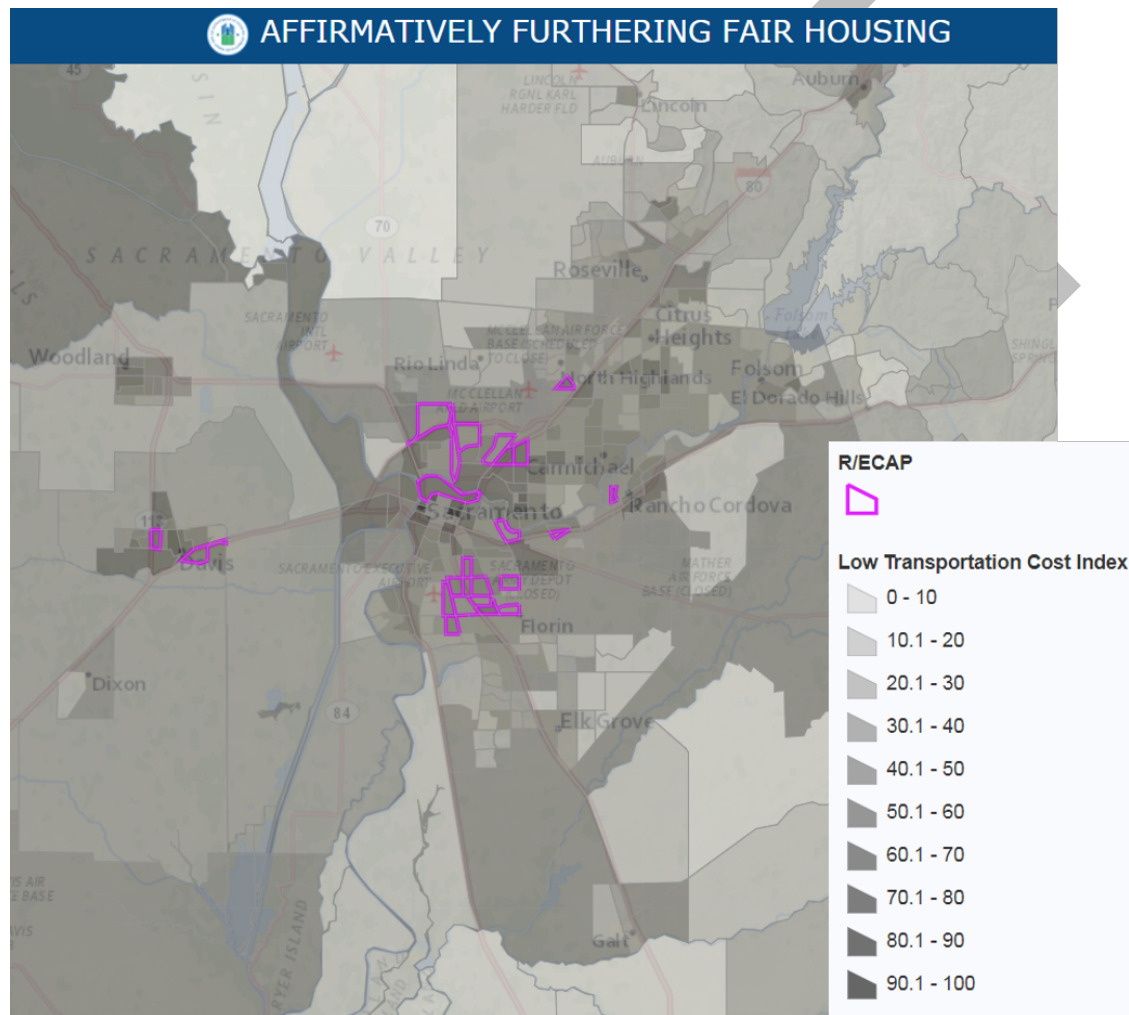
Source:

Root Policy Research from the HUD AFFH-T Table 12, Opportunity Indicators by Race and Ethnicity, Low Cost Transportation Index.



The low transportation cost index is shown at the neighborhood level in Figure IV-12. Neighborhoods with lower transportation costs occur throughout the region and include some of the R/ECAP neighborhoods. There is not a clear pattern of disparity associated with the location of low transportation cost neighborhoods associated with race or ethnicity.

Figure IV-12.
HUD AFFH-T Low Transportation Cost Index by Census Tract



Note: Darker shading indicates neighborhoods lower cost transportation access.

Source: Root Policy Research from <https://egis.hud.gov/affht/>

UC Davis Opportunity Indicators

Opportunity can be defined in many ways and the HUD indices are just one method of assessing opportunity in a given region. The University of California at Davis's Center for Regional Change developed two indices of opportunity in California.²

These include:

- **An opportunity index for people**, measuring various assets among the population including educational attainment, employment rate and income, residential stability, mobility options, general population health, and civic engagement;³ and
- **An opportunity index for place**, measuring an area's assets in educational opportunities, economic climate, housing availability, provision of health care, and social and political stability.

Figure IV-13 presents the Regional Opportunity Index: People and Place maps for the Sacramento Valley region. Shades of green indicate areas of higher opportunity and shades of red lower opportunity.

Using data from 2014, the Regional Opportunity Index: People suggests that in the Sacramento Valley region:

- Many of the high opportunity areas based on resident characteristics (People index) are located on the periphery of Sacramento's urban core. This includes areas such as Citrus Heights, Roseville, Rocklin, Elk Grove, Folsom, and Davis. Within Sacramento, south-central Sacramento is also higher opportunity.
- Many of the lowest opportunity areas based on the People index are located in the urban core, including in Sacramento and West Sacramento. Rancho Cordova and Woodland are exceptions, with more similar opportunity index values to the urban core than suburban communities.
- Most jurisdictions contain a combination of high and low opportunity areas, suggesting that some residents have greater access to opportunity than others within a city.

In many ways, the 2014 Regional Opportunity Index: Place suggests inverse benefits as the People index:

² <https://interact.regionalchange.ucdavis.edu/roi/about.html>

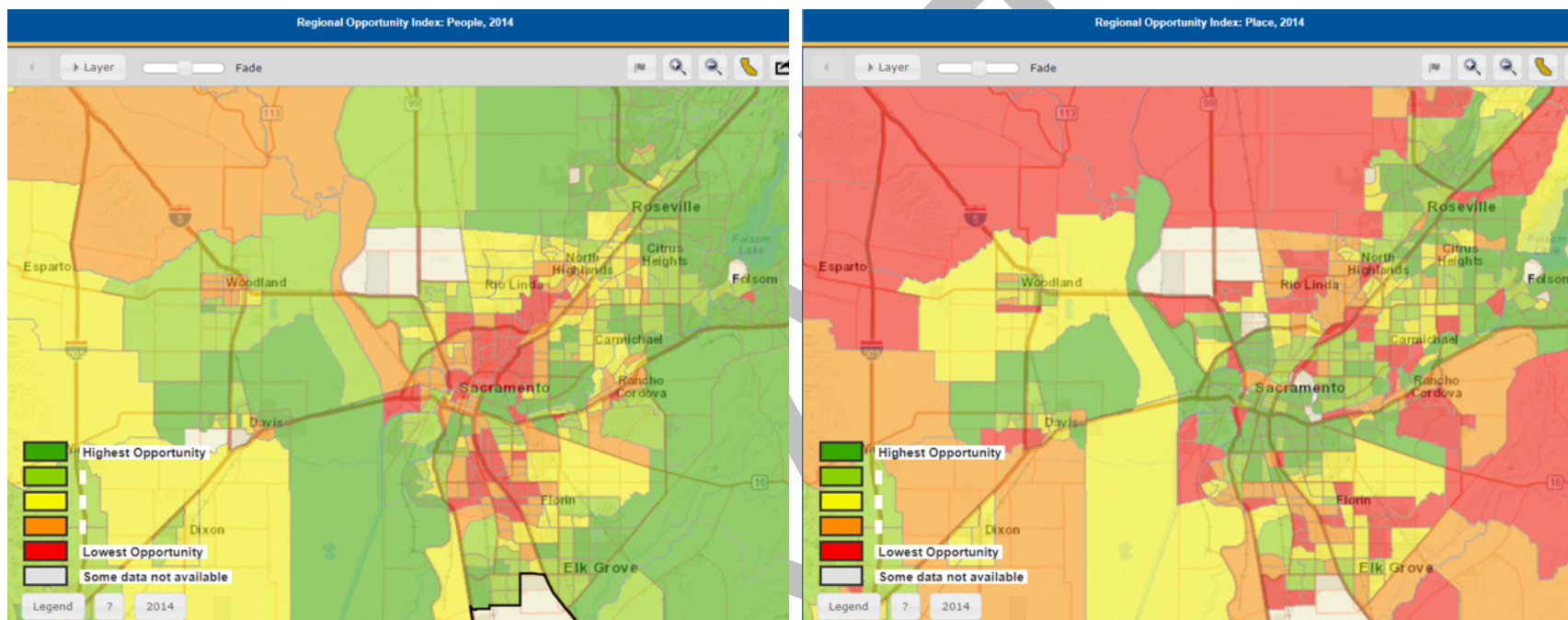
³ https://interact.regionalchange.ucdavis.edu/roi/Download_Data/ROI%20Metadata.pdf

- Many of the region's highest opportunity areas are located in the urban core, in Sacramento and West Sacramento. High opportunity areas also exist outside the urban core, in Citrus Heights, Roseville, Rocklin, and Davis.
- Many of the low opportunity areas are in the rural parts of the region, including areas surrounding Galt, areas surrounding Isleton, much of Yolo County north of Woodland, much of eastern and southern Sacramento County.

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Figure IV-13.

Regional Opportunity Index: People, 2014 (left panel) and Regional Opportunity Index: Place, 2014 (right panel)



Note: The Regional Opportunity Index (ROI): People and ROI: Place are relative measures of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

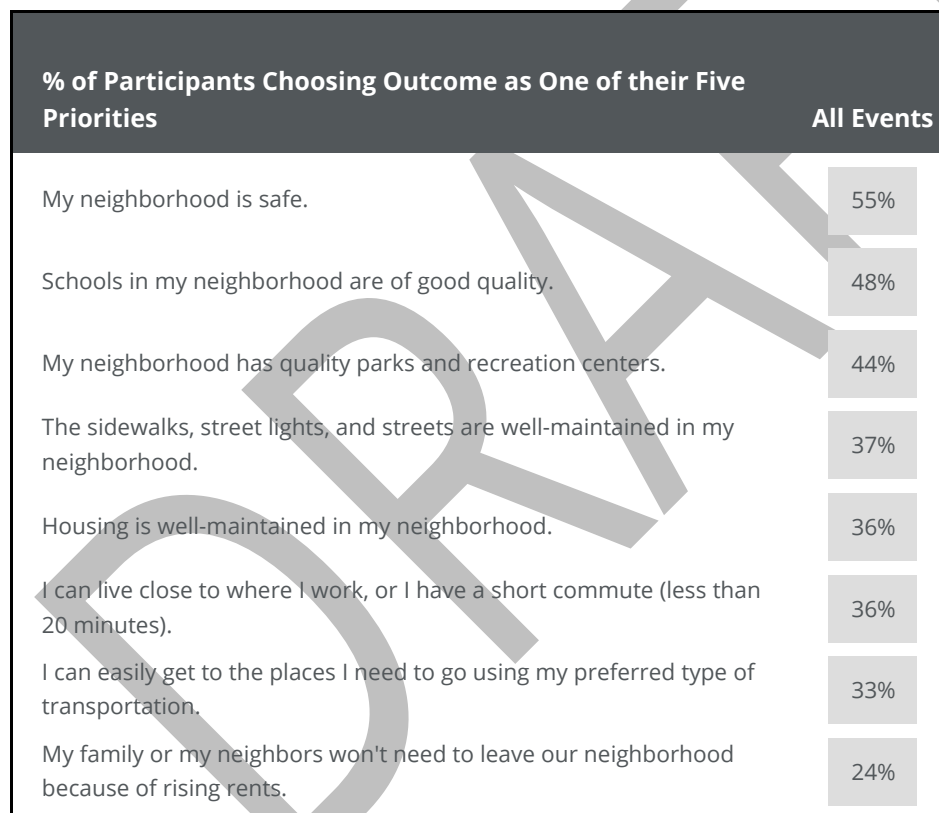
Source: Root Policy Research from <https://interact.regionalchange.ucdavis.edu/roi>.

Healthy Neighborhoods

This section discusses findings from local studies of community and neighborhood health as well as results from the community engagement process with a focus on disparities in access to opportunity for members of protected classes.

At pop up engagement events more than 300 Sacramento Valley residents prioritized the outcomes most important to them from the AI. Each resident could vote for up to five potential outcomes. Figure VI-14 presents the outcomes that received the greatest proportion of votes from engagement participants. As shown, their top desired outcomes include neighborhood safety, school quality, and neighborhood park and recreation opportunities.

Figure IV-14.
Top Eight Outcomes Prioritized by Pop Up Engagement Participants



Note: Figure shows the top 8 of 19 possible outcomes.
n=300 participants; each participant could allocate five votes among the priorities.

Source: Root Policy Research from Pop Up Engagement Prioritization Exercise.

Healthy neighborhood indicators. Respondents to the 2018 Sacramento Valley Fair Housing Survey indicated their level of agreement with a series of healthy neighborhood indicators. Healthy neighborhood indicators measured in the resident survey include the relative quality of parks and recreation facilities among neighborhoods, convenient access to grocery stores and health care facilities, having a supportive network of friends or family, neighborhood housing condition, and crime. In

addition to these indicators of healthy neighborhoods, focus group participants discussed the quality of public infrastructure in their neighborhood.

Figure IV-15 summarizes the degree to which survey respondents agreed with a given neighborhood indicator. Higher numbers indicate greater strength of agreement with the statement.

Figure IV-15.

Please rate your level of agreement with the following statements about the city in which you live on a scale from 0 to 9 where 0 is Strongly Disagree and 9 is Strongly Agree.

Neighborhood/Community Indicator	Average Regional Rating
I can easily get to the places I want to go using my preferred transportation option	7.7
There are grocery stores with fresh and healthy food choices convenient to where I live	7.6
The location of job opportunities is convenient to where I live	6.9
The location of health care facilities is convenient to where I live	6.8
The area where I live has lower crime than other parts of the community	6.6
Housing in my community is in good condition and does not need repair	6.4
I have a supportive network of friends or family in my neighborhood or community	6.4
All neighborhoods in my area have the same quality of parks and recreation facilities	6.4
In this area it is easy to find housing people can afford that is close to good quality schools	4.8

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

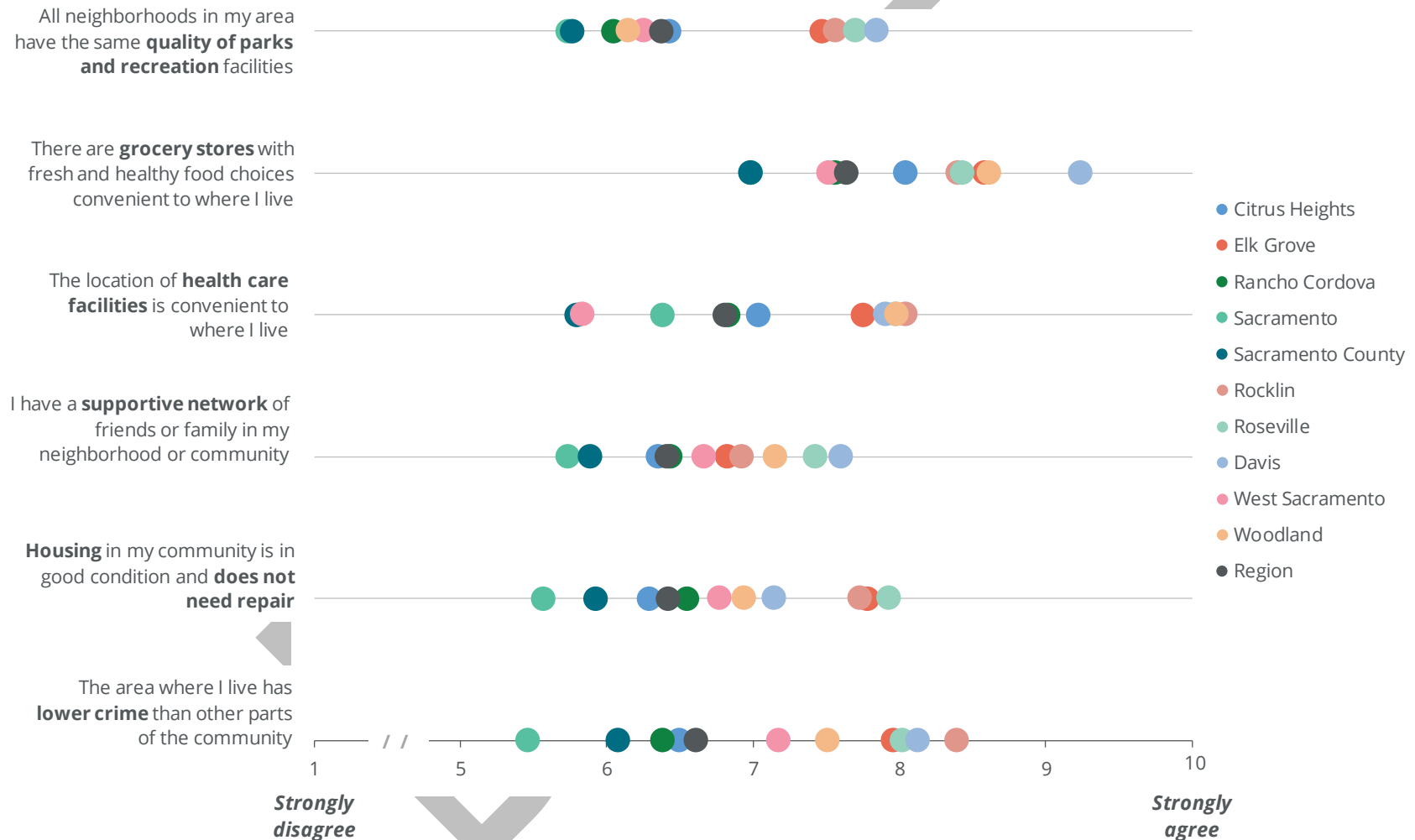
Figures IV-16 through IV-18 present average ratings by jurisdiction, housing tenure (renter or owner), income, and for members of selected protected classes. Considering the healthy neighborhood indicators as a whole, several patterns emerge:

- On average, regional residents agree that each healthy neighborhood indicator is true for them, their neighborhood, and their community. While the degree of agreement varies by jurisdiction, housing situation, income, and protected class, at all levels of analysis, the indicators are true for the average household.
- Among jurisdictions, residents of Davis, Roseville, Rocklin, Elk Grove, and Woodland tend to rate each indicator higher than the regional average, while Sacramento and Sacramento County tend to have the lowest ratings.

- Homeowners and the highest income households more strongly agree that the indicator applies to themselves or their neighborhood. Precariously housed residents, low income households, and voucher households tend to have lower, more neutral indicator ratings.
- Among members of protected classes, residents with Limited English Proficiency (LEP), non-Hispanic White respondents, and Asian residents are more likely than members of other protected classes to agree or strongly agree that an indicator is true for them. Ratings of members of other protected classes—Native American residents, African American residents, households that include a member with a disability, families with children, and Hispanic residents—are lower than the regional average, and tend toward neutral/somewhat agree rating levels.

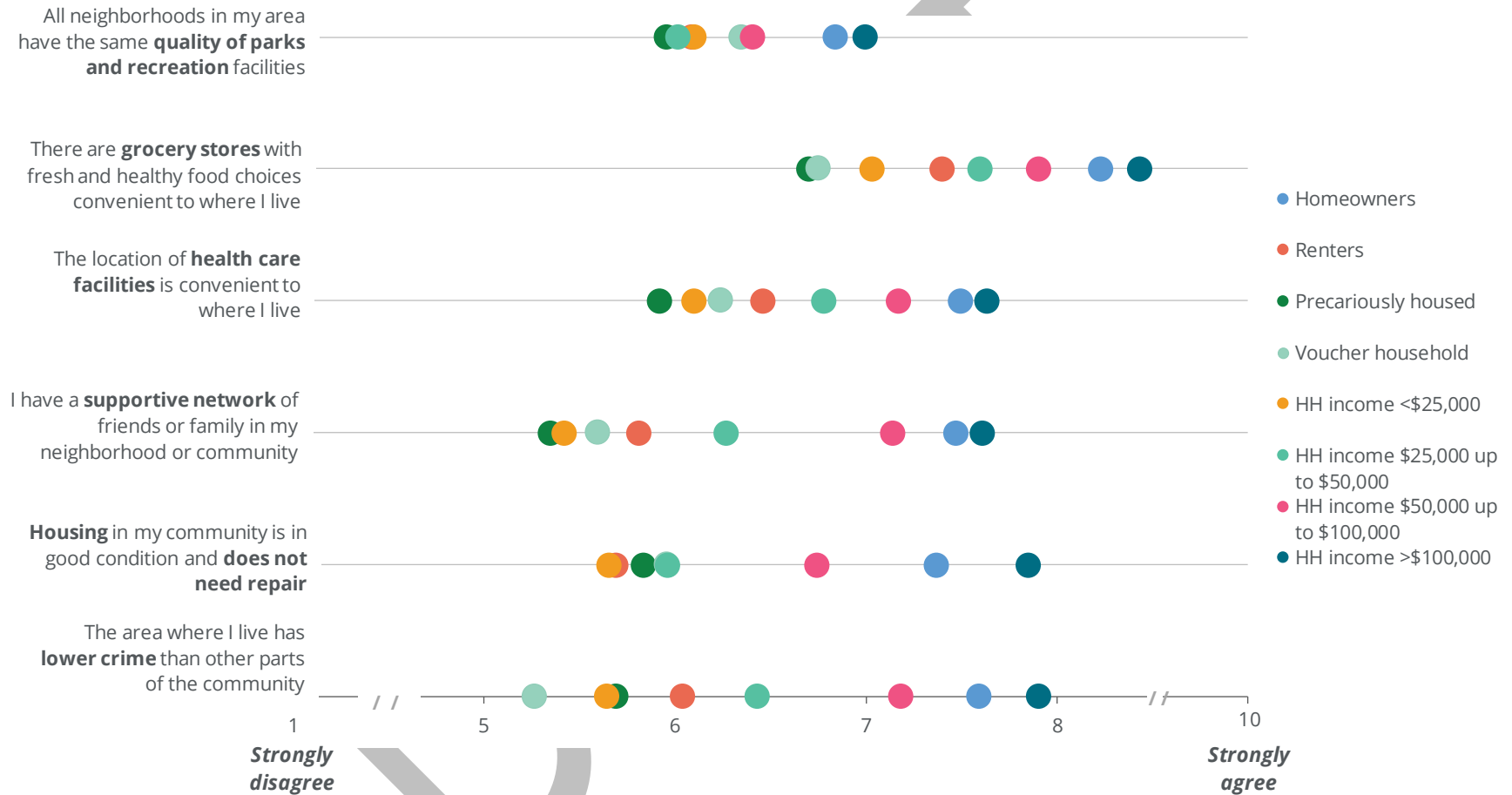
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Figure IV-16.
Resident Perspectives on Healthy Neighborhood Indicators, by Jurisdiction and Selected Characteristics



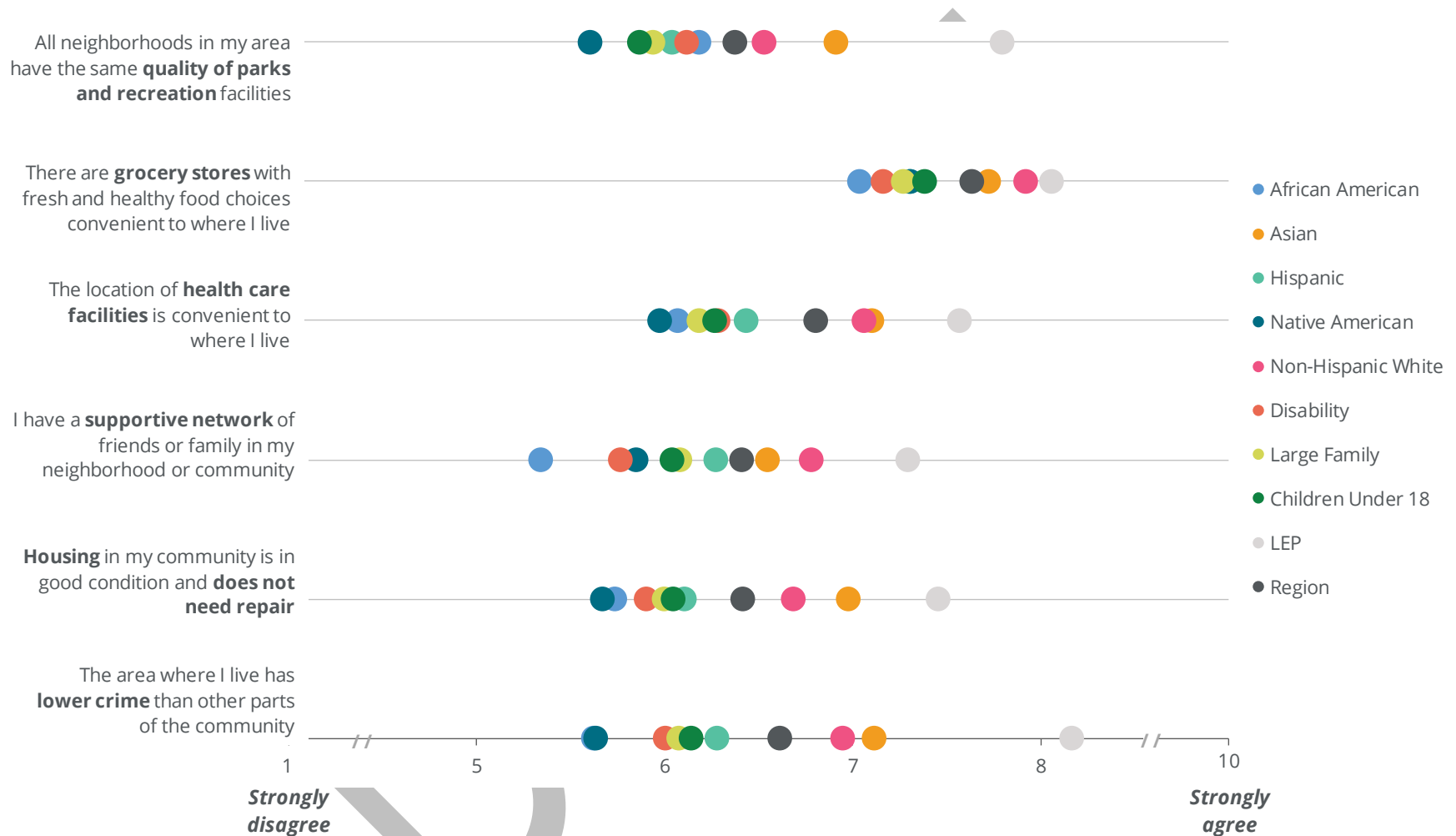
Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure IV-17.
Resident Perspectives on Healthy Neighborhood Indicators, by Tenure and Income



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure IV-18. Resident Perspectives on Healthy Neighborhood Indicators, by Selected Protected Classes



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Quality of parks and recreation facilities. Regionally and within each jurisdiction, residents somewhat agree with the statement, *“All neighborhoods in my area have the same quality of parks and recreation facilities.”* Residents of Davis, Roseville, Rocklin, and Elk Grove more strongly agree that park and recreation facility quality is the same throughout their community; residents of Sacramento and Sacramento County are more neutral, suggesting that they perceive differences in park quality by neighborhood.

- When considered by housing situation (own, rent, precariously housed) and household income, it is clear that renters, precariously housed residents, and low income residents are less likely to agree that park and rec facility quality is the same in all areas of the community than are homeowners and high income households.
- Compared to the regional average, LEP, Asian, and non-Hispanic White residents are slightly more likely to agree that park quality is the same across the community than members of other protected classes. In particular, Native American households are more neutral; families with children, large families, Hispanic residents, households that include a member with a disability, and African American households’ only somewhat agree with the statement. This suggests that members of most protected classes observe some differences in park quality across neighborhoods in their community.

In focus groups, participants discussed differences in park quality and maintenance in their neighborhood compared to other parts of their community, as well as how some parks feel unsafe or unwelcoming to people with children.

- *“The park burned down across the street from my place. The City (of Sacramento) isn’t doing anything about it.” (African American focus group participant)*
- *“Neighborhoods like this (Oak Park) don’t have the nice parks, or library or stores. There’s nothing nice that’s close. The park nearby has needles.” (African American focus group participant)*
- *“The nice areas, the upper class areas, have nice things built. Here, maybe we have some nice places, but mostly it’s gangs, syringes, and graffiti. You can see the difference when you go to the high class neighborhoods. They have lights, crosswalks, parks.” (African American focus group participant)*

In the outcomes exercise conducted as part of the pop up engagement activities, *“My neighborhood has quality parks and recreation centers”* received the third greatest number of priority votes. Discussion at pop up events related to park and recreation facilities included:

- A desire for more open space preservation, walking trails, bike trails, dog parks, and parks in general in Elk Grove;

- A lack of safe, child-friendly parks and recreation centers in Sacramento (ZIP code 95823);
- Requests for bike trails and bike paths in Folsom, Sacramento County, and West Sacramento; and
- *“Parks have garbage/drugs paraphernalia.” (West Sacramento pop up participant)*

Stakeholder perspectives—parks and recreation. With respect to public investment in parks and recreation, stakeholders primarily addressed the continuing impact of the recession on the Sacramento Parks Department and the resulting cuts in services and quality, which, from their perspective, have disparately impacted poor neighborhoods and people of color. Residents of more affluent neighborhoods took steps to supplement the city’s funding cuts with philanthropy, buffering park and recreation facilities from the impact of funding cuts.

- *“Funding for the Sacramento Parks Department underwent a huge number of cuts from the recession; Measure U was supposed to address this, but it hasn’t. Wealthier neighborhoods moved parks into nonprofits and supplanted the City. The Clooney Center is managed by Friends of the Park.” (Stakeholder focus group participant)*
- *“(Sacramento) Parks and Rec is still scaled back; they lowered their goals and changed how they calculated greenspace. This disparately impacts poor neighborhoods which are also majority people of color.” (Stakeholder focus group participant)*

Convenient access to grocery stores. On average, regional residents agree that *“There are grocery stores with fresh and healthy food choices convenient to where I live”*. Among all of the healthy neighborhood indicators, convenient access to grocery stores had the highest ratings, meaning that greater numbers of residents agreed that they have convenient access to grocery stores and healthy food choices.

- Davis residents strongly agree that they have convenient access to grocery stores and fresh food options. While still agreeing that there are convenient options, residents of Sacramento County are somewhat less likely to say they have convenient access to grocery stores than regional residents.
- The strength of agreement that they have convenient grocery options varies by housing situation and income. While there is variation, all groups at least agree that they have convenient access. Low income households, voucher households, and those who are precariously housed are more likely to somewhat agree to the convenience of fresh food, while the highest income households and homeowners strongly agree.
- With respect to the convenience of grocery stores to their home, members of protected classes’ ratings are similar to those of regional respondents, and follow a similar pattern to other healthy community measures—LEP, Asian, and non-

Hispanic White residents are most likely to agree strongly with the indicator statement, while members of other protected classes agree, but less strongly.

In focus groups and at several pop up events, some residents discussed how their access to grocery stores and fresh and health food choices compared to other neighborhoods in their community.

- Low income residents of Rancho Cordova shared that produce at neighborhood stores is often aged, and that fast food is more common than healthier food options. From their perspective, other neighborhoods have more choice in retail, including food retailers, and that product quality is lower at the stores in their neighborhood.
- African American residents of Oak Park do not have easy access to a grocery store; their closest options are a Grocery Outlet in Del Paso Heights or a WalMart.
- *"Sacramento needs to make sure communities are not food deserts and that the system serves communities. Transit needs to connect to low income housing and to the grocery store, church, and so forth." (Disability focus group participant)*
- *"We need a Safeway at the entrance of Hampton Village, there's a grocery store desert from Nugget to the Waterman Raley's—not counting bulk stores." (Elk Grove pop up participant)*

The USDA Food Access Research Atlas provides metrics on access to supermarkets among low income populations based on 2015 data.⁴ Figure IV-19 maps Census tracts that meet the criteria of being low income and having low access to grocery stores. Light orange shading on the map indicates a Census tract designated low income⁵ with "a significant population or share of the population that lives at least ½ mile from a supermarket in an urban area, or 10 miles from a supermarket in a rural area." Darker orange shading indicates Census tracts that are low income and the distance of most residents to a grocery store is at least one mile in an urban area or 20 miles in a rural area.

These maps suggest that there are pockets of restricted food access across the region, particularly on the outskirts of downtown Sacramento, and areas surrounding downtown of other cities in the region. Restricted access at the 1-mile level – suggesting low income populations living 1 or more miles from a supermarket – exist north and

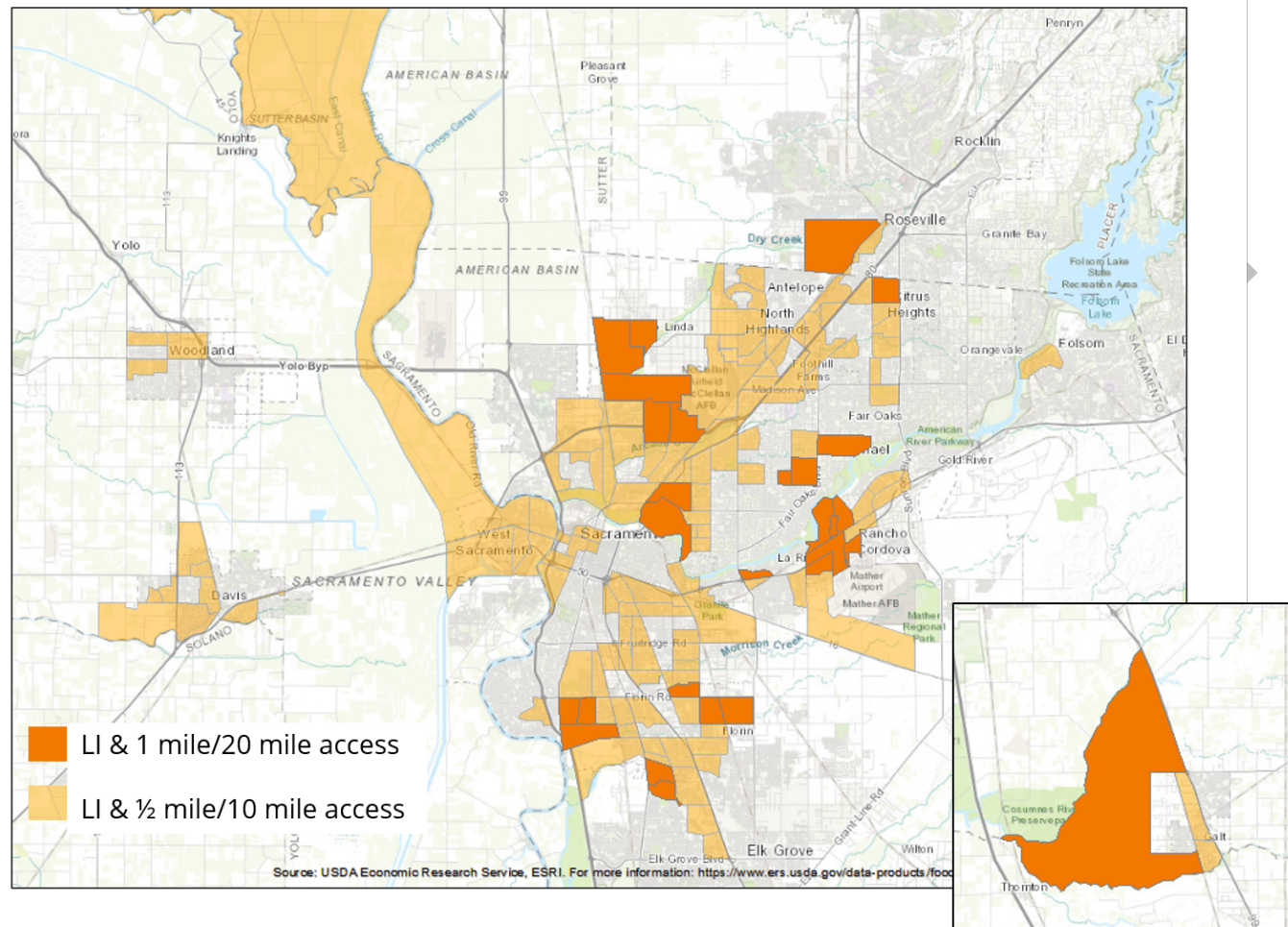
⁴ Includes all retailers participating in the SNAP program and outlets identified in TDLinx, a Nielsen directory listing supermarkets, grocery stores, convenience stores, and other food stores/outlets. <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>

⁵ A Census tract is categorized as low income based on the following criteria, outlined by the Department of Treasury's New Markets Tax Credit program: The tract's poverty rate is 20 percent or greater; or the tract's median family income is less than or equal to 80 percent of the State-wide median family income; or the tract is in a metropolitan area and has a median family income less than or equal to 80 percent of the metropolitan area's median family income. <https://www.ers.usda.gov/data-products/food-access-research-atlas/documentation/>

northeast of downtown Sacramento, to the west of McClellan Airfield and near Arden-Arcade. Other areas of restricted access at the 1-mile level include south Sacramento, an area of north Citrus Heights, southern Roseville, northern Rancho Cordova, and an area west of Galt. These communities may have more limited access to healthy foods given their distance from a supermarket. Participants in a focus group with low income residents of Rancho Cordova expressed a need in their neighborhood for more healthy food choices, rather than fast food and for better quality produce in local stores.

DRAFT

Figure IV-19.
Low Income Census Tracts with Low Access to Grocery Stores, 2015



Note: LI=Low Income Census tract. 1 mile/20 mile access (dark orange) indicates low income Census tracts where the closest grocery store is one or more miles away (20 miles or more in rural areas). 1/2 mile/10 mile access (light orange) indicates low income Census tracts where the closest grocery store is 1/2 mile away (10 miles away in rural areas).

Source: Root Policy Research from USDA Economic Research Services, ESRI, 2015 data.



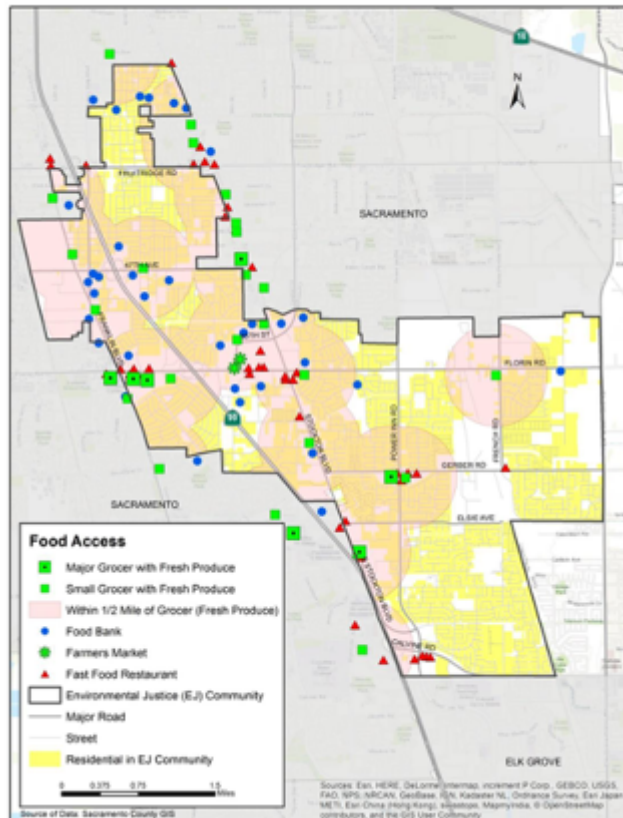
Environmental Justice



produce). Green squares indicate small and large

Figure IV-21.
Food Access in Sacramento County Environmental Justice
Communities—South Sacramento County

Figure 12: South Sacramento EJ Community Food Access



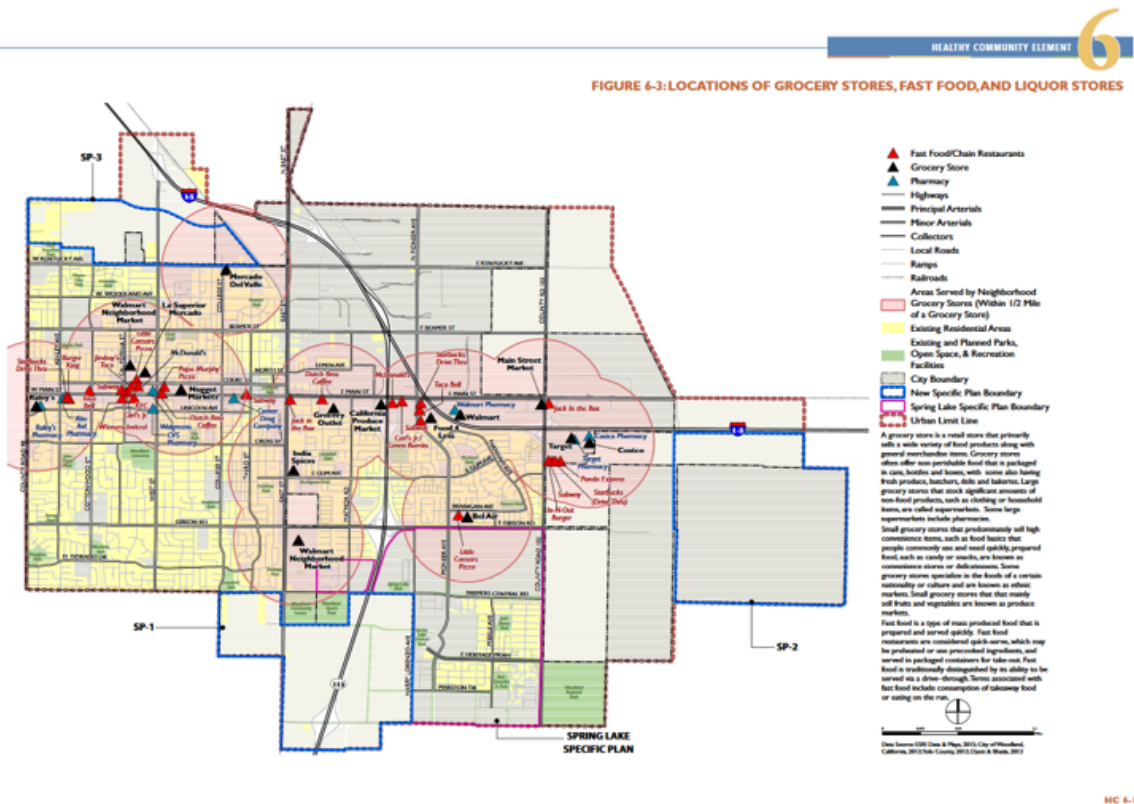
Note: Pink shading identifies residential areas within 1/2 mile of grocer (fresh produce). Green squares indicate small and large grocers with fresh produce.

Source: Root Policy Research from <http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>.

In Woodland, the 2035 General Plan provides a map of existing grocery stores relative to fast food providers to identify any gaps in the community.⁶ The pink circles show the Woodland neighborhoods within 1/2 mile of a grocery store; while much of the city is well-served, it is apparent that some neighborhoods have less convenient access to grocery stores.

⁶ <http://www.cityofwoodland.org/1000/Documents>, pg. HC 6-19.

Figure IV-22.
Woodland Neighborhoods Served by a Grocery Store



Source: Root Policy Research from the City of Woodland 2035 General Plan, Healthy Community Element.

Convenient access to health care facilities. Access to health facilities is often linked to a person's neighborhood, particularly for populations that lack access to a personal vehicle. Residents' agreement with the statement *"The location of health care facilities is convenient to where I live"* varies by community, housing situation, and protected class.

- On average, residents of all communities agree or somewhat agree with the statement; residents of West Sacramento and Sacramento County are somewhat less likely than regional residents to agree, and residents of Elk Grove, Davis, Woodland, and Rocklin are more likely to agree.
- While still agreeing, those who are precariously housed, low income, and voucher households are more neutral than higher income households, renters overall, and homeowners overall.

In focus groups, residents discussed a range of issues related to accessing health care services, particularly mental health care, finding doctors and dentists who accept MediCal, and prescription drug costs. Participants with mental illness stressed the importance of supportive services and organizations like Advocates for Mentally Ill

Housing (AMIH) for helping them manage their illness, navigate the health system, and achieve and maintain stability.

- *“Mental health doesn’t get enough attention or resources. You get 5150’d and think they’ve promised you a bed, but there is no bed, so it’s back to the hospital.” (Disability focus group participant)*
- *“My doctor makes a decision and gives me a prescription but then MediCal says, no, do this instead. This is so terrible, because I get stable on a medication, MediCal changes it, and there are horrible consequences.” (Disability focus group participant)*
- *“Mental health and substance abuse issues are disproportionately high in the trans community. Some people don’t have the capacity to do self-care, and some really struggle with mental health issues and tough relationship issues.” (Transgender focus group participant)*

At pop up events, residents identified a need for more mental health services as well as treatment options for people with drug or alcohol addiction.

- *“Not enough mental health services (ACES).!” (Elk Grove pop up participant)*
- *“More money for drug/mental health rehab.” (Valley Mack pop up participant)*
- *“Not enough rehab help for addicts.” (West Sacramento pop up participant)*

Air Quality. According to the American Lung Association, county level data on various air pollutants suggests that Sacramento, Yolo, and Placer Counties all have high-ozone and short-term particle pollution count days above the average for metropolitan areas. The Sacramento-Roseville area is ranked 5th out of 227 metro areas for the most high-ozone days, and 19th for the most short-term particle pollution days out of 201 metro areas.⁷ Increasing frequency and intensity of wildfires may contribute to the region’s high ozone and short-term particle pollution count days exceeding the national average for metropolitan areas.

Supportive network of friends or family. Homeowners and higher income households are somewhat more likely than low income, precariously housed, voucher holders and renters to agree that they have “a supportive network of friends or family in my neighborhood or community.” Residents of Sacramento and Sacramento County are more neutral on this measure than residents of Davis, Roseville, and Woodland. Among members of protected classes, residents with LEP are more likely to disagree with the statement.

⁷ <http://www.lung.org/our-initiatives/healthy-air/sota/city-rankings/states/california/yolo.html>

In focus groups, participants with mental illness and transgender participants expressed the lack of support, acceptance, and inclusion they experience in the greater community, but also discussed the importance of support from others who share their experience.

- *"The community needs to be more trans friendly, both locally and nationally. We have to be allowed to exist and not be discriminated against in employment, housing, and the law." (Transgender focus group participant)*
- *"People look at the mentally ill and look at you like you're a rancid dog." (Disability focus group participant)*
- *"I was harassed out of HUD housing by the property manager and neighbors because of my mental illness." (Disability focus group participant)*

Housing condition. Residents of Sacramento are most likely to have a neutral response (neither agreeing nor disagreeing) with the indicator *"Housing in my community is in good condition and does not need repair,"* while residents of Roseville, Elk Grove, and Rocklin tend to strongly agree with the statement.

- Residents who are low income, precariously housed, voucher holders, and renters are less likely than homeowners and higher income households to agree that housing in their neighborhood is in good condition.
- Among members of protected classes, Native American and African American respondents were most likely to be neutral about this indicator, while residents with LEP and Asian respondents agreed most strongly that homes in their neighborhood are in good condition and do not need repair.

In several focus groups, discussion about poor housing conditions focused often on what stakeholders termed "housing of last resort" and residents termed housing owned by "slumlords." In other discussions, participants related stories about the good condition of their housing and neighborhood.

- Rancho Cordova low income focus group participants described two issues related to housing conditions. On the one hand, some shared that the lack of home and apartment building maintenance and lack of code enforcement results in "neighborhood trash and decay". Others experienced the difficult situation of having been evicted when their landlord was cited with violations from code enforcement.
- *"The quality of housing depends on the management and on the maintenance men. This has gone downhill at Pin Yuen. There are no services after hours or on weekends. The elevator breaks often, and they tell you to use the freight elevator, but you can't use the freight elevator when people are moving in." (Disability focus group participant)*
- *"Slumlords have people living in horrible conditions." (Sacramento low income focus group participant)*

- *"People get comfortable living in bad places. Landlords don't fix stuff." (Sacramento low income focus group participant)*

"Housing is well-maintained in my neighborhood" was voted the fifth most important outcome out of 20 outcomes by participants in the pop up activity. One participant commented, *"I want a decent apartment that doesn't have rats, pests, or is rundown."* (LGBTQ pop up event participant)

Stakeholder perspectives—housing condition. Housing condition was a topic of discussion in most of the stakeholder focus groups particularly related to market rate rental housing affordable to very low income households or with landlords willing to rent to households with imperfect credit, rental, or criminal histories. On the homeownership side, stakeholders described how condition issues lead to code enforcement interactions which often lead to "lockouts", where very low income homeowners need repairs for health and safety, but cannot afford to make them. Stakeholders discussed condition issues in all of the participating communities and considered this a top priority for all of the jurisdictions.

- *"Code enforcement is put into a tough position. A landlord rented a home "as is"—it didn't have heat and it wasn't habitable. We found out about it because the tenant thought there was a gas leak. The landlord didn't have the money to fix the problem, so he wants the tenants out." (Stakeholder focus group participant)*
- *"Rising rents, people moving up from the Bay Area are causing people to be displaced—gentrification. In Oak Park, code violations are used to kick people out of their own home. It's the 'new neighbors' who call code enforcement on the people who have always lived there." (Stakeholder focus group participant)*
- *"A home repair program has to be a top priority. How much does it cost to fix a roof and prevent homelessness? Code enforcement money could be redirected. Code enforcement's lockouts are causing senior homelessness." (Stakeholder focus group participant)*
- *"In the Oak Park neighborhood, Habitat had 800 requests for home repairs last year; with volunteers and donated materials, we repaired 14 homes." (Stakeholder focus group participant)*
- *"When people ask us for help, we have to help them balance between what could be a code violation or a safety issue versus something that can be worked out. Once people call the city, they're in danger of a red tag and could become homeless." (Stakeholder focus group participant)*

Crime and safety. Among the healthy neighborhood indicators, *"The area where I live has lower crime than other parts of the community,"* had some of the widest variation when examined by jurisdiction, with Sacramento residents viewing this indicator most neutrally, and Rocklin residents agreeing most strongly.

- Voucher holders are least likely to agree that their neighborhood has lower crime, while high income households and homeowners are most likely to agree.
- Among members of protected classes, African American residents and Native American residents are least likely to agree that their neighborhood has lower crime, while residents with LEP, Asian, and non-Hispanic White residents are most likely to agree.

When describing what they liked the most—or the least—about their current housing situation, crime and safety issues were among the most common responses offered by focus group participants, particularly those in low income, disability, transgender, and African American focus groups.

- *“There’s a field where the homeless are camping. I understand homelessness and if they’re not bothering us, I don’t want to bother them. But, I have kids. It becomes an eyesore, there’s garbage everywhere. From just one week of them camping, there’s two big piles of garbage. Those people are suspect, and on drugs. My daughters like to play outside, but I can’t let them because of the homeless.” (African American focus group participant)*
- *“My neighborhood is diverse; it’s predominantly Latino and African American. It’s easier to get a place in the neighborhood because it’s not considered the best. There’s places for rent that are not being rented because they require too much. SHRA has unoccupied buildings in the neighborhood. No one wants to deal with the crime and the violence. The crime and the violence is out of control.” (African American focus group participant)*
- *“I love that the (AMIH) housing is safe, secure, and monitored.” (Disability focus group participant)*
- *“I just want safety, a roof over my head; peace. I don’t want it to be turned up.” (Sacramento low income focus group participant)*
- *“Where I live it’s not safe, there’s violence, drug problems.” (Rancho Cordova low income focus group participant)*
- *“It’s really stressful where I live. The neighbors scream and yell, the police are always arresting someone, there’s been violence; it’s a rough area and it keeps getting worse.” (Transgender focus group participant)*

“My neighborhood is safe” is the #1 outcome prioritized by participants in the pop up engagement events. In addition to voicing a desire for safety, some pop up participants expressed a desire for a greater police presence in their neighborhood. For some, safety means it is “safe to walk in my neighborhood.” (Oak Park pop up participant) Others lauded safety as one of their community’s strengths. “My neighborhood is great; low crime.” (Galt pop up participant)

Stakeholder perspectives—crime and safety. In focus groups, stakeholders shared that the most affordable housing is often located in neighborhoods with high crime rates. In addition, those serving people in recovery, with mental illness, re-entry populations, and LGBTQ youth, described the difficulty in helping these vulnerable residents achieve stability when the only place they can afford to live are the very neighborhoods they are trying to avoid.

- *“Oftentimes, affordable housing is located in the neighborhood where residents who have experienced trauma were traumatized.” (Stakeholder focus group participant)*
- *“Among homeless LGBT youth, 70 to 80 percent have been victims of a crime, including sex trafficking, and it is unsafe to locate them back in the neighborhoods where their abusers are.” (Stakeholder focus group participant)*

Education

This section discusses educational opportunities in the Sacramento Valley region. The section primarily focuses on equity in K-12 education.

School proficiency indicators. Figures IV-23 through IV-25 map elementary school proficiency in the region’s neighborhoods. The maps rely on data from the California Department of Education pulled from the Education Data Partnership, showing California Assessment of Student Performance and Progress (CAASPP) proficiency rates in English and Language Arts (ELA) and math.⁸ These CAASPP data suggest wide variation across the region in elementary school proficiency, as measured by the share of students scoring proficient or higher on the ELA and math assessments, similar to the HUD Opportunity Indicator for access to proficient schools. Across schools in the twelve jurisdictions reviewed, as few as 3 percent of students, and as many as 86 percent of students met or exceeded the ELA standards in a given elementary school, with an average of 44 percent student proficiency.⁹ The maps on the following pages also rely on data from the American Community Survey on race and ethnicity by Census tract to identify concentrations of racial and ethnic minorities.

When comparing the location of proficient schools to neighborhoods with concentrations of people of color, it is clear that access to proficient schools varies both within a jurisdiction and across jurisdictions.

- In south and north Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient elementary schools.

⁸ <http://www.ed-data.org/Comparisons?compType=districts>

⁹ This analysis only included data from 239 public elementary schools in the following jurisdictions: Citrus Heights, Davis, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, West Sacramento and Woodland.

- In Roseville, Davis, Rocklin, and Folsom, residents of neighborhoods with concentrations of African American and Hispanic residents are more likely to have access to proficient schools.
- Native American population concentrations appear near a mix of higher proficiency schools in and around Roseville, Rocklin, and Elk Grove, as well as lower proficiency schools in Woodland, near Rancho Cordova, and in parts of Sacramento.
- Areas with high concentrations of Asian residents, by contrast, primarily exist in areas with higher proficiency schools, around Roseville, Rocklin, Elk Grove, Davis, and other parts of the region. However, some areas of Asian population concentration near lower proficiency schools exist in south and north Sacramento.

**Figure IV-23.
Elementary School
CAASPP English
Language
Arts/Literacy
Proficiency Rates,
Census Tracts with
Black Concentrations**

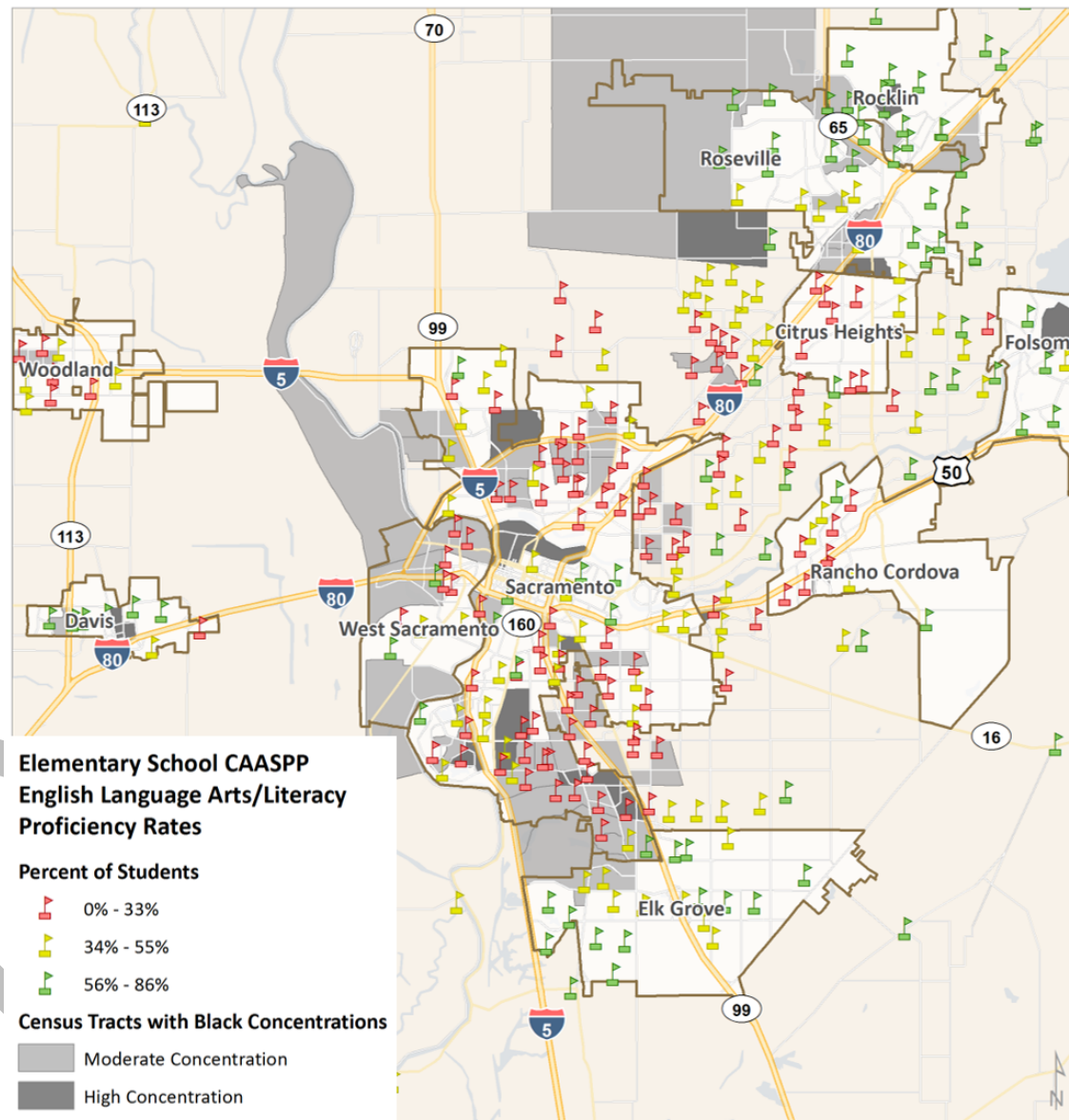
Note:

Elementary schools include public elementary schools in Sacramento, Placer, and Yolo counties.

Concentrations are calculated using the average share (%) of residents of a race or ethnicity across Census tracts in each county. Census tracts with a share (%) of residents of a given race or ethnicity one standard deviation above the county share are identified as moderate concentration and tracts with shares (%) two or more standard deviations above the county share are considered high concentration.

Source:

Root Policy Research from The Education Data Partnership, California Department of Education, IPUMS National Historical GIS Database Version 12.0 – University of Minnesota.



**Figure IV-24.
Elementary School
CAASPP English
Language
Arts/Literacy
Proficiency Rates,
Census Tracts with
Hispanic
Concentrations**

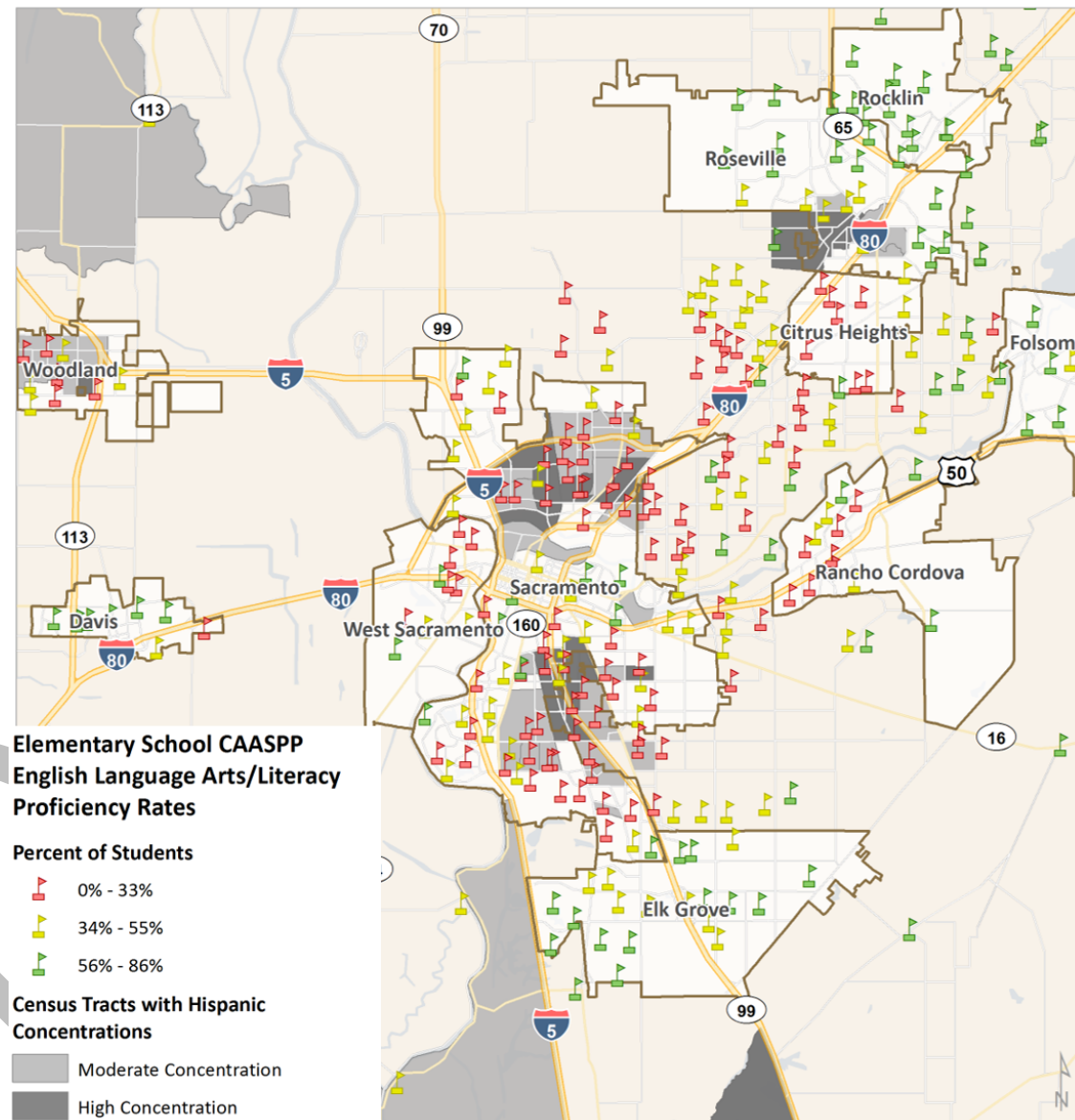
Note:

Elementary schools include public elementary schools in Sacramento, Placer, and Yolo counties.

Concentrations are calculated using the average share (%) of residents of a race or ethnicity across Census tracts in each county. Census tracts with a share (%) of residents of a given race or ethnicity one standard deviation above the county share are identified as moderate concentration and tracts with shares (%) two or more standard deviations above the county share are considered high concentration.

Source:

Root Policy Research from The Education Data Partnership, California Department of Education, IPUMS National Historical GIS Database Version 12.0 – University of Minnesota.



**Figure IV-25.
Elementary School
CAASPP English
Language
Arts/Literacy
Proficiency Rates,
Census Tracts with
Native American
Concentrations**

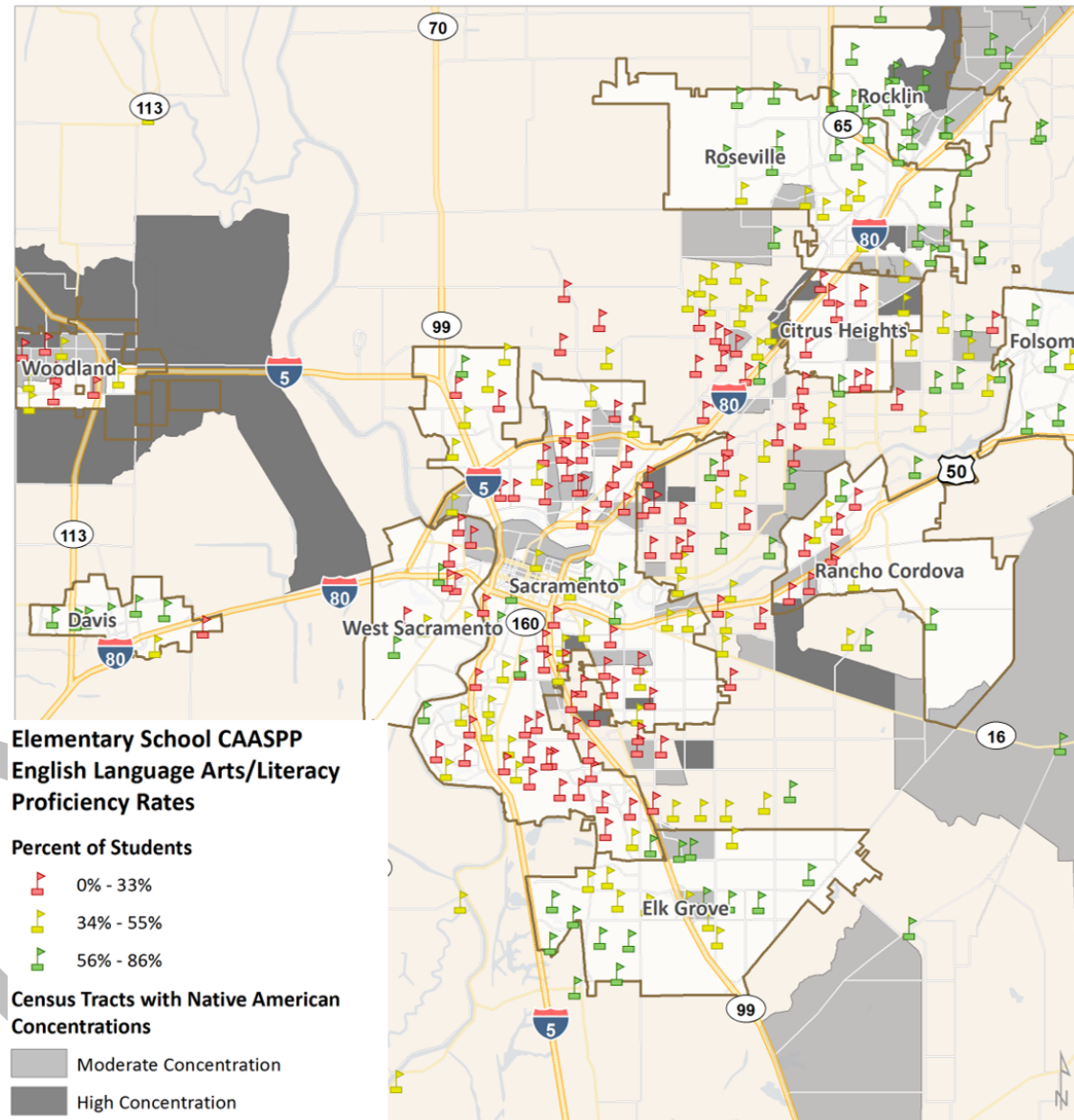
Note:

Elementary schools include public elementary schools in Sacramento, Placer, and Yolo counties.

Concentrations are calculated using the average share (%) of residents of a race or ethnicity across Census tracts in each county. Census tracts with a share (%) of residents of a given race or ethnicity one standard deviation above the county share are identified as moderate concentration and tracts with shares (%) two or more standard deviations above the county share are considered high concentration.

Source:

Root Policy Research from The Education Data Partnership, California Department of Education, IPUMS National Historical GIS Database Version 12.0 – University of Minnesota.



**Figure IV-26.
Elementary School
CAASPP English
Language
Arts/Literacy
Proficiency Rates,
Census Tracts with
Asian Concentrations**

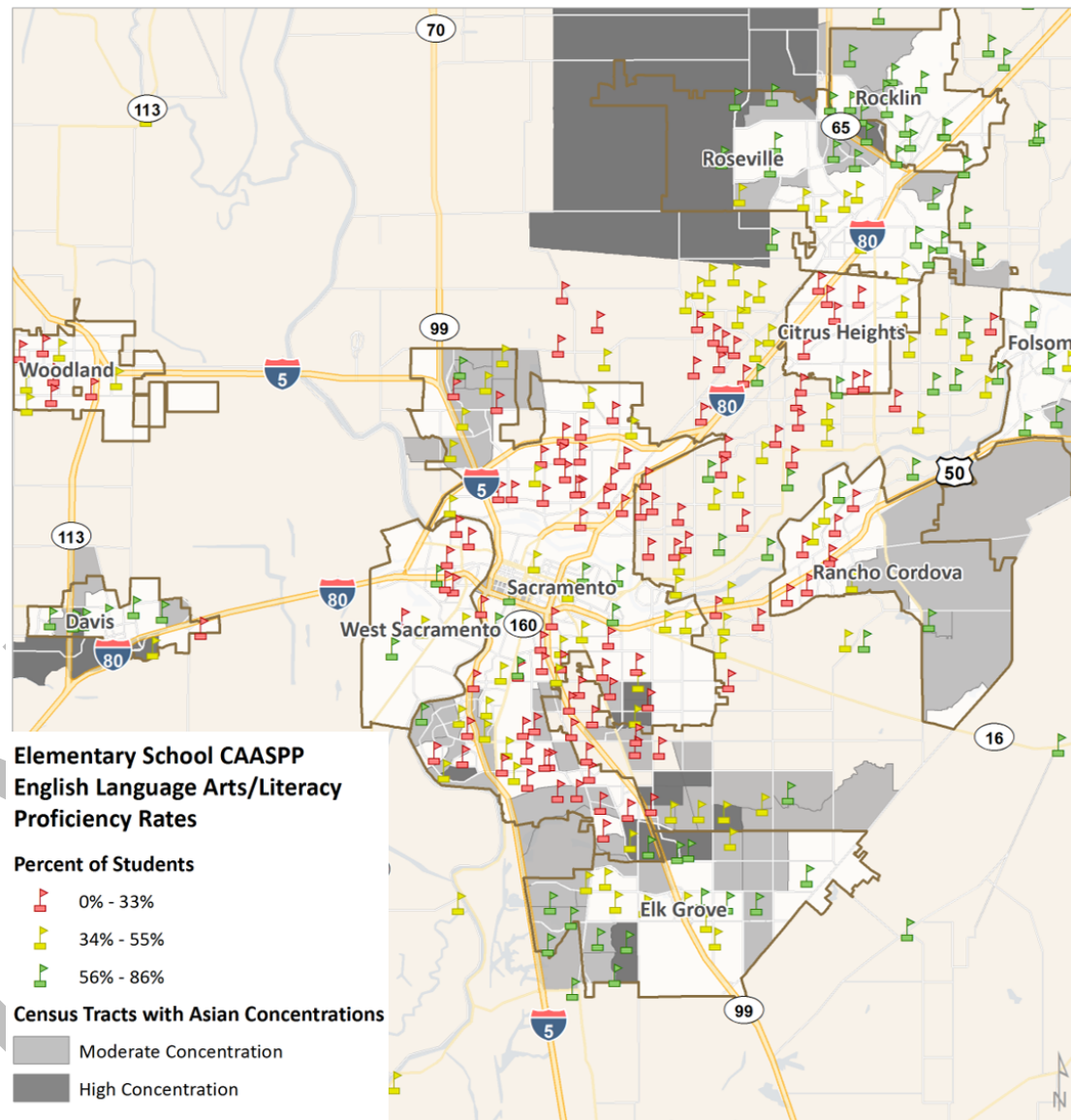
Note:

Elementary schools include public elementary schools in Sacramento, Placer, and Yolo counties.

Concentrations are calculated using the average share (%) of residents of a race or ethnicity across Census tracts in each county. Census tracts with a share (%) of residents of a given race or ethnicity one standard deviation above the county share are identified as moderate concentration and tracts with shares (%) two or more standard deviations above the county share are considered high concentration.

Source:

Root Policy Research from The Education Data Partnership, California Department of Education, IPUMS National Historical GIS Database Version 12.0 - University of Minnesota.



School finance reform. In 2013, California passed school finance reform to begin to address disparities in student proficiency among low income, English learner, and foster-youth.¹⁰ The Local Control Funding Formula (LCFF) outlined a new formula for distributing funding to districts with high numbers of English learners, low income students, and foster-youth, as well as providing districts autonomy in designing programs to help those youth succeed academically, and is considered an equity-focused education reform. Concurrent to LCFF implementation, California also implemented “the Common Core State Standards and Next Generation Science Standards, implementation of the Smarter Balanced Assessment System, and development of new educator preparation and licensure standards to support the more rigorous academic goals.” Combined, these equity-oriented reforms are known as the “California Way,” a dramatic shift from the “test and punish” orientation codified by the federal No Child Left Behind Act to an approach focused on student and school success driven by local control.

The law has been criticized for its lack of accountability or transparency in how school districts utilize the funding. However, early evidence from the Learning Policy Institute suggests the law has had a positive impact on graduation rates among low income students.¹¹ School districts are required to prepare a Local Control and Accountability Plan (LCAP) to outline their use of the funding and academic progress. For example, the Sacramento City Unified School District’s (SCUSD’s) 2017-2018 annual update reviews performance, specifies the greatest needs within the district, reports on goals, and describes how student services are increased or improved.¹² A Parent Advisory Committee for the LCAP, appointed by the Superintendent and School Board members, serves to bring the parent perspective to LCAP implementation.¹³

Disparity in discipline within schools. In California, as in many states, African American, Latino, and special needs children face more school suspensions, disciplinary actions, and expulsions relative to their share of the student population than non-Hispanic White and Asian children. This situation disrupts the educational environment of many students and, in the case of suspensions and expulsions, can place children in more vulnerable or harmful environments (e.g., if the home environment is unsafe or unsupervised).

¹⁰ <https://www.cde.ca.gov/Eg/aa/lc/lcffoverview.asp>

¹¹ Furger, R. C., Hernández, L. E., & Darling-Hammond, L. (2019). The California Way: The Golden State’s quest to build an equitable and excellent education system. Palo Alto, CA: Learning Policy Institute. https://learningpolicyinstitute.org/sites/default/files/product-files/California_Way_Equitable_Excellent_Education_System_REPORT.pdf

¹² https://www.scusd.edu/sites/main/files/file-attachments/2017-20_lcap_for_public_hearing.pdf

¹³ <https://www.scusd.edu/local-control-and-accountability-plan-lcap-resources>

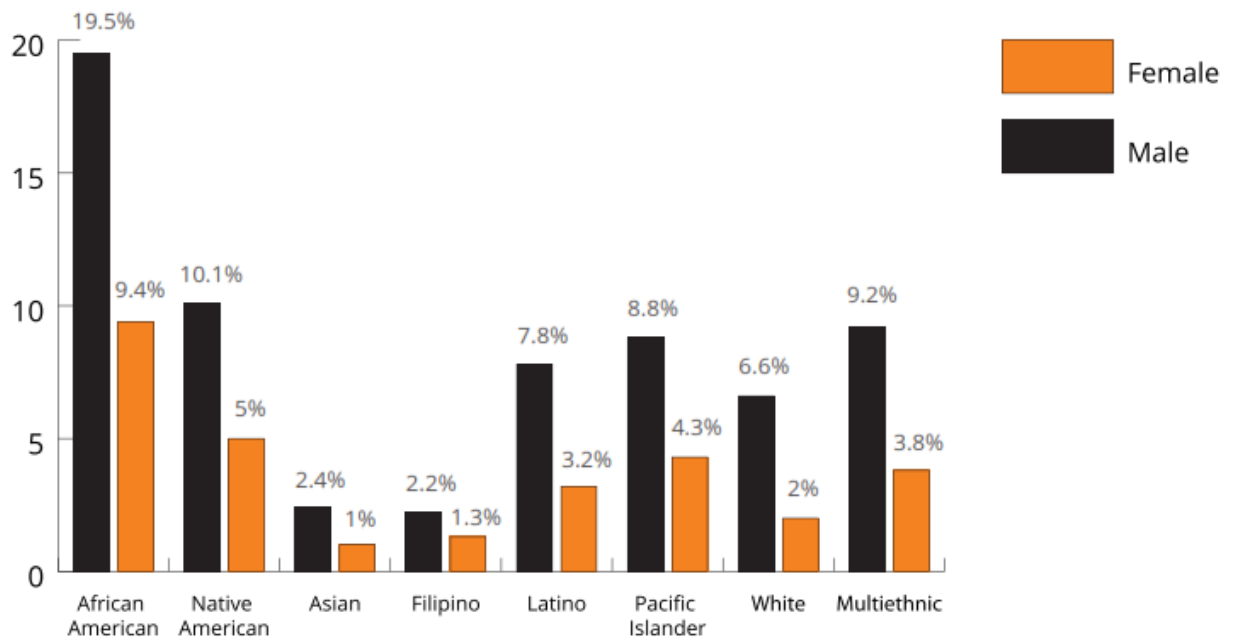
A recent brief prepared by the California Community College Equity Assessment Lab identified Sacramento County and several of its school districts as having some of the highest suspension rates in California.¹⁴ Suspension rates in Sacramento County schools vary widely by race or ethnicity, with Black males suspended at a rate more than five times the state average. In Sacramento County schools, suspension rates by race and ethnicity include:

- One in five Black males (20%);
- One in 10 Native American males (10%);
- One in 11 multi-racial males (9%);
- About one in 12 Pacific Islander males (8%);
- One in 15 White males (7%); and
- One in 50 Asian males (2%).

Figure IV-27 presents male and female suspension rates by race and ethnicity for students in Sacramento County schools in the 2016-2017 school year.

¹⁴ Wood, J. L, Harris III, F., & Howard, T. C. (2018). "The capitol of suspensions: Examining the racial exclusion of Black males in Sacramento County." San Diego: CA Community College Equity Assessment Lab. Accessed on July 24, 2018 at <https://cceal.org/wp-content/uploads/2018/06/sacramento.pdf>

Figure IV-27.
Suspensions Rates in Sacramento County by Race and Gender, 2016-2017



Source: Wood, J. L, Harris III, F., & Howard, T. C. (2018). The capitol of suspensions: Examining the racial exclusion of Black males in Sacramento County. San Diego: CA Community College Equity Assessment Lab.

Figure IV-28 presents suspension data for Black male students in the five Sacramento County school districts with the highest suspension rates—Sacramento City Unified, Elk Grove Unified, Twin Rivers Unified, San Juan Unified and Natomas Unified. As shown, suspension rates of African American males among these districts range from 16 percent in Elk Grove Unified to 20 percent in Sacramento City Unified. In addition to individual suspension rates, the data show that slightly more than half of Black students are suspended once in a school year, while the remainder experience multiple suspensions.

**Figure IV-28.
Top 5 School
Districts in
Sacramento
County with
Highest Total
Suspensions of
Black Males in
Sacramento
County, 2016-
2017**

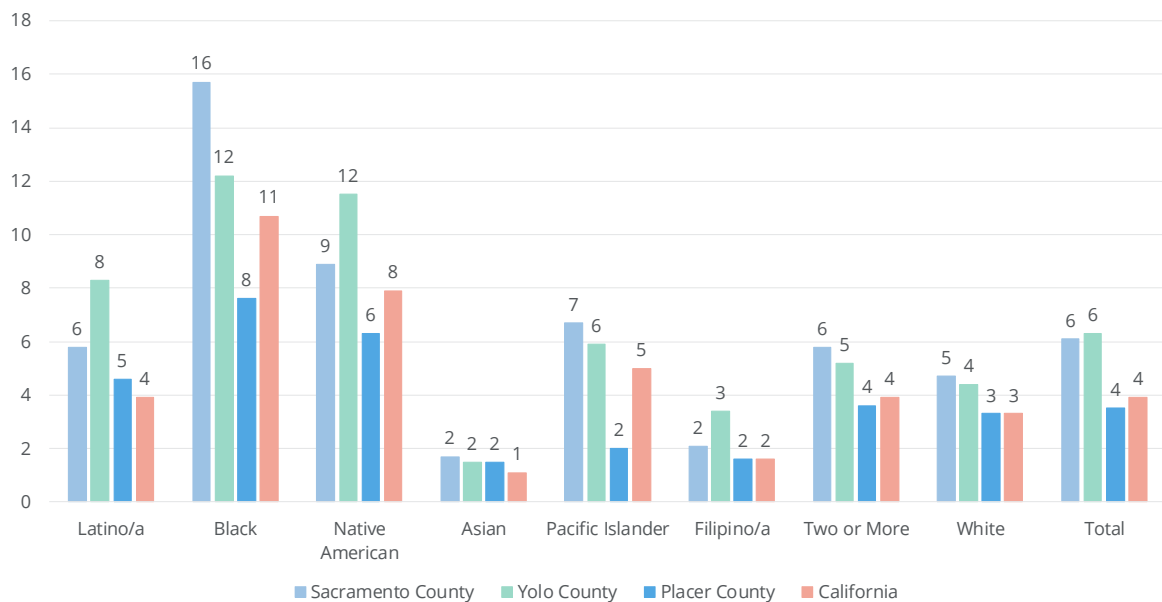
	School District	Total Suspensions	Unduplicated Suspensions	Total Black Male Enrollment	Suspension Rate	One Time Suspensions	Multiple Suspensions
1	Sacramento City Unified	1,859	887	4,286	20.70%	55.10%	44.90%
2	Elk Grove unified	1,476	745	4,527	16.50%	58.00%	42.00%
3	Twin Rivers Unifed	1,224	553	2,745	20.10%	54.10%	45.90%
4	San Juan Unified	1,054	430	2,233	19.30%	49.30%	50.70%
5	Natomas Unified	506	273	1,440	19.00%	56.80%	43.20%

Source:

Wood, J. L, Harris III, F., &
Howard, T. C. (2018). The
Capitol of Suspensions:
Examining the racial
exclusion of Black males in
Sacramento County. San
Diego: CA Community College
Equity Assessment Lab.

Data from the California Department of Education compiled by Race Counts indicate that while Sacramento County does have a high rate of suspensions, suspensions also disproportionately impact students of color in Yolo County and Placer County. Figure IV-29 presents the rate of student suspensions in Sacramento, Placer and Yolo counties by race and ethnicity.

Figure IV-29.
Suspensions per 100 Students by County and Race/Ethnicity, 2014-2015



Source: Root Policy Research from Race Counts and California Department of Education.

Resident perceptions on school quality. Residents who participated in community meetings and focus groups for the AI were asked about school quality in their neighborhoods and the region. Survey respondents evaluated the ease of finding housing they could afford close to good quality public schools.

Figures IV-30 through IV-32 present resident perceptions of their access to quality schools, employment opportunities, and transportation. On average, regional residents lean toward disagreeing with the access to proficient schools indicator: *“In this area it is easy to find housing people can afford that is close to good quality schools.”* Of all the opportunity indicators included in the survey, the proficient schools indicator had the lowest average rating, with more residents tending to disagree that it is easy to find housing they can afford close to good quality schools.

- Davis residents are most likely to disagree with this statement, and Roseville residents are slightly more likely than others to somewhat agree.
- Renters, precariously housed residents, and low and moderate income residents are most likely to disagree that it is easy to find housing they can afford close to quality schools; homeowners and the highest income households only somewhat agree.

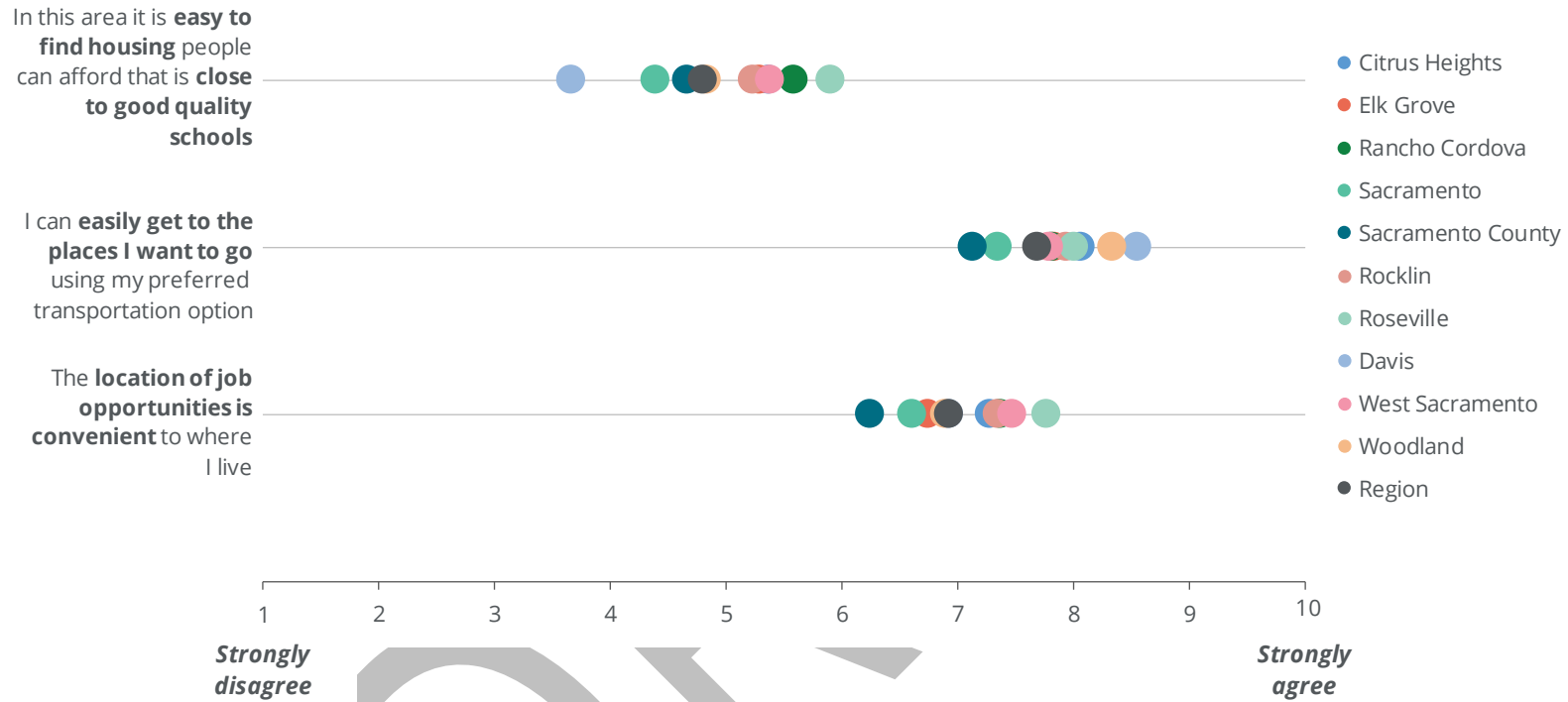
- Among members of protected classes, families with children and large families—the two classes that by definition include school-age children disagree—with this indicator. Asian residents and residents with LEP are most inclined to agree, but only slightly.

All in all, survey respondents, especially low income households, renters, the precariously housed, and families with children struggle to find housing they can afford close to quality public schools.

In the pop up engagement outcome prioritization exercise, *“Schools in my neighborhood are of good quality”* received the second highest number of votes from participants among 19 potential outcomes. At some events, participants praised the current quality of local schools while others hoped to see quality and safe routes for students to get to school improve in the future.

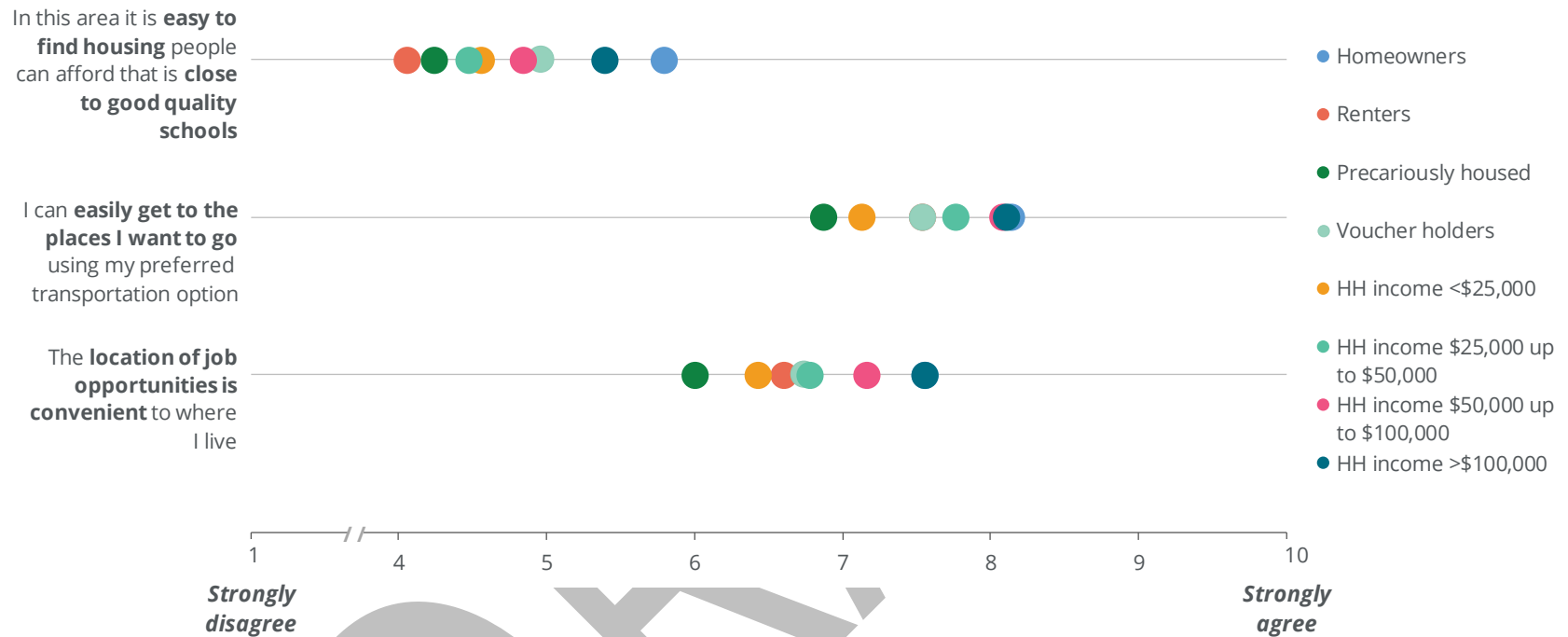
- *“School and education is good here.” (Elk Grove pop up participant)*
- *“We need safe routes to school.” (South Sacramento pop up participant)*
- *“We need better schools.” (Citrus Heights pop up participant)*
- *“There are good schools in Natomas.” (Galt pop up participant)*
- *“I’m concerned there will be more budget cuts to schools.” (West Sacramento pop up participant)*
- *“The high school needs improvement.” (Citrus Heights pop up participant)*

Figure IV-30.
Access to Quality Schools, Transportation and Employment by Jurisdiction



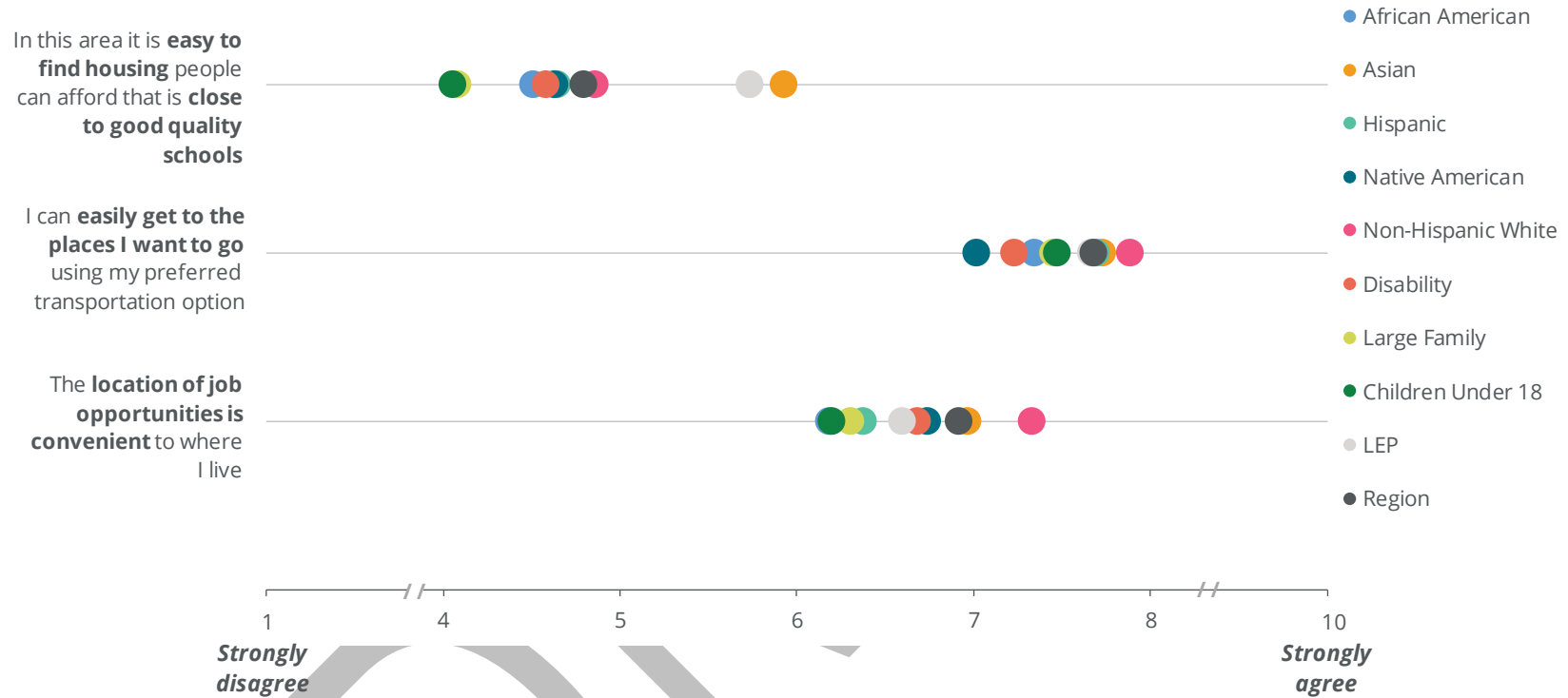
Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure IV-31.
Access to Quality Schools, Transportation and Employment, Tenure and Income



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure IV-32.
Access to Quality Schools, Transportation and Employment, Selected Protected Classes



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Participants in the African American resident focus group and the Rancho Cordova low income resident focus group had the most recent experience with public schools, as these two groups had the greatest number of participants with young children. Their experiences support the findings from HUD and other opportunity indicators that—with the exceptions of a few school districts (e.g., Davis, Rocklin, Roseville)—there are disparities in school quality between low and higher income neighborhoods, and these quality differences disproportionately impact people of color.

- In Rancho Cordova, low income residents described a school district with few options. In their experience, investment goes to new schools and older facilities are in poor shape. These residents perceive disparities in building and facility quality, programming, and education quality between schools in low and higher income neighborhoods. From their perspective, the only way to get a child into a better school is to move, and housing near good schools is not affordable. *“Separate and unequal.” (Rancho Cordova low income focus group participant)*
- African American focus group participants living in Del Paso Heights and Oak Park shared their frustration with neighborhood school closures, concern about violence and safety, and the perception that many teachers don’t care. For these parents, the loss of neighborhood schools that they attended as children rip in the fabric of their community.
 - *“I don’t like how they’re closing the schools they we went to, like this one (Fruitridge).”*
 - *“I don’t like the Del Paso Schools.”*
 - *“The teachers at the schools in the ‘hood don’t care.”*
 - *“The schools are NOT SAFE. There was a shooting. People sit outside the gate (of the school) and wait for the kids to come out.”*

Stakeholder perspectives—access to quality public schools. In their experience, there are few, if any, affordable housing options in neighborhoods, or districts, with “good schools.” Stakeholders specifically referred to the school districts in Davis, Rocklin, and Roseville as “good” and that the quality of public schools increases the desirability, and the price, of housing in those areas. Elsewhere in the region, stakeholders associated low income neighborhoods with the worst performing schools in a given district.

- *“Affordable housing options are much more limited if you want to keep your children in the Davis public schools.” (Stakeholder focus group participant)*
- *“Access to quality schools is not much of an issue in Rocklin and Roseville; the schools are good.” (Stakeholder focus group participant)*
- *“In order to get the good Davis schools, you either have to work for the University, or you work in Napa or Sacramento and sacrifice time with your kids or reduce the cost of how you live to be able to afford it here.” (Stakeholder focus group participant)*

- *“What’s most affordable (for housing) in Sacramento County tends to be in areas that are unsafe, have bad schools, and no access to grocery stores.” (Stakeholder focus group participant)*
- *“In Rancho Cordova, the poorly performing schools are in poor neighborhoods. This also correlates with neighborhoods that never got street lights, and don’t have a sidewalk network, or few sidewalks if any.” (Stakeholder focus group participant.)*
- *“Eight or nine schools in the Sacramento Unified District closed.” (Stakeholder focus group participant)*

Transportation and Mobility

“The region’s progress has been mixed when it comes to transportation and providing more transportation options... Transit service is struggling and the connection between land use and transit is not being fully utilized. That said, the region enjoys above average shares of walking and bicycling commute trips, the increase in “work at home” in the region is positive for reducing hour peak travel demand, and the growth of Transportation Network Companies (TNCs) provides new travel options, as well as opportunities for more shared ride travel.”¹⁵

Nearly all discussions about housing choice and access to opportunity included discussions about transportation. Transportation issues—especially bus routes, availability of bus service, and connections between communities— are a pressing concern to residents throughout the region.

Available transit services. Public transportation services in the Sacramento Valley include:

- The Sacramento Regional Transit District provides bus and light rail service across 400 square miles surrounding Sacramento. This includes service within Sacramento, and commuter lines to Citrus Heights, Folsom, Rancho Cordova, and others.¹⁶
- El Dorado Transit serves Rancho Cordova, Folsom, and parts of El Dorado County through both commuter and local services.¹⁷
- Placer County Transit provides bus services to western Placer County, including Rocklin and Roseville, as well as commuter services to Sacramento.¹⁸

¹⁵ SACOG Regional Progress Report, June 2017, p. 24. https://www.sacog.org/sites/main/files/file-attachments/regional_progress_report.pdf

¹⁶ http://www.sacrt.com/systemmap/RT_MainMap_2018.pdf

¹⁷ <http://eldoradotransit.com/map/>

¹⁸ <https://www.placer.ca.gov/departments/works/transit>

- eTran is a public transit system serving Elk Grove, providing commuter and local bus service. Select lines run through downtown Sacramento.¹⁹
- Folsom Stage Line provides local bus service along three routes in Folsom on weekdays.²⁰
- Roseville Transit provides 11 local routes within Roseville, with connections to Placer County Transit and Sacramento Regional Transit. It also provides express routes to downtown Sacramento on weekdays during peak commuter hours.²¹
- SCT/Link provides services around Galt, including routes to Isleton and other Delta communities, commuter routes to Elk Grove and South Sacramento, and express routes to midtown and downtown Sacramento. These services are provided on weekdays.²²
- Yolo County Transportation District provides Yolobus bus routes connecting Woodland, Davis, West Sacramento and downtown Sacramento, as well as other parts of Yolo County.²³

To utilize a combination of these systems, riders can purchase a Connect Card, which is accepted at all of the above providers.²⁴ Additional regional services include:

- Rio Vista Delta Breeze offers fixed route bus services between the City of Rio Vista and Isleton, as well as other regional communities.²⁵
- Unitrans provides bus routes in the City of Davis.²⁶

Riders that use public transportation to access jobs, health services, or other needs may face long transportation times.

Gaps in transit service. The Center for Neighborhood Technology's (CNT's) AllTransit™ information system provides an analysis of transit gaps, identifying areas

¹⁹

http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/Departments/eTran/etran_SystemMap_Effective_20171019_11x17.pdf

²⁰ https://www.folsom.ca.us/city_hall/depts/admin/transit/stage_line/default.asp

²¹ <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8756333>

²² <http://www.sctlink.com/>

²³ <http://www.yolobus.com/media/yolobussystemoverviewmap0317.pdf>

²⁴ <https://www.connecttransitcard.com/Pages/HowItWorks>

²⁵ <http://riovistacity.com/delta-breeze-transit-system/>

²⁶ <https://unitrans.ucdavis.edu/routes/G/>

that are underserved by transit but that have a sufficient market to support transit.²⁷ Figure IV-33 maps the AllTransit™ gaps in the Sacramento-Roseville-Arden Arcade metro area. Not all areas have sufficient population to support transit service, thus a lack of transit does not necessarily mean that an area has a gap. AllTransit's™ methodology to identify gaps in transit service is based on areas with a market (demand) for transit and compares that demand to service availability.

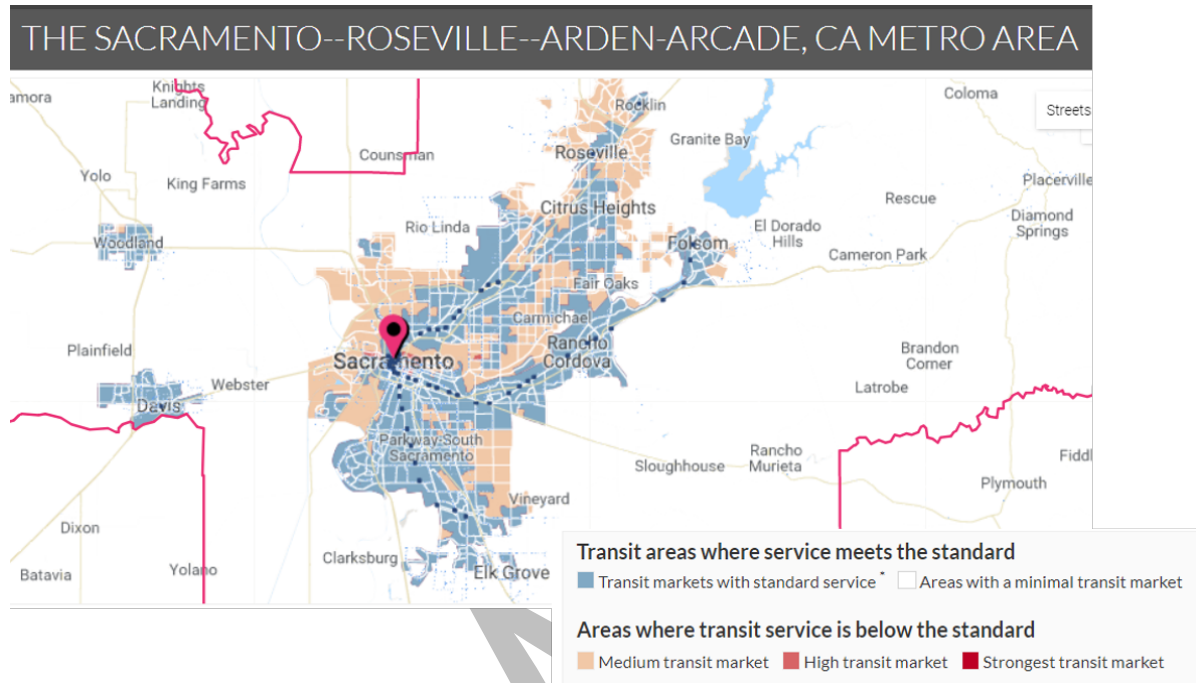
AllTransit™ identifies gaps as neighborhoods (Census block groups) with a mismatch between the transit market and available transit service. The transit market is a function of demographics, employment, commerce, urban form, and the available transit service is based on AllTransit's™ Performance Index (API), which measures connectivity, job access, and level of service. The comparison of the transit market to services functions as an indicator of neighborhoods underserved by transit.²⁸

- Areas shaded in blue on the map identify block groups where the transit service provided is comparable to transit service in similar markets, an indicator that the service is adequate—neither the best nor the worst.
- Areas shaded in orange or red are gaps in transit, where the available transit is not adequate to meet demand.
 - Orange areas indicate neighborhoods with medium transit markets with inadequate transit service.
 - Red areas indicate neighborhoods with high or strong transit markets that are not adequately served by transit.
- Areas without shading do not have sufficient transit market strength—are places with minimal transit markets—such that “adding transit would not represent an improvement.”

²⁷ <https://alltransit.cnt.org/gap-finder/>

²⁸ AllTransit's™ measure of transit demand is a function of demographics, employment, commerce, and urban form. For more detail on their methods see: <https://alltransit.cnt.org/methods/gap-methods-v1.pdf> and <https://staging.alltransit.cnt.org/methods/AllTransit-Methods.pdf>

Figure IV-33
AllTransit™ Transit Gaps in the Region



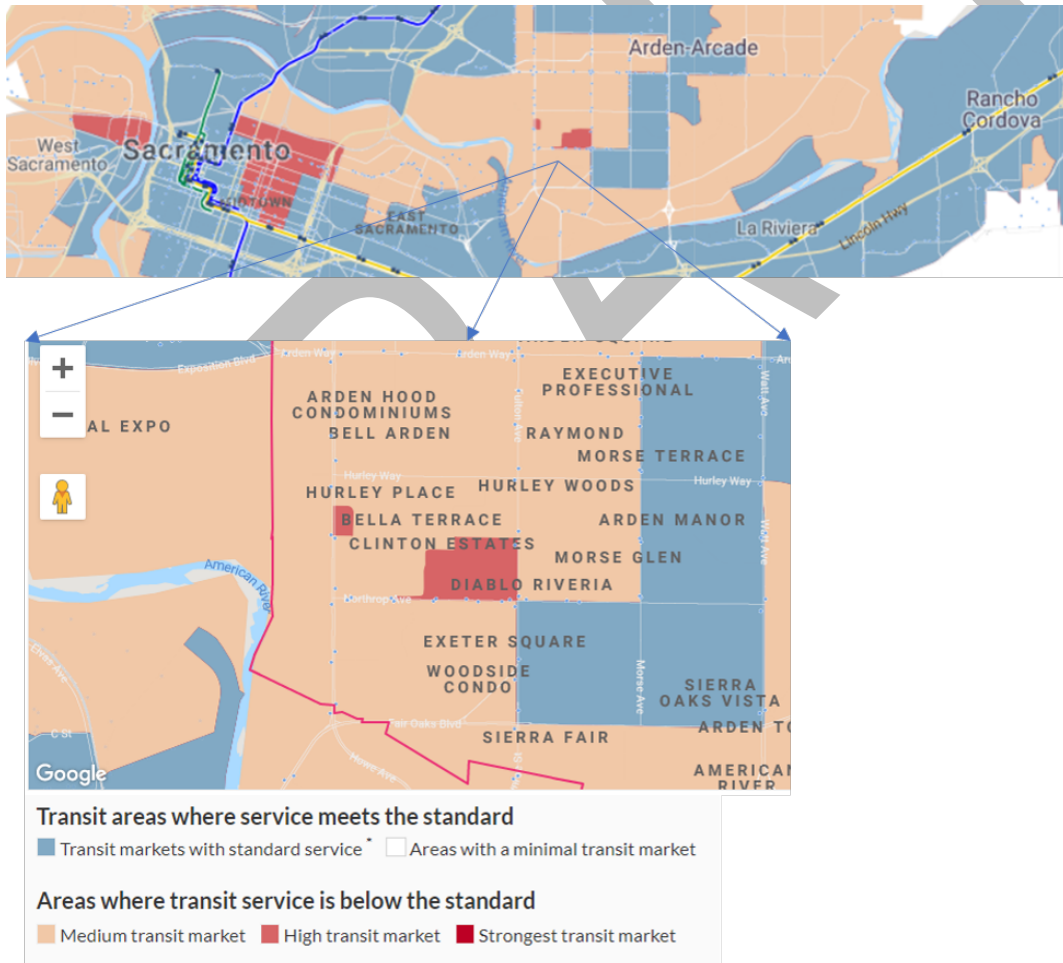
In the Sacramento Valley Region, neighborhoods with gaps in service—where transit service is below the standard (areas with orange, red shading) tend to be clustered around transit markets where the available transit is adequate to meet market demand (blue shading on the map).

Figures IV-34a and IV-34b provide a closer look at the three areas within the region that are high transit markets with inadequate transit service (red shading neighborhoods). As shown, these neighborhoods are located Sacramento (parts of Midtown, Boulevard Park, and New Era Park neighborhoods), West Sacramento (near Broderick neighborhood), and Sacramento County (near Bella Terrace, Clinton Estates, and Diablo Riveria).

Figure IV-34a.
High Transit Markets with Below Standard Transit Service



Figure IV-34b.
High Transit Market with Below Standard Transit Service



Note: Areas with blue shading indicate transit markets with standard (average) service. Areas with light orange shading are medium transit markets with below standard service, light red are high transit markets with below standard service, and the darkest red areas are the strongest transit markets with below standard service.

Source: Root Policy Research from <https://alltransit.cnt.org/gap-finder/>.

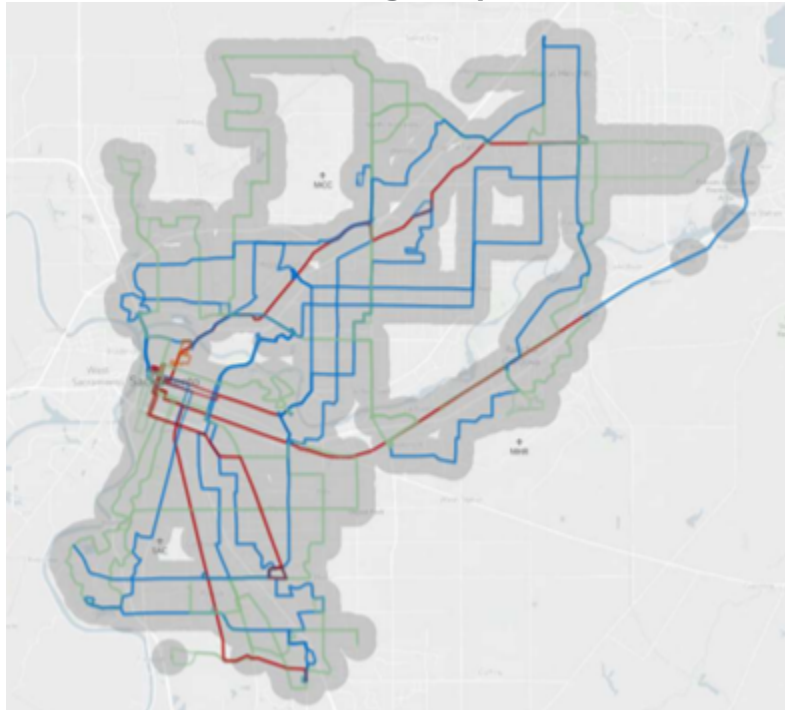
SacRT Forward. In February 2019, the SacRT Board approved a new bus network, redesigning delivery of transit services in the region.²⁹ The new network is a result of the SacRT Forward planning process and implementation will begin Summer 2019. The aim of the new system is to reduce congestion, improve schedules and reliability, and yield significant increases in ridership. Improved schedules include 7-day service for all routes but one. The fixed route system is supplemented by SmaRT Ride microtransit, an on-demand ride-share system.³⁰ The SmaRT Ride service is currently available in Citrus Heights, Antelope, Orangevale and Franklin-South Sacramento. SacRT Forward implementation will expand the SmaRT Ride service into what will be known as the Gerber Zone—the area bounded by Power Inn Road, Gerber Road, the Union Pacific Railroad, and Calvine Road with non-stop connections to Cosumnes River College station. Figure IV-35 presents the existing service network and the new network approved in February 2019.

²⁹ <https://www.sacrt.com/apps/sacrt-board-approves-new-bus-network/>

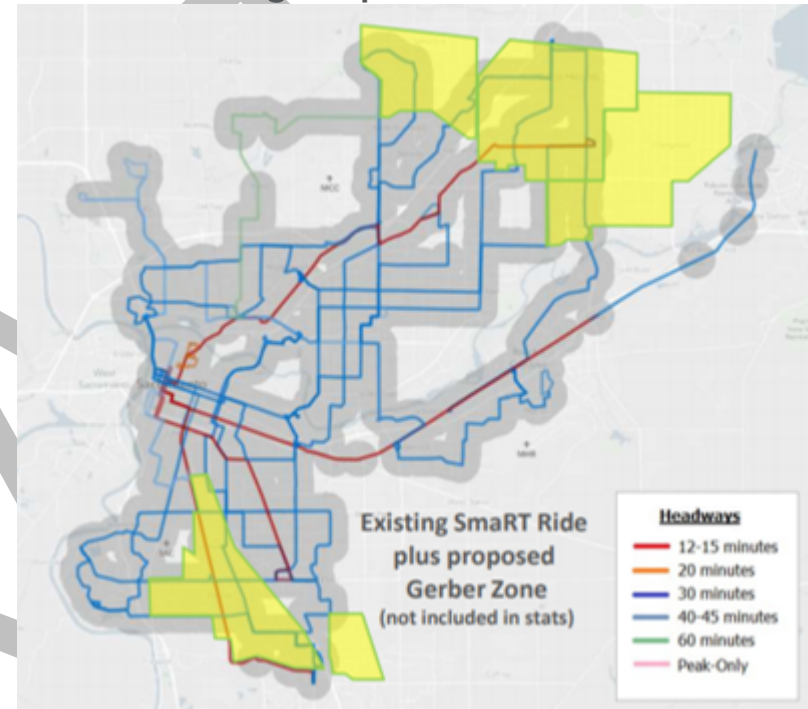
³⁰ <https://www.sacrt.com/apps/smart-ride/>

Figure IV-35.
SacRT Current Network Coverage Map and SacRT Forward Future Coverage Map

Current Network Coverage Map



Network Coverage Map Summer 2019



Source: Root Policy Research from SacRT Board Meeting presentation February 25, 2019, Agenda Item #7. <https://www.sacrt.com/apps/wp-content/uploads/SacRT-Forward-Board-Presentation-022519.pdf>

Disparities in cost of car insurance. A 2015 study by the Consumer Federation of America³¹ found that major insurance companies charge 60 percent more in majority African American ZIP codes than in predominantly white ZIP codes for basic liability-only car insurance policies in the United States. The disparities were found in both urban and rural areas as well as in upper middle income neighborhoods:

- In urban areas—\$1,797 average in African American neighborhoods compared to \$1,126 in predominantly white neighborhoods;
- In rural areas—the disparity narrows, but is still significant—\$669 vs. \$542; and
- In upper middle income ZIP codes, the average cost in predominantly African American ZIP codes is \$2,113 vs. \$717—194 percent higher.

In California, new rules which took effect on January 1, 2019, prohibit discrimination on the basis of gender when setting auto insurance rates. Nationally, auto insurance rates are higher for women, regardless of other factors. California's rule directs auto insurers to prioritize an individual's driving record, annual vehicle miles travelled, and years of driving experience.³²

Resident perspectives on access to transportation. Among all the opportunity indicators included in the resident survey, the transportation access indicator—*"I can easily get to the places I want to go using my preferred transportation option"*—had the highest average ratings overall and some of the least variation by jurisdiction. The transportation access indicator is presented in Figures IV-30 through IV-32 previously. Overall, residents of the Sacramento Valley can easily get to the places they want to go using their preferred mode of transportation.

- Among jurisdictions, residents of Davis and Woodland tended to strongly agree that they can get to the places they want to go using their preferred transportation option, while residents of Sacramento County and Sacramento were slightly less likely to strongly agree.
- While still agreeing that they can easily get to the places they need to go, residents who are precariously housed and low income residents are less likely than homeowners and higher income households to strongly agree.
- Overall, there are not strong differences in how members of different protected classes rate their ease of getting to the places they want to go using their preferred transportation option. Compared to the regional average, Native American residents

³¹ https://consumerfed.org/press_release/major-auto-insurers-charge-good-drivers-70-more-in-african-american-zip-codes-than-in-white-zips/

³² <https://consumerfed.org/wp-content/uploads/2019/01/california-department-of-insurance-research.pdf>

and residents whose household includes a member with a disability had slightly lower ratings on this measure.

In resident focus groups, discussion of transportation access, particularly related to transit services, arose in conversations about housing choice and access to opportunity. For those who are transit dependent, the cost of transit, lack of weekend or evening service, available routes, and length of time in transit to reach destinations is challenging.

- Residents with disabilities living in Sacramento who are transit or paratransit dependent, shared that the cost of transit, even a discounted monthly pass, is cost prohibitive. Others are limited in their activities due to a lack of service on Sundays or lack of intercity transit routes to needed destinations. Compared to other areas of the city and the region, residents with disabilities living in downtown Sacramento shared that they have good access to bus routes.
 - *"I'm wheelchair dependent, but I'm also transit dependent, and I can't afford the monthly pass."*
 - *"When I really need paratransit, there isn't any service. Like to get to church on Sundays."*
 - *"If I have an appointment or a meeting, I can't get to Roseville or West Sacramento because there's no transit service."*
 - *"They used to have a bus that took people to WalMart (from their apartment building), but they don't do it anymore."*
 - *"The new RT system is supposed to be 'active transportation' which means that you're supposed to be able to walk a half mile to get to a stop. That's ridiculous."*
- Residents with disabilities living in Rocklin and Roseville shared similar concerns related to the cost of transit, particularly dial-a-ride service, hours of service, and the distance from their homes to bus stops. Several of these residents walk, bike, or rely on rides from friends, family, or case workers if they do not have access to transit.
 - *"The hours can be tough for work or getting back to the house. The dial-a-ride stops at 7, and the bus stops at 9."*
 - *"The Roseville to Rocklin bus stops at 7:30."*
 - *"I can't walk to the bus stop anymore, so I have to get rides from other people."*
 - *"The buses only allow you to carry two bags on, so I can only get two bags of groceries every time I go."*
 - *"My advocate will give me a ride too, but I don't want to overtax my advocate."*
- African American focus group participants who rely on transit shared that the cost of transit, service days/hours, and routes makes getting to the places they need to go more challenging.
 - *"The bus is expensive."*

- *"The bus won't let you on unless you break down your stroller; same for light rail. I can't do that with my kids."*
- *"The Fruitridge bus doesn't run on Saturdays. My Dad had a stroke, and now he can't go to a grocery store on a Saturday. The bus used to run every 15 minutes."*
- *"The funding got cut for the bus. Now it takes two hours to get anyplace."*
- *"The bus is never on time and it gets frustrating."*
- Transgender focus group participants' experience with transit access is similar to that expressed by participants in other groups—challenges include the cost of transit and service days/hours.
 - *"RT bus has some real limitations. It's decent, but it's tough when your job's hours don't fit with the bus. There's no bus on Sundays."*
 - *"Sacramento RT has the highest base fare—\$3 buses."*
 - *"Buses don't run at night or in the evening."*
- With respect to transportation access, low income Rancho Cordova focus group participants expressed frustration with the lack of connectivity to different parts of Rancho Cordova on the transit system and shared that the number and frequency of bus routes in the city had been cut.

"I can easily get to the places I need to go using my preferred type of transportation" received the 7th greatest number of votes out of 19 possibilities in the pop up engagement outcome priority exercise. Pop up event participants' comments related to transportation ranged widely, from concern over traffic congestion to a need for more efficient transit service within and between communities.

- *"We need transportation to downtown Sacramento and the airport." (Elk Grove pop up participant)*
- *"More efficient and timely light rail into Elk Grove that runs in the evening." (Elk Grove pop up participant)*
- *"We need speed bumps in residential areas." (Galt pop up participant)*
- *"There is no public transportation here." (Isleton pop up participant)*
- *"Traffic is bad here." (Davis pop up participant)*

Stakeholder perspectives on access to transportation. As with residents, access to transportation, especially public transportation, generated much discussion among stakeholders. Topics included:

- Lack of access to transit service, both within communities and connections between communities

- *“Public transit is city-based, so it’s great in Davis and worse in Woodland. If you don’t have a car or you need a repair, you need to get a ride or be in a carpool. Lyft and Uber are too expensive to take.” (Stakeholder focus group participant)*
- *“Folsom didn’t want light rail out of concern that the homeless would ride light rail into Folsom and come to the city for services.” (Stakeholder focus group participant)*
- *“People are making difficult compromises. They find housing they can afford, but it is far away from their job or not in an area with access to transit.” (Stakeholder focus group participant)*
- *“There have been recent transit service cuts to low income neighborhoods; probably a Title VI case.” (Stakeholder focus group participant)*
- *“Getting from Auburn to Roseville can take two hours.” (Stakeholder focus group participant)*
- **Cost of transportation**
 - *“Cost of transportation out of pocket for the rider is an issue. There are some programs that provide passes.” (Stakeholder focus group participant)*
 - *“It is really hard to get around. There is a total lack of transportation around here (Roseville/Rocklin/Placer County). Have to make up the cost of service at the farebox, so even the transit we have is too expensive for the people who need it most.” (Stakeholder focus group participant)*
- **Impacts of increased reliance on technology and non-cash fare systems**
 - *“To take the Via bus in West Sacramento, people have to sign up first by going on the computer or using an app to order this bus one way and get a ride back. They have to have a credit or a debit card.” (Stakeholder focus group participant)*
- **Lack of safe access to bus stops, distance between stops**
 - *“There is a Yolo County Housing Authority project in the County where the bus stop is across the highway. People are crossing the highway to try to get to the bus.” (Stakeholder focus group participant)*
 - *“Transportation is a huge issue for seniors. They can’t walk to the bus stop and some can’t get on/off the regular bus.” (Stakeholder focus group participant)*

Employment

Access to employment opportunities varies geographically, and, as discussed previously, many residents commute significant distances from their homes to work. Figures IV-36 and IV-37 demonstrate the number of jobs in the Sacramento-Roseville-Arden Arcade metropolitan area and comparison Metropolitan Statistical Areas (MSAs) and the number of jobs reachable at different commute lengths. While Figure IV-36 presents the number of jobs reachable at different commute lengths, Figure IV-37 shows where the Sacramento Valley region ranks among the top 50 MSAs nationally (only selected comparable metro

areas are shown). Overall, the Sacramento region ranks #28 out of the top 50 MSAs, and the region's position does not vary significantly when considering a 10-minute commute (ranked #22) or 30-minute commute (ranked #28).

Figure IV-36.
Number of
Jobs
Reachable by
Number of
Minutes, 2017

Source:

Access Across America:
Transit 2017, University of
Minnesota Accessibility
Observatory.

	10 minutes	20 minutes	30 minutes	60 minutes	Employment
Austin	479	3,125	11,444	81,826	917,901
Charlotte	412	2,342	7,682	55,578	877,360
Denver	820	6,136	20,665	180,478	1,356,387
Kansas City	351	2,094	6,864	47,330	1,023,563
Minneapolis	558	4,455	18,029	146,905	1,794,806
Nashville	283	1,595	5,380	34,390	801,589
Sacramento	478	2,969	9,430	72,932	915,759
San Antonio	328	2,326	9,306	86,468	986,091
San Jose	654	5,173	19,254	203,107	909,053

Figure IV-37.
Rank of Accessibility by Metro
Area, 2017

Source:

Access Across America: Transit 2017, University of
Minnesota Accessibility Observatory.

	Weighted Average	10-minute commute	30-minute commute
Austin	#22	#21	#20
Charlotte	#34	#28	#32
Denver	#10	#9	#10
Kansas City	#40	#38	#39
Minneapolis	#13	#17	#13
Nashville	#43	#44	#43
Sacramento	#28	#22	#28
San Antonio	#26	#31	#29
San Jose	#9	#15	#12

Resident perspectives on employment. In the resident survey, respondents generally agreed that *“The location of job opportunities is convenient to where I live.”* (See Figure IV-30 through IV-32). There was little variation in this measure by jurisdiction, and it varied marginally when considered by income and housing situation. For example, residents who are precariously housed are slightly less likely to agree with this statement. Among members of protected classes, there was not significant variation in their perception of job proximity, suggesting that on average, there is not a significant disparity in access to employment based on job proximity. The survey findings are similar to those from the HUD Job Proximity index.

With respect to access to employment, those resident focus group participants currently in the labor force tended to talk about their difficulties getting to work (i.e., transportation) rather than difficulties becoming employed. For those who are transit dependent, a mismatch between work hours and transit service was the most common difficulty, followed by challenges related to first and last mile connections to their job. A lack of access to child care, including before and after school care, was a challenge expressed by some participants with young children. For residents with disabilities who receive disability

benefits, participating in the workforce without compromising benefits is a delicate balancing act.

- *"I work by the airport and transportation is a huge issue. I have to take a 3 mile walk or bike ride to get to the bus; luckily I have some friends who drive who can drop me off, which is nice." (Transgender focus group participant)*
- *"It's hard to work when you have kids. Kindergarten is only four hours." (African American focus group participant)*
- *"It doesn't help to work part time, because you start to lose money right away (benefits, social supports)." (Disability focus group participant)*

With respect to obtaining employment, several participants in the transgender focus group described their difficulty finding *"trans-friendly employers"*.

- *"We really need work programs to help the unemployed get work. And, we need more trans friendly employers." (Transgender focus group participant)*
- *"It's really hard to get a job or a good job." (Transgender focus group participant)*

With respect to employment, *"I can live close to where I work, or I have a short (less than 20 minute) commute"* received the 6th greatest number of votes in the outcome prioritization exercise at pop up events. Employment-related comments included a need for *"Vocational training for the youth"* from a Valley Mack pop up participant.

Stakeholder perspectives—employment. Stakeholder focus group participants discussed a range of employment issues including industries with unmet employment needs to programs or services to improve resident employability or wages earned to a lack of workforce housing in communities with job opportunities. Topics included:

- Opportunities for higher wage employment—if residents could access training
 - *"There aren't enough construction workers. In the region before 2008, there were 150,000 tradesmen; about half left. There are no tradeschools, there's an absence of skilled tradesmen. And, there are significant barriers to entering the trades." (Stakeholder focus group participant)*
 - *"Here's an employment gap—there's a lack of qualified staff to provide after care, rehabilitation services for people who are coming out of long hospitalizations, surgeries. There are beds, buildings, but no people to staff them." (Stakeholder focus group participant)*
 - *"Elk Grove needs a community center with a computer room so that people can learn how to use them and apply for jobs." (Stakeholder focus group participant)*
- Lack of workforce housing in areas with employment opportunities

- *"Most low and middle income people who work in Davis have to live very far away." (Stakeholder focus group participant)*
- *"Staff have left our organization due to a lack of housing (in Roseville/Rocklin area)." (Stakeholder focus group participant)*
- *"We need to ensure that economic opportunities exist where people live. Those that get ahead are those that are more mobile—have access to a car, resources outside of the neighborhood." (Stakeholder focus group participant)*
- *"Affordable housing needs to be located where economic development is occurring, and economic opportunities have to be made available where people currently live." (Stakeholder focus group participant)*

■ Low wages

- *"Uplift is currently working with eight different families who are homeless and in crisis. Everyone has a different story, but not making enough money is central." (Stakeholder focus group participant)*

Other Infrastructure and Services

In addition to the healthy neighborhood indicators and indicators of access to opportunity, focus group and pop up engagement participants discussed their perspectives on public investment in infrastructure and other services in their neighborhood and community.

Shelter and services for persons experiencing homelessness. The need for shelter and services for people experiencing homelessness was a concern voiced by participants in focus groups and pop up engagement participants, including those with lived experience being homeless (currently and in the past). Participants identified challenges from gaps in shelter or service offerings, long wait lists for housing to the importance of advocates to help those currently experiencing homelessness navigate the system.

- *"I feel like my husband and I are discriminated against because there are no social services for married gay couples who are homeless like we are." (LGBTQ pop up participant)*
- *"I got discouraged by the wait (for housing). Fishes and Loaves helped us get signed up." (Sacramento low income focus group participant)*
- *"I feel like you can only get on a list if you have an advocate." (Sacramento low income focus group participant)*
- While expressing compassion for people experiencing homelessness, focus group and pop up participants pointed to areas in their neighborhood where homeless people camp or hang out and expressed concern about visible drug use and needles and other garbage being left on the ground in public parks or on sidewalks. These residents do not feel safe and are not comfortable with the current situation.
- *"Homeless who are sick, get taken in to a hospital, maybe they get better, they're released and have no place to go and then die on the street." (Disability focus group participant)*

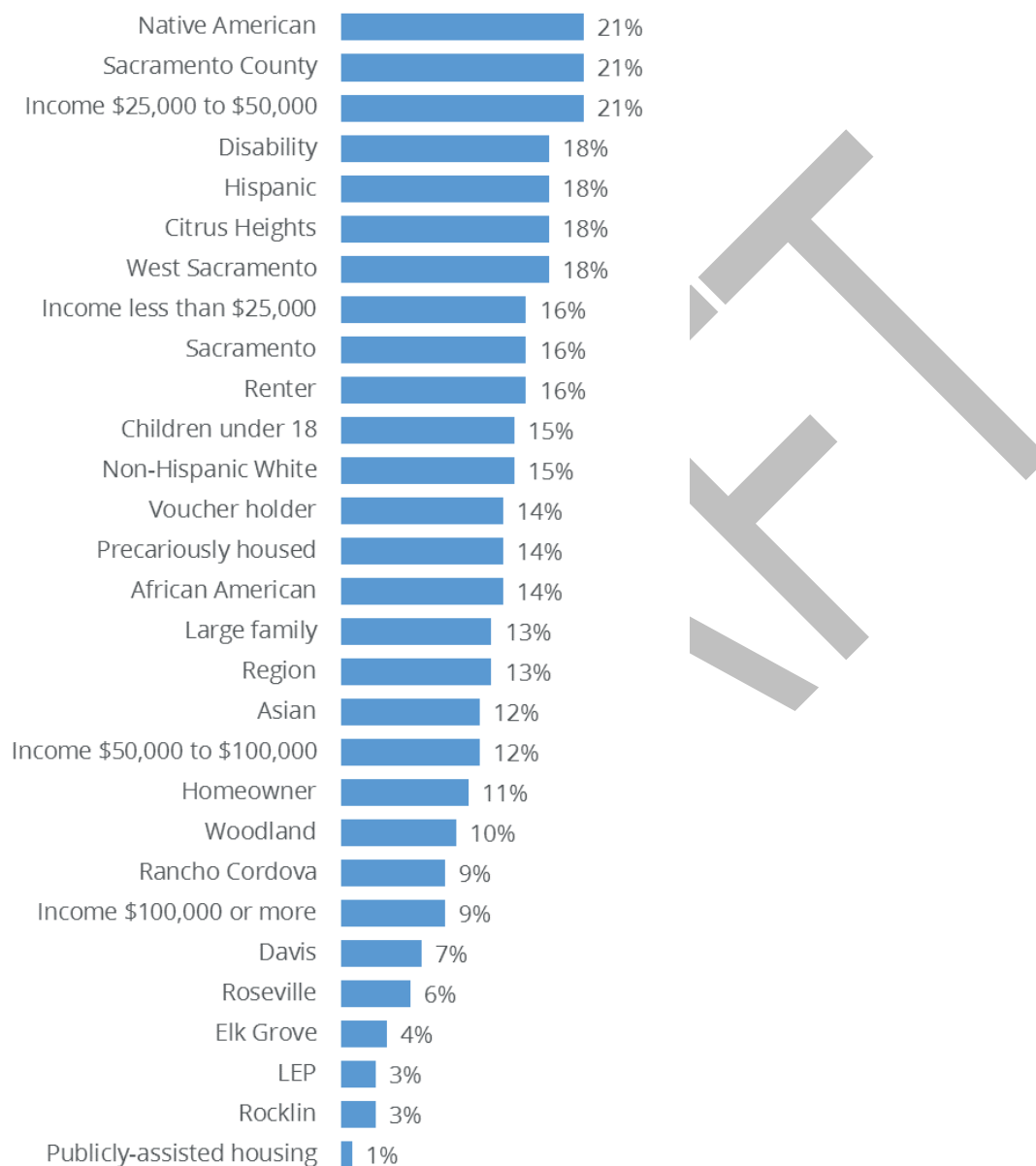
- *“A lot of the homeless are homeless because they’re mentally ill. It plays a huge part in homelessness, and it’s true for the veterans too.” (Disability focus group participant)*

Sidewalks, street lights, and streets. “The sidewalks, street lights, and streets are well-maintained in my neighborhood” was the 4th top vote getter among the 19 outcomes considered by pop up engagement attendees. Put another way, having well-maintained neighborhood sidewalks, street lights, and streets is a top priority for residents regionwide.

Overall, more than one in 10 participants in the resident survey (detailed in Section VI) identified *Poor sidewalks, street lights, drainage, or other infrastructure in my neighborhood* as a challenge they currently experience. Out of 34 housing and neighborhood challenges residents may experience, this indicator was selected by the 14th greatest proportion of respondents. Figure IV-38 presents the proportion of respondents who identified *Poor sidewalks, street lights, drainage, or other infrastructure in my neighborhood* as a current challenge they experience. As shown, residents more likely than the average regional respondent to experience challenges with *Poor sidewalks, street lights, drainage, or other infrastructure in my neighborhood* are more likely to:

- Live in Sacramento County, Citrus Heights, West Sacramento, and Sacramento;
- Identify as Native American, Hispanic, or have a member of the household with a disability; and
- Have household income of \$25,000 up to \$50,000 or less than \$25,000.

Figure IV-38.
Proportion of Residents Identifying
Poor sidewalks, street lights, drainage, or other infrastructure in my
neighborhood as a Current Challenge



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

SECTION V.

DISABILITY AND ACCESS

SECTION V.

Disability and Access

This section examines the housing experience and access to opportunity for Sacramento Valley residents with disabilities. In addition to analyses of publicly available data and findings from the community engagement process, this section includes information from relevant needs assessments and other studies. The needs of persons with disabilities are rarely captured in secondary data. This is because of the complexity of needs and correlation between disability and age. As such, much of this section focuses on an analysis of primary data, collected through focus groups and surveys.

Primary Findings

- **Poverty.** Residents with disabilities between the ages of 18 and 64 are twice as likely to live in poverty as their 18 to 64 year old neighbors without disabilities.
- **Housing insecurity.** Regionally, one in five (18%) respondents to the survey are precariously housed; this rate rises to one in four (26%) for households that include a member with a disability and falls to 13 percent for non-disability households. Disability households are most likely to be precariously housed in Elk Grove, Sacramento, and Sacramento County, and least likely to be precariously housed in Davis, Roseville, Woodland, and West Sacramento. When seriously looking for housing in the past five years, households that include a member with a disability are twice as likely as non-disability households to have been denied housing to rent or buy (48% v. 24%).
- **Homeownership rates.** Among resident survey participants, households that include a member with a disability are half as likely as non-disability households to own a home (25% v. 53%). Homeownership rates among disability households participating in the survey are highest among West Sacramento (56%), Davis (54%), and Citrus Heights (46%) residents; and lowest in Sacramento (10%), Elk Grove (18%), and Sacramento County (21%).
- **Housing challenges.** Like other residents of the region, a lack of affordable housing to rent or buy is a major challenge for residents with a disability, particularly those relying on disability benefit income. For those with mobility or sensory accessibility needs, finding suitable affordable housing is even more difficult. One in three (35%) households that include a member with a disability with accessibility needs live in a home that does not meet the accessibility needs of the resident with a disability. residents whose household includes a member with a disability are more likely than non-disability household respondents to:
 - Have been displaced in the past five years (34% v. 18%)

- Be unable to find a different place to rent due to poor credit or rental history (26% v. 8%);
 - Worry about high crime in the neighborhood (22% v. 14%); and
 - Live in a home in poor condition (24% v. 12%).
- **Access to transportation.** Transportation is the most significant barrier residents with disabilities must overcome in many aspects of their lives, but is particularly a barrier to living in the most independent, integrated setting possible. As discussed in the previous section, a lack of access to public transit or prohibitive costs of using public transit is a pressing challenge for many residents with disabilities in the region.
 - **Lack of supportive services or spectrum of supportive housing options.** Stakeholder focus group participants identified a lack of supportive housing services as a critical need in helping the region's most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.
 - **Lack of access to employment opportunities.** Only 39 percent of working age residents with disabilities are in the labor force and unemployment rates are high. The low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force and high unemployment rates of those in the labor force indicate barriers to securing employment.

Disability Civil Rights Milestones

The movement for legal recognition and affirmation of the civil rights of people with disabilities in all aspects of American life first gained momentum in the 1950s as parents of children with developmental disabilities advocated for alternatives to institutionalization.

In California, the 1965 report by the Legislature's Subcommittee on Mental Health, "The Undeveloped Resource: A Plan for the Mentally Retarded of California," recommended "the State to accept responsibility for persons with mental retardation prior to state hospital admission through regional community-based services that would provide 'diagnosis, counseling and continuing services.'" ¹ In response to the report, the legislature passed Assembly Bill 691 implementing some of the recommendations and piloting two community-based regional centers tasked with advocating on behalf of residents with developmental disabilities, developing services, and maintaining records. These two regional centers represent the first non-institutional settings providing services for Californians with developmental disabilities and are the foundation for the Lanterman Act (Assembly Bill 225) signed into law in 1969. The preamble to the Lanterman Act codifies principles of independence and integration, and the State's responsibility to provide

¹ [https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6\(Blue\)\(web\)_final.pdf](https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6(Blue)(web)_final.pdf)

facilities and services to enable community-based living. These groundbreaking elements include²:

- “The state of California accepts a responsibility for its mentally retarded citizens and an obligation to them which it must discharge.”
- “A pattern of facilities and services should be established which is sufficiently complete to meet the needs of each mentally retarded person, regardless of age or degree of handicap, and at each stage of life’s development.”
- “Services should be available throughout the State to prevent the dislocation of persons from their home communities.”
- “Services should be available for mentally retarded persons that approximate the pattern of everyday living available to non-disabled people of the same age.”
- “Evidence must be provided that services have resulted in more independent, productive and normal lives for the persons being served.”

Implementation of the Lanterman Act led to development of 21 regional centers, public-non-profit community-based organizations tasked with service provision. The Sacramento Valley region is served by the Alta Regional Center.³ Over time the Lanterman Act has been amended to be inclusive of all residents with developmental disabilities.

California is also the birthplace of centers for independent living, with the first established in Berkeley in 1972. Centers for independent living are operated and managed by people with disabilities, and their mission is to support the ability of people with disabilities to “achieve their maximum potential” including living in the most independent, integrated community setting desired.

Inspired by the civil rights victories of the 1960s, culminating in the passage of the 1965 Civil Rights Act, disability rights activists began to push for federal legislation prohibiting discrimination on the basis of disability. At the Federal level, Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 701) was the first legislative victory; Section 504 recognized the civil rights of people with disabilities, explicitly prohibiting discrimination against people with disabilities in programming or activities conducted by the Federal government or receiving Federal funding.⁴

² [https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6\(Blue\)\(web\)_final.pdf](https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6(Blue)(web)_final.pdf)

³ https://www.altaregional.org/sites/main/files/file-attachments/acrc_2017_final_pc_year_end_rpt.pdf

⁴ “No otherwise qualified individual with a disability in the United States, as defined in section 705 (20) of this title, shall, solely by reason of his or her disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service.”
<https://www.dol.gov/oasam/regs/statutes/sec504.htm>

Other Federal disability rights milestones include:

- In 1970, the Urban Mass Transportation Act required local governments to ensure that public transportation facilities and services are accessible to people with disabilities and seniors.
- In 1975, Congress passed the Education for All Handicapped Children Act mandating “free and appropriate public education” in “the least restrictive environment” for children with disabilities. In 1990 this Act was expanded and updated by the Individuals with Disabilities Education Act (IDEA).
- In 1988, the Federal Fair Housing Act was amended to include disability as a protected class, extending the promise of equal housing opportunity to people with disabilities.
- In 1990, Congress passed the Americans with Disabilities Act (ADA), a landmark disability civil rights act. ADA requires public accommodations in all government facilities and services and reasonable accommodations in public areas of private facilities.

Integration of Housing and Services

Despite state and federal legislation affirming the civil rights of persons with disabilities, institutionalization and *de facto* segregation persisted in communities across the country. Laws on the books did not necessarily translate into implementation, so people with disabilities continued to advocate for implementing regulations and needed funding. Legal battles ensued, culminating in the landmark 1999 *Olmstead* decision.

***Olmstead* ruling.** The Supreme Court’s 1999 decision in *Olmstead v. L.C.* requires states “eliminate unnecessary segregation of persons with disabilities and to ensure that persons with disabilities receive services in the most integrated setting appropriate to their needs.”⁵ This landmark civil rights decision held that Title II of the Americans with Disabilities Act (ADA) prohibits unjustified segregation of individuals with disabilities.⁶ While the decision addressed the needs of individuals seeking to leave institutional settings, it also applies to the state’s provision of treatment, services, and supports to prevent institutionalization. To establish compliance with Title II of the ADA, the Supreme Court allowed public agencies the opportunity to develop plans (known as *Olmstead* Plans) to comply with the decision’s integration mandate, rather than compliance through litigation.

Although decades ahead of much of the country due to the Lanterman Act, California adopted the State’s *Olmstead* Plan in 2003. It provides a framework to ensure that state legislation, regulations, policies, and programs comply with the *Olmstead* ruling. The State

⁵ <https://www.ada.gov/olmstead/>

⁶ https://www.ada.gov/olmstead/q&a_olmstead.htm

has an Olmstead Committee which produced a November 2012 update⁷ to the plan and in March 2019 provided recommendations to Governor Newsome's transition team.⁸ The study team was unable to identify State documents reporting *Olmstead* implementation progress. A history of the Lanterman Act⁹ suggests that funding for regional centers and attendant services to support community living have suffered deep State budget cuts since the early 2000s due to budget deficits and the Great Recession. This has also led to a greater reliance on federal funding for community-based living supports, often referred to as Long Term Supportive Services, or LTSS.

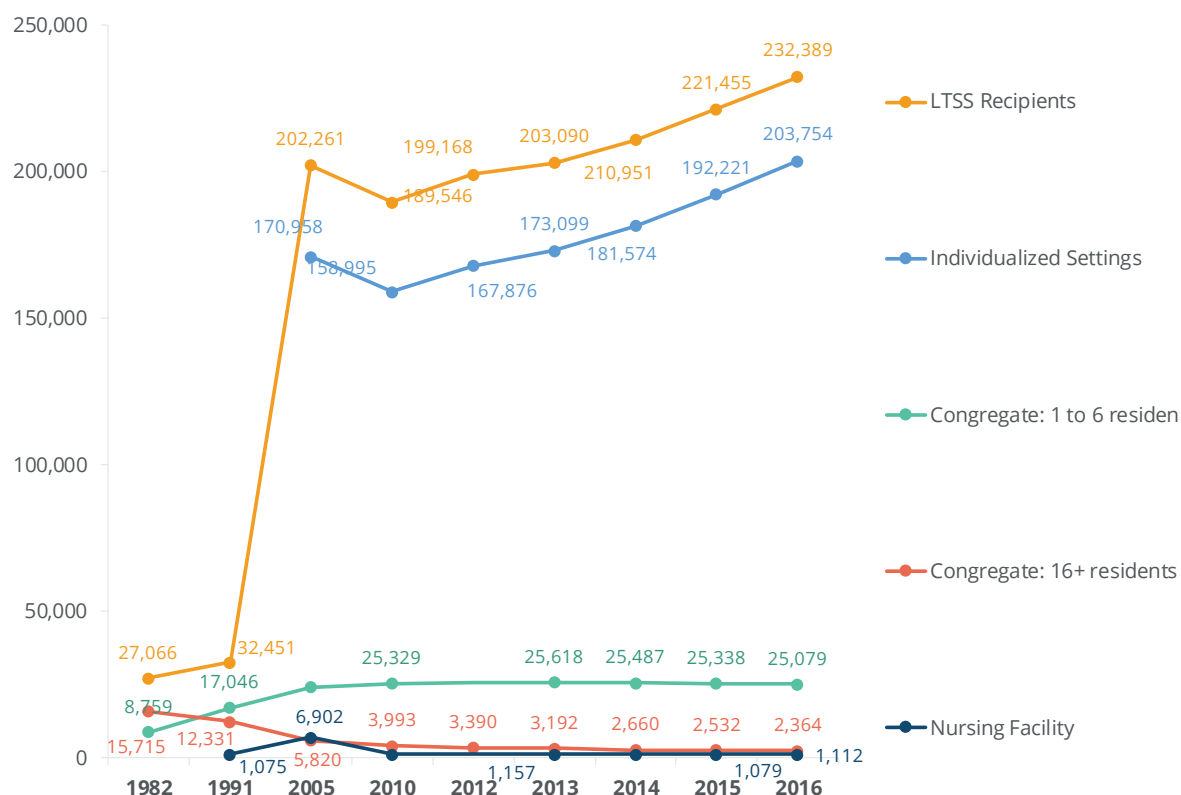
Progress toward deinstitutionalization. Figure V-1 demonstrates the growth in the number of Californians receiving LTSS and living in individualized settings. As shown, the number of residents with IDD living in congregant and institutional settings remained relatively stable from 2013 through 2016, the most recent year of data available. Over the same period, the number of residents living in individualized settings continued to grow steadily.

⁷ <https://www.chhs.ca.gov/wp-content/uploads/2017/06/Committees/Olmstead-Advisory/California-Olmstead-Plan-Update-November-2012.pdf>

⁸ <https://www.chhs.ca.gov/wp-content/uploads/2019/03/Olmstead-Advisory-Committee-Transition-DRAFT.docx>

⁹ [https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6\(Blue\)\(web\)_final.pdf](https://lanterman.org/uploads/info_resources_general/Lanterman-50thHistory-r6(Blue)(web)_final.pdf)

Figure V-1.
Trends in In-Home and Residential Supports for People with Intellectual or Developmental Disabilities, California, 1982-2016



Note: LTSS = Long Term Supports and Services. Congregate settings of 7 to 15 residents not shown for simplicity. Individualized settings include the resident's own home, a family home, or a host/family foster home.

Source: Root Policy Research from Larson, S.A., Eschenbacher, H.J., Anderson, L.L., Taylor, B., Pettingell, S., Hewitt, A., Sowers, M., & Bourne, M.L. (2018). In-Home and Residential Long-Term Supports and Services for Persons with Intellectual or Developmental Disabilities: Status and trends through 2016. Minneapolis: University of Minnesota, Research and Training Center on Community Living, Institute on Community Integration. <https://risp.umn.edu/>

Another approach to understanding the extent to which residents with disabilities are able to choose community living is to look at the population of group quarters. Data on the number of residents with disabilities living in group quarters—correctional facilities, skilled nursing facilities, and non-institutionalized group settings—are only available at the state level. As shown in Figure V-2, persons with disabilities comprise 11 percent of California's population, and 34 percent of the group quarters population. Overall, 7 percent of Californians with disabilities live in group quarters, compared to 2 percent of the population without a disability.

- As estimated by the ACS, nearly 22,000 Californians with disabilities between the ages of 18 and 64 live in non-correctional institutional settings (i.e., skilled nursing facilities¹⁰).
- People with disabilities comprise 32 percent of the California adult corrections population, nearly three times the rate we would expect based on share of population alone.

Figure V-2.
Residents of Group Quarters, by Disability Status, State of California, 2017

	With a Disability		No Disability		Total	
Total population	4,266,020	11%	34,716,827	89%	38,982,847	100%
Group quarters population	279,795	34%	534,570	66%	814,365	100%
% Living in group quarters	7%		2%		2%	
Institutionalized group quarters						
Adult correctional facilities	55,909	32%	170,831	89%	226,740	62%
Skilled nursing facilities	106,892	61%	4,781	2%	111,673	30%
Ages 18 to 64	21,874		1,593		23,467	
65+	85,018		3,188		88,206	
Other institutionalized setting	11,152	6%	16,742	9%	27,894	8%
Total institutionalized	173,953	100%	192,354	100%	366,307	100%
Non-institutionalized group quarters						
Non-student group housing	97,457	92%	148,648	43%	246,105	55%
Student housing	8,385	8%	193,568	57%	201,953	45%
Total non-institutionalized	105,842	100%	342,216	100%	448,058	100%
Group quarters population						
Under age 18	4,339	2%	18,262	3%	22,601	3%
18 to 64	156,182	56%	501,148	94%	657,330	81%
65+	119,274	43%	15,160	3%	134,434	17%
		100%		100%		100%

Source: Root Policy Research from 2013-2017 ACS.

State and local in-home and residential supports. For many residents with disabilities, the promise of the disability civil rights movement, the Lanterman Act, Section 504 of the ADA, and the *Olmstead* decision—the opportunity to live in the most integrated setting—is not possible without LTSS, including In-Home Supportive Services (IHSS). In addition, people with disabilities living in the community may be at risk of institutionalization if IHSS supports are insufficient. Disability Rights California provides a

¹⁰ We believe that the ACS definition of skilled nursing facility is inclusive of the large (16+ resident) congregate living settings shown in Figure V-1.

detailed overview of Medi-Cal's IHSS programs that help people with disabilities live in the most independent setting desired.¹¹ If desired, IHSS is designed to be self-directed, allowing residents with disabilities to hire their own providers. After a resident applies for the program, a county social worker visits the resident to determine eligibility.¹² In Sacramento County¹³, Yolo County¹⁴, and Placer County¹⁵ residents can call an intake line to begin the application process. For residents with disabilities whose independent living needs extend beyond the capabilities of personal care attendants or other IHSS-funded supports, a Home and Community-Based Services (HCBS) waiver program may fund needed services. Medi-Cal has a number of specialized HCBS programs for different populations based on type of disability or other circumstances. The HCB Alternatives Waiver can provide funding for transitional case management and community transition services to help residents transition from institutional settings like nursing homes to the community.

As discussed throughout this section, funding constraints for supportive services for people with disabilities, including those with mental illness, strain the system and may jeopardize the ability of residents with disabilities to achieve or maintain stability living in community.

Population Profile

This section examines the population characteristics of residents with a disability living in the Sacramento Valley.

Age. Figure V-3 demonstrates that the incidence of disability increases as we age. For example, about 6 percent of regional residents between the ages of 18 to 34 have a disability, compared to 52 percent of residents ages 75 and older. While the pattern of increased incidence of disability by age holds true across communities, there are variations. For example, older adults living in West Sacramento are more likely than older adults in Davis to have a disability. Differences in the prevalence of disability by community is likely a function of numerous factors ranging from access to transit, housing types, services available to support aging in place, disparities in health outcomes, income and access to preventative health care, among others.

¹¹ <https://www.disabilityrightsca.org/publications/medi-cal-programs-to-help-you-stay-in-your-own-home-or-leave-a-nursing-home>

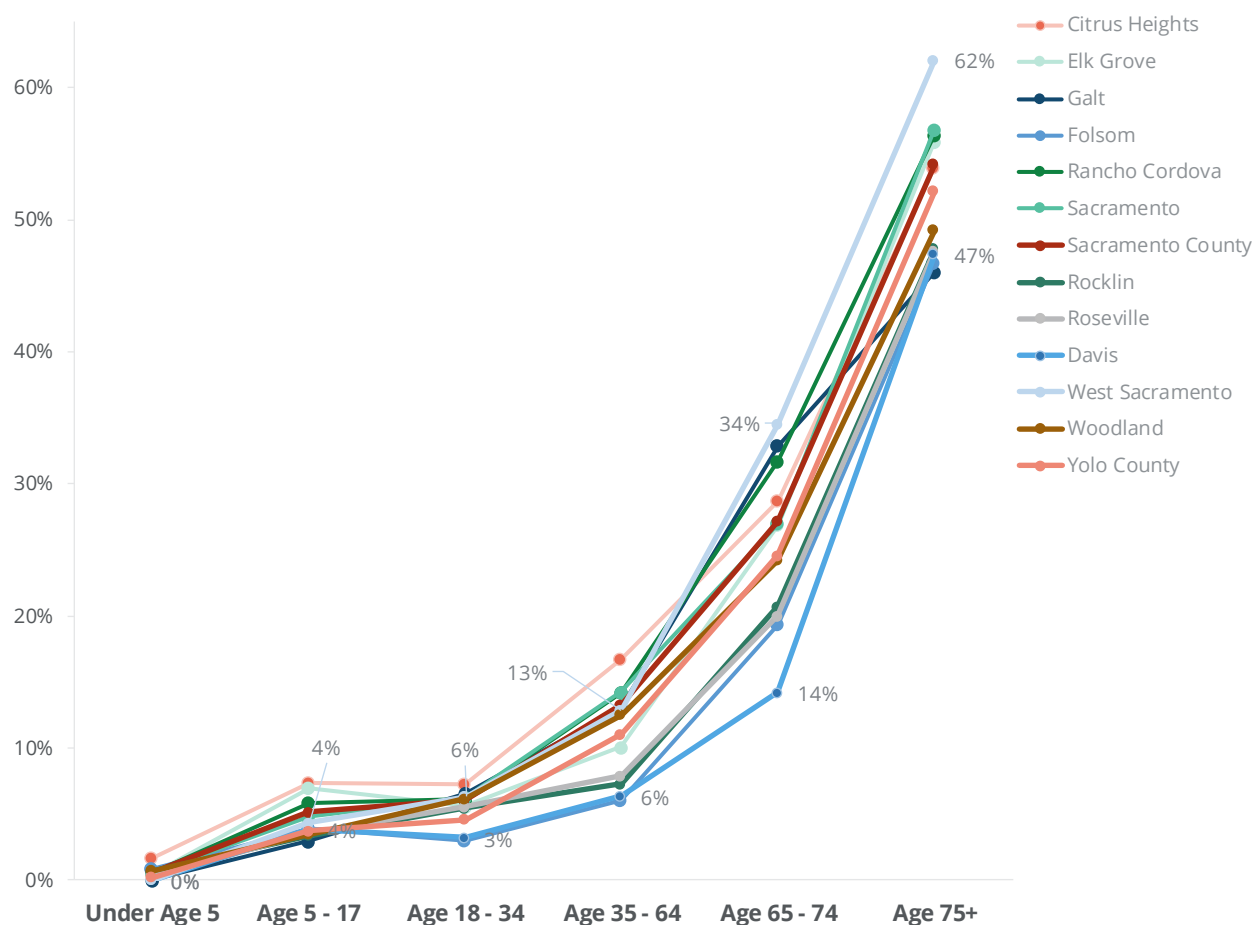
¹² <https://www.cdss.ca.gov/In-Home-Supportive-Services>

¹³ <http://www.dcfas.saccounty.net/SAS/Pages/In-Home-Supportive-Services/SP-In-Home-Supportive-Services.aspx>

¹⁴ <https://www.yolocounty.org/health-human-services/adults/in-home-supportive-services>

¹⁵ <https://www.placer.ca.gov/2339/In-Home-Supportive-Services-IHSS>

Figure V-3.
Share of Residents with Disabilities by Age Cohort, 2017

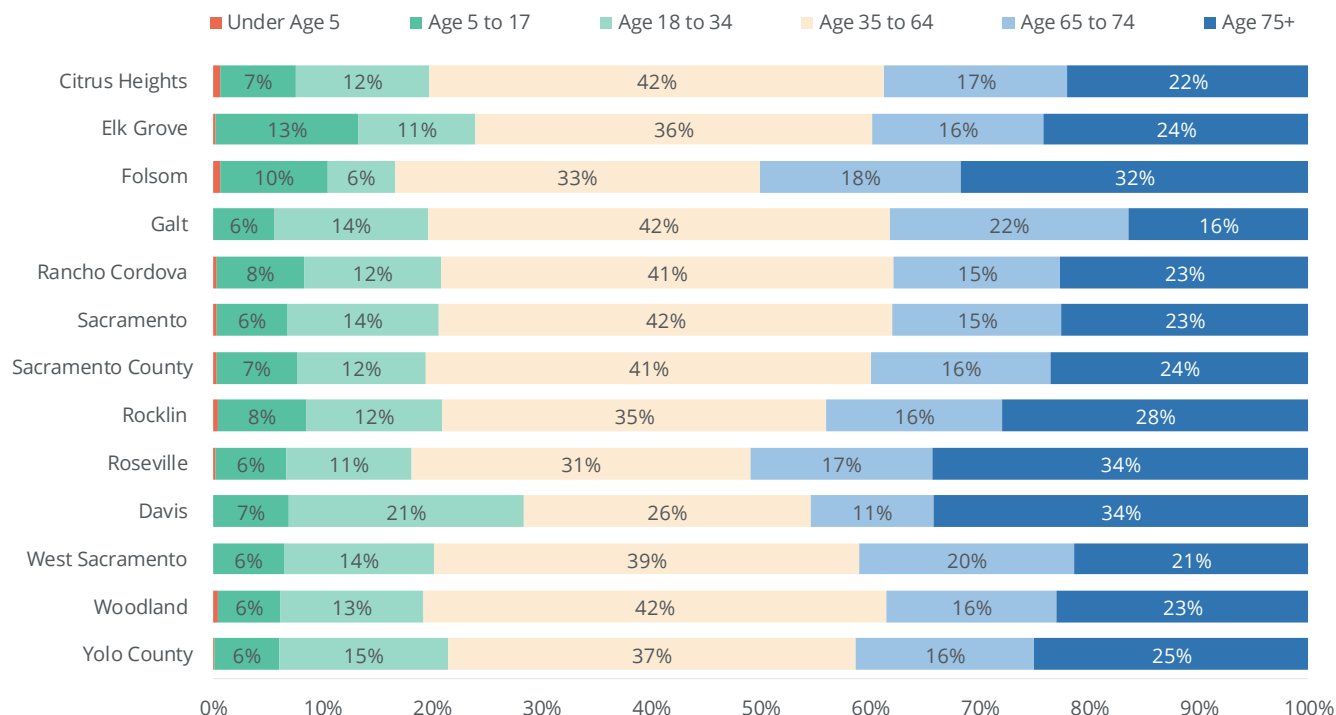


Source: Root Policy Research 2013-2017 ACS. Isleton population too small to report disability by age.

Figure V-4 presents the age distribution of residents with disabilities by jurisdiction. The median age of residents with disabilities in participating jurisdictions ranges from 35 to 64, with the exception of residents of Roseville (median age range is 65 to 74). Compared to other communities in the region, residents with disabilities in Davis, Folsom and Roseville are more likely to be age 65 and older.

In general, children and young adults with disabilities comprise about one in five residents with disabilities in a community. The exception are young people with disabilities in Davis, who comprise 28 percent of the disability population. This higher share may be associated with the university.

Figure V-4.
Age Distribution of Residents with a Disability, by Jurisdiction



Source: Root Policy Research 2013-2017 ACS. Isleton population too small to report disability by age.

Household size and composition. The resident survey provides information about the household size and composition of Sacramento Valley residents with disabilities.¹⁶ The regional median household size among survey respondents whose household includes a member with a disability is two members, and 17 percent live in large households (five or more members).

- In four communities—Elk Grove, Rancho Cordova, Sacramento County, and Davis—the median household size of households that include a member with a disability is three.
- Residents with a disability are somewhat more likely to live in a large household if they live in Elk Grove (24% in large households) or Rancho Cordova (24%).

Types of household composition also vary by jurisdiction among survey respondents from disability households. Among households that include a member with a disability¹⁷:

¹⁶ It is important to note that data from the survey for Sacramento County *exclude* responses from Sacramento city, Rancho Cordova, Citrus Heights, and Elk Grove. More detail about the survey approach and analysis is found in Section VII.

¹⁷ Note that the household member with a disability may be the respondent or another member of the household (i.e., the respondent's child, roommate, or family member).

- About one in three have **children in the home** (34%) under the age of 18. Among households that include a member with a disability, residents of Citrus Heights (28%) and West Sacramento (28%) are least likely to have children under 18.
- Nearly one in four (23%) **live in multigenerational households**. Multigenerational households comprise a greater proportion of Roseville (30%) households with a member with a disability and a smaller share in Rancho Cordova (15%).
- One in five (21%) **live alone**. Compared to the region, residents with a disability are less likely to live alone if they live in Rancho Cordova (15%).
- One in five (20%) **are single parent households**. Single parents comprise a smaller share of disability households in Citrus Heights (12%) compared to the region.
- About one in seven (15%) **live with a spouse/partner and children**. This share is similar across all communities in the region.
- About one in eight (13%) **live with a spouse/partner only**. Compared to the region, this household type is higher among Citrus Heights households that include a member with a disability (19%).
- About one in 10 (11%) **live in households that include roommates/friends**. In Sacramento County, one in five (20%) disability households include roommates/friends, nearly twice the regional share, and about one in 20 (4%) in Roseville less than half the regional share.

Type of disability. Figure V-5 presents the number of residents with disabilities by jurisdiction and shows the prevalence of different types of difficulties captured in the 2017 ACS. Note that an individual may have one or more types of difficulties.

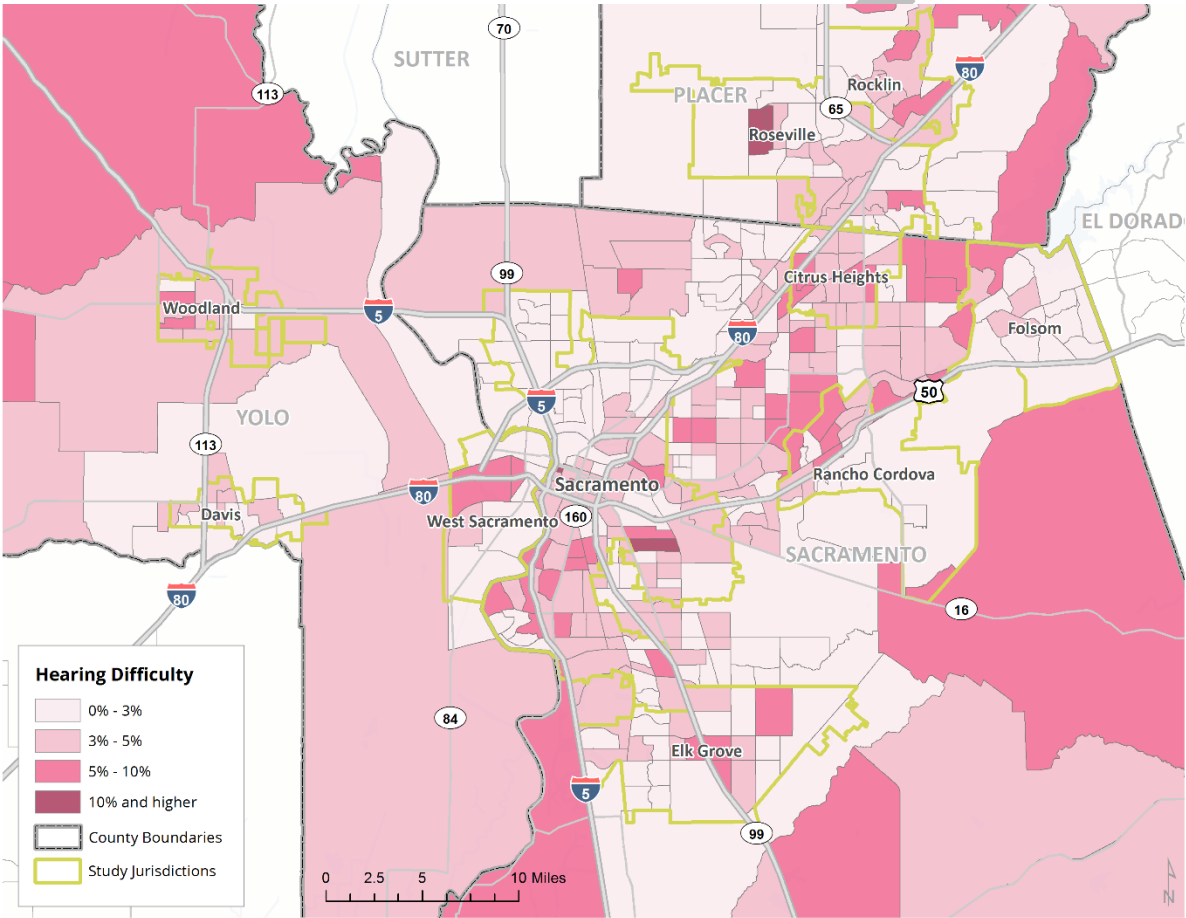
Figure V-5.
Disability Population, Type of Difficulty, by Jurisdiction

	Residents with a Disability	Type of Difficulty											
		Vision Difficulty		Hearing Difficulty		Ambulatory Difficulty		Cognitive Difficulty		Self-care Difficulty		Independent Living Difficulty	
Citrus Heights	14,240	1,758	12%	3,887	27%	7,367	52%	6,241	44%	3,053	21%	5,089	36%
Elk Grove	18,586	2,343	13%	5,835	31%	8,173	44%	8,086	44%	4,913	26%	9,406	51%
Galt	5,779	788	14%	1,366	24%	2,562	44%	2,342	41%	1,135	20%	2,022	35%
Folsom	3,512	465	13%	872	25%	2,199	63%	890	25%	676	19%	1,086	31%
Rancho Cordova	9,925	1,295	13%	2,205	22%	5,504	55%	4,657	47%	2,728	27%	4,577	46%
Sacramento	57,926	10,203	18%	13,284	23%	30,061	52%	23,626	41%	13,263	23%	27,476	47%
Sacramento County	178,301	29,845	17%	43,983	25%	90,359	51%	72,955	41%	41,962	24%	79,480	45%
Rocklin	4,287	623	15%	2,009	47%	1,558	36%	895	21%	831	19%	1,452	34%
Roseville	13,631	2,028	15%	3,888	29%	6,196	45%	5,770	42%	2,283	17%	4,905	36%
Davis	5,811	863	15%	1,699	29%	2,367	41%	2,352	40%	577	10%	1,610	28%
West Sacramento	5,806	804	14%	1,991	34%	3,135	54%	2,097	36%	1,376	24%	2,935	51%
Woodland	6,823	1,289	19%	2,248	33%	3,483	51%	2,759	40%	1,121	16%	2,638	39%
Yolo County	22,666	3,697	16%	7,238	32%	11,228	50%	8,432	37%	3,456	15%	8,424	37%

Source: Root Policy Research from the 2013-2017 ACS.

Figures V-6 through V-11 present where residents with disabilities live by type of difficulty. Darker shading indicates a greater proportion of residents with a particular difficulty. As shown in Figure V-6, residents with a hearing difficulty live throughout the region. More rural Census tracts and tracts located between I-80 and Highway 50 and along I-5 south of Sacramento tend to have a higher concentration of residents with hearing difficulty.

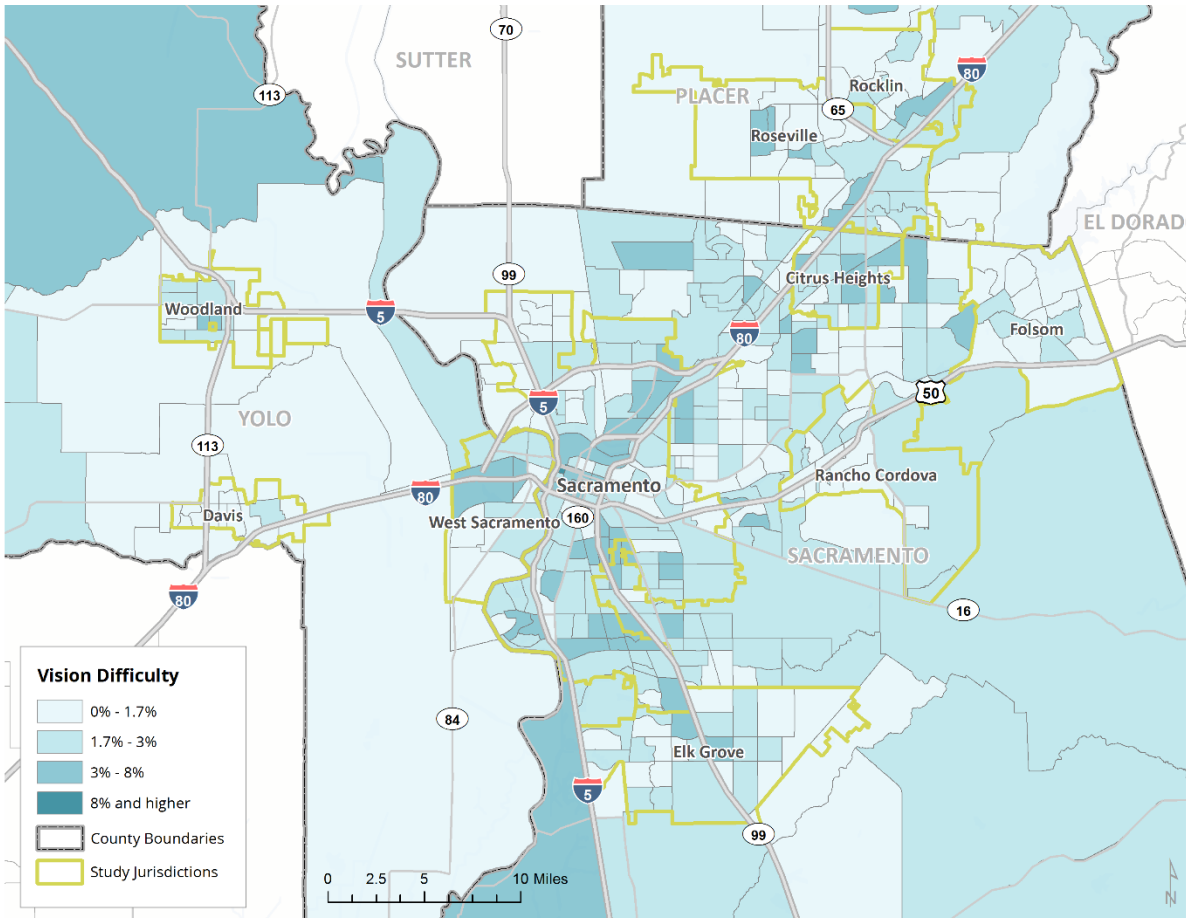
Figure V-6.
Percent of Residents with Hearing Difficulty, by Census Tract



Note: The ACS defines hearing difficulty as being deaf or having serious difficulty hearing.
Source: Root Policy Research from the 2013-2017 ACS.

As with residents with a hearing difficulty, residents with a vision difficulty live throughout the region. Similar to residents with a hearing difficulty, residents with a vision difficulty are slightly more concentrated along I-80 northeast of Sacramento and south between I-5 and highway 99.

Figure V-7.
Percent of Residents with Vision Difficulty, by Census Tract

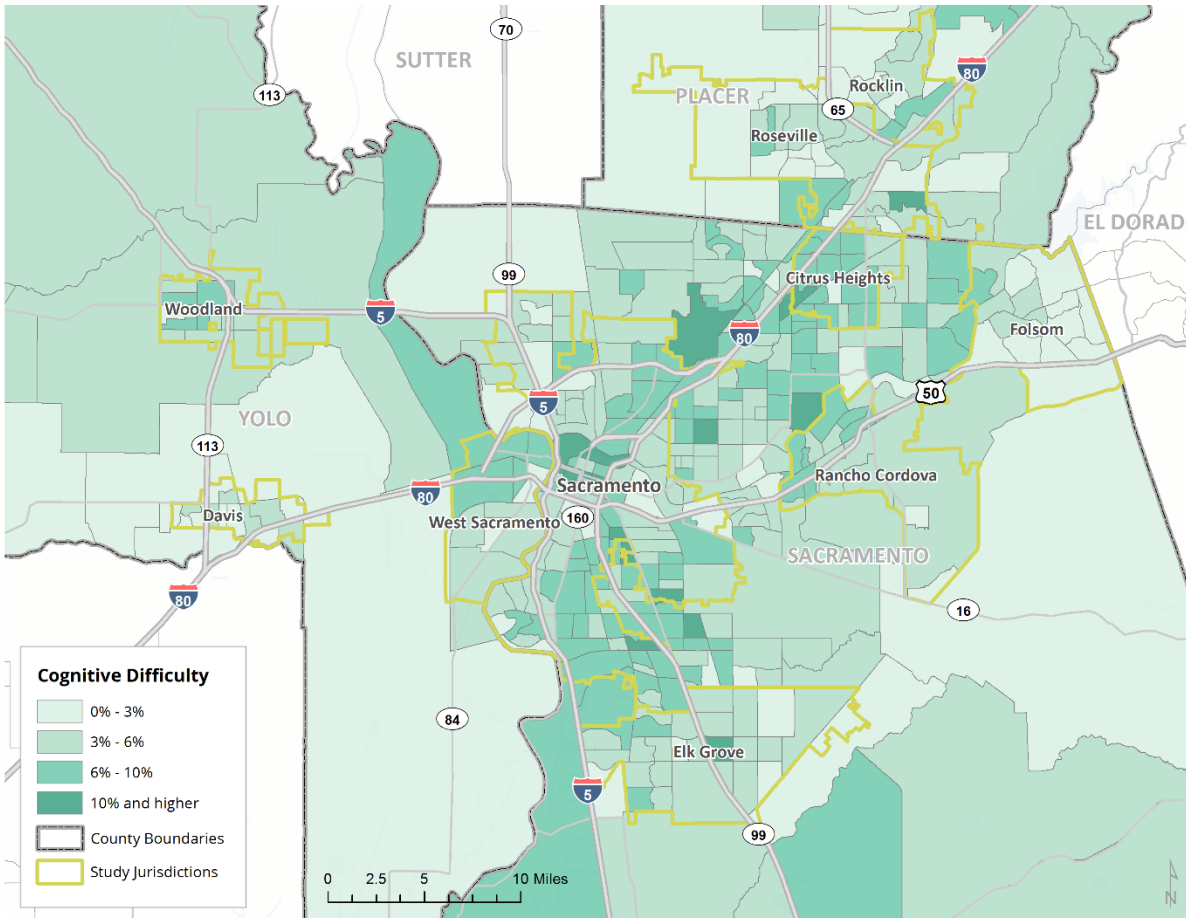


Note: The ACS defines vision difficulty as being blind or having serious difficulty seeing even when wearing glasses.

Source: Root Policy Research from the 2013-2017 ACS.

Figure V-8 presents the share of residents with a cognitive difficulty by Census tract. While residents with a cognitive difficulty live throughout the region, the Census tracts with the greatest concentration are found in the City of Sacramento, Sacramento County, Citrus Heights, Rancho Cordova, and Elk Grove.

Figure V-8.
Percent of Residents with Cognitive Difficulty, by Census Tract

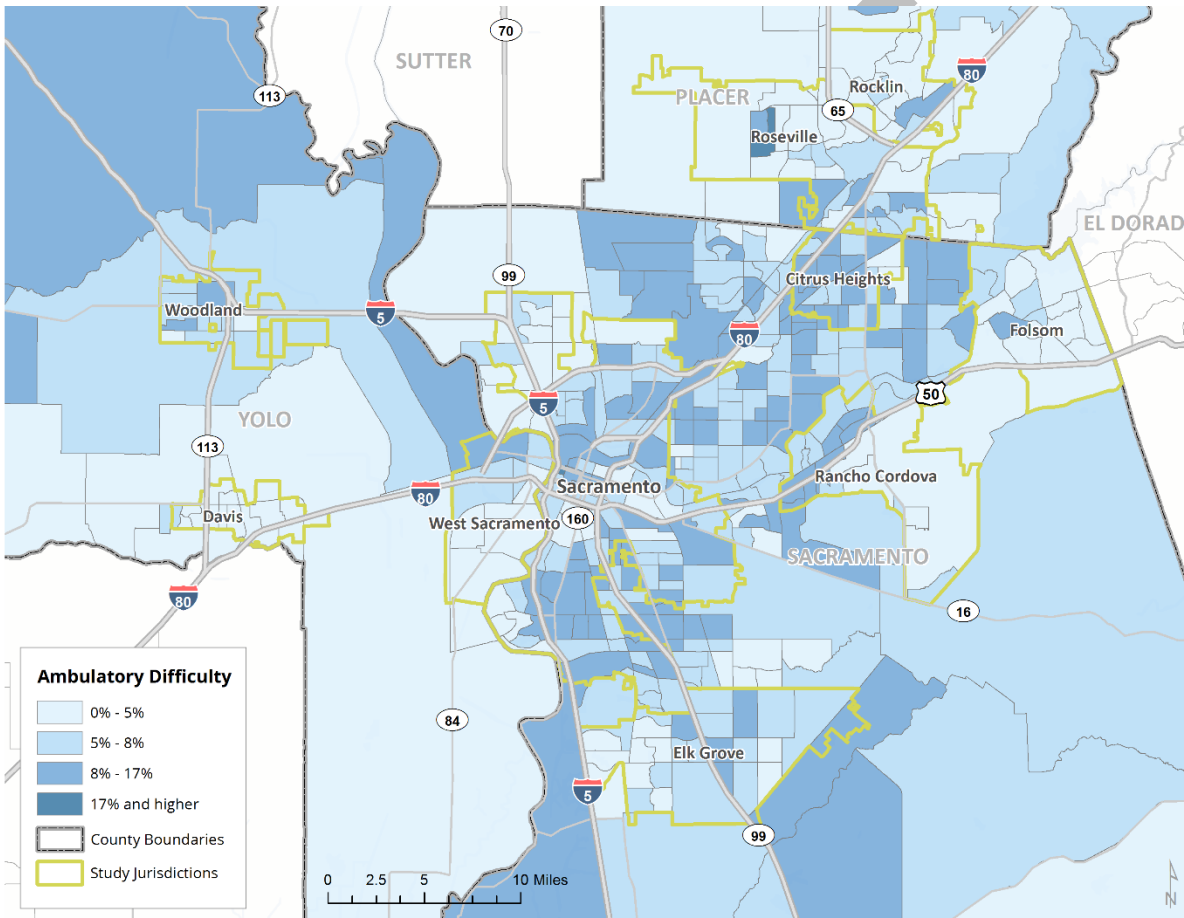


Note: The ACS defines cognitive difficulty as having serious difficulty concentrating, remembering, or making decisions due to a physical, mental or emotional condition.

Source: Root Policy Research from the 2013-2017 ACS.

The Census tract with the greatest concentration of residents with ambulatory difficulty is found in Roseville, likely due to the concentration of older adults aging in place in Roseville. As shown in Figure V-9, residents with ambulatory difficulty live throughout the region, but are least likely to live in Davis. This is likely due to the younger population of Davis as well as the relatively higher cost of housing.

Figure V-9.
Percent of Residents with Ambulatory Difficulty, by Census Tract

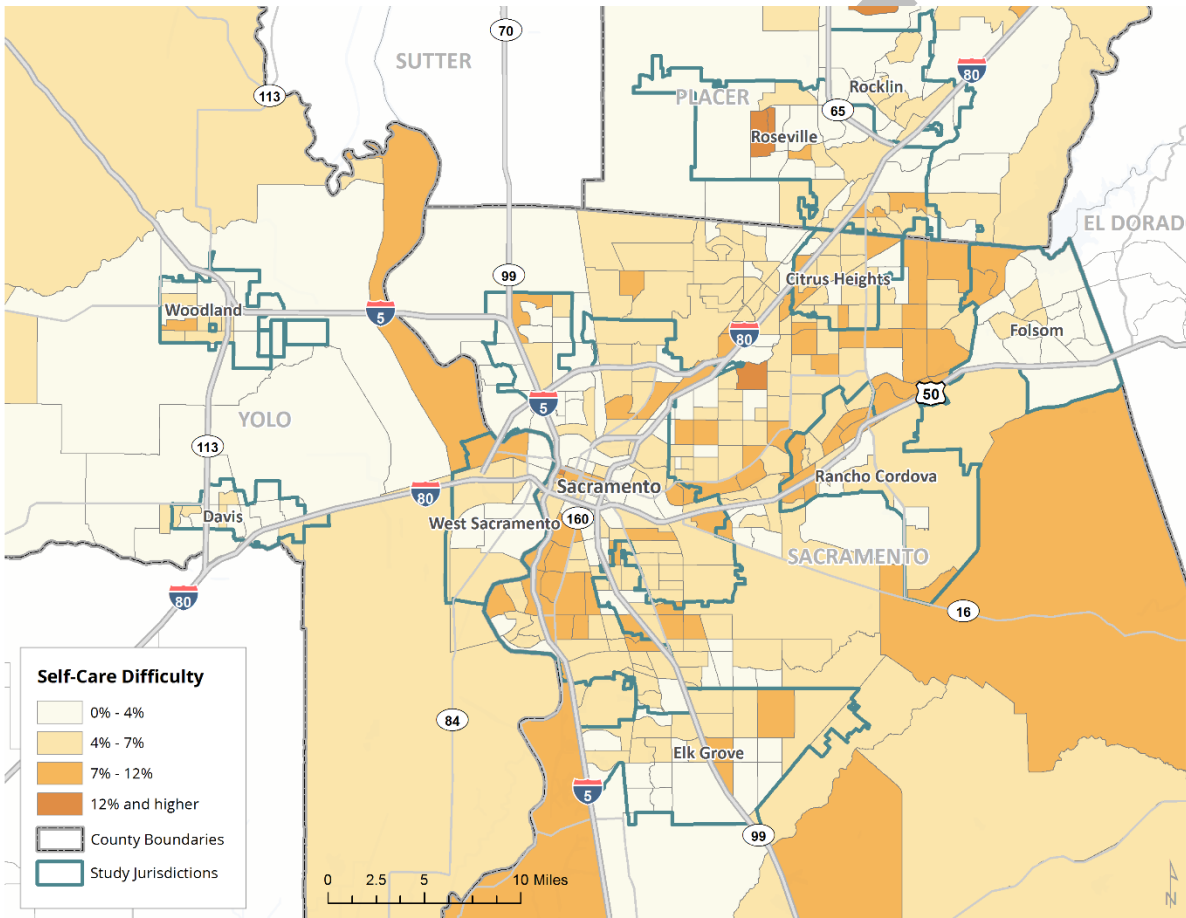


Note: The ACS defines ambulatory difficulty as having serious difficulty walking or climbing stairs.

Source: Root Policy Research from the 2013-2017 ACS.

Figure V-10 maps the concentration of residents with a self-care difficulty by Census Tract. The Census tracts with the greatest proportion of residents with self-care difficulty are found in Roseville and Sacramento County. As with ambulatory difficulty, residents with a self-care difficulty are least likely to live in a Davis Census tract, compared to other communities.

Figure V-10.
Percent of Residents with Self-Care Difficulty, by Census Tract

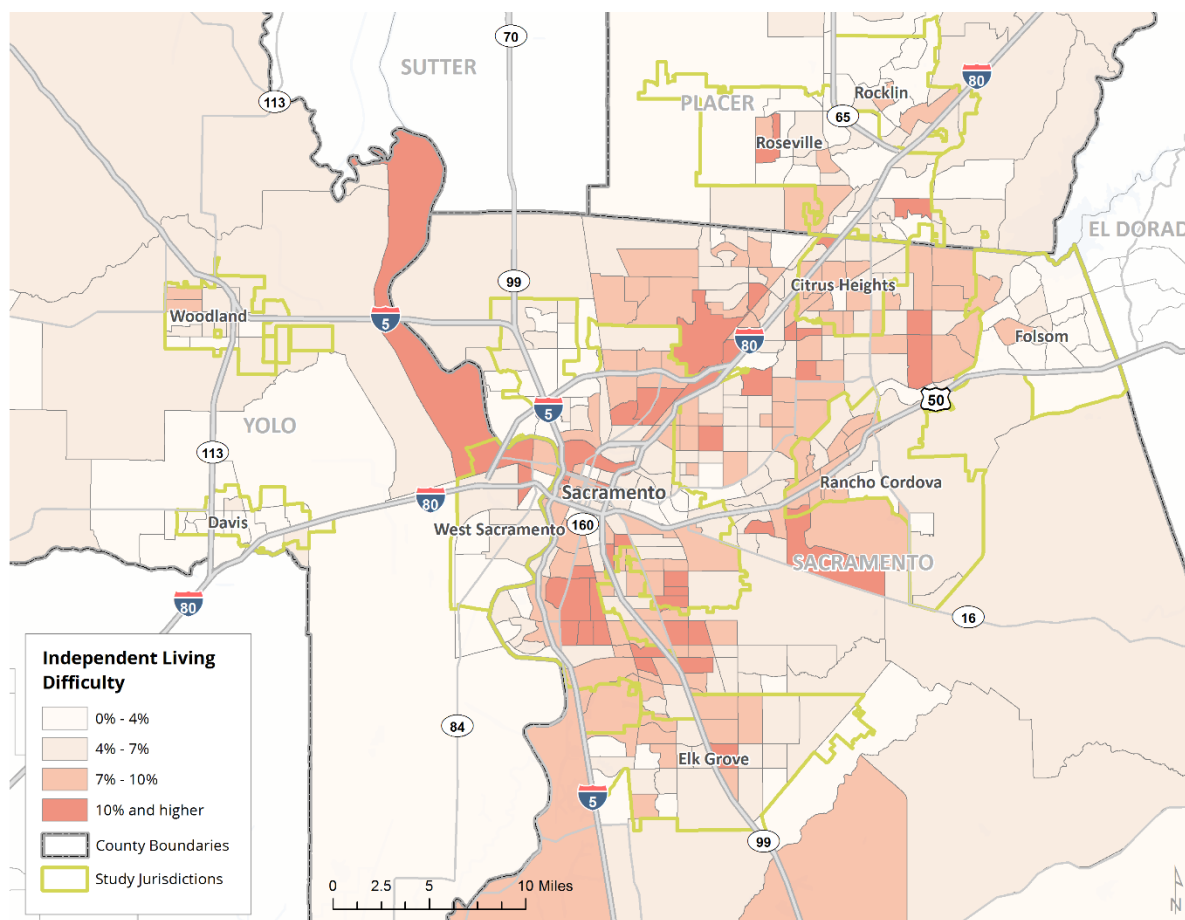


Note: The ACS defines self-care difficulty as having difficulty dressing or bathing.

Source: Root Policy Research from the 2013-2017 ACS.

Residents with independent living difficulties are more likely to live along the I-80 corridor northeast of Sacramento, and between I-5 and highway 99 south of Sacramento. Residents with independent living difficulties are less likely to live in Davis than other communities.

Figure V-11.
Percent of Residents with Independent Living Difficulty, by Census Tract



Note: The ACS defines independent living difficulty as having difficulty doing errands alone, such as visiting a doctor's office or going shopping, due to a physical, mental, or emotional condition.

Source: Root Policy Research from the 2013-2017 ACS.

Income and poverty. Figure V-12 presents the median income of residents with a disability, no disability, and the difference between the two, by jurisdiction. Among residents with disabilities age 16 and older with income from earnings earn less than residents without a disability. As shown, the gap in median earnings is smallest among residents of Rancho Cordova and greatest among residents of Roseville. Gaps in earnings can be explained by many factors, including limitations in earnings for people with a disability participating in benefits programs, earnings from labor in sheltered workshops, as well as being paid less than an employee without a disability performing the same tasks. Attributing the magnitude of the gap to each of these, and other, reasons for differences in earnings is between residents with and without a disability is beyond the scope of this

study; median earnings are presented to provide insight into income and poverty on the basis of disability.

**Figure V-12.
Median Earnings**

Note:

Residents ages 16 and older with earnings. Data available only for jurisdictions shown.

Source:

Root Policy Research from 2013-2017 ACS.

	Median Earnings		
	With a Disability	No Disability	Difference
Citrus Heights	\$21,386	\$31,578	(\$10,192)
Elk Grove	\$32,612	\$42,864	(\$10,252)
Rancho Cordova	\$26,329	\$31,386	(\$5,057)
Sacramento	\$24,222	\$32,447	(\$8,225)
Sacramento County	\$25,265	\$34,158	(\$8,893)
Roseville	\$25,231	\$46,762	(\$21,531)
Placer County	\$26,942	\$43,461	(\$16,519)
Yolo County	\$22,036	\$29,735	(\$7,699)

Among all respondents to the Sacramento Valley Fair Housing Survey¹⁸ conducted for this study, the median household income is \$25,000 up to \$50,000. Among survey respondents whose household includes a member with a disability, nearly three in five (59%) have annual household incomes less than \$25,000 compared to 16 percent of respondents whose household does not include a member with a disability.

The share of disability households with incomes less than \$25,000 participating in the survey varied by jurisdiction¹⁹:

- Sacramento County (76% have incomes less than \$25,000);
- Sacramento City (61%);
- Rancho Cordova (52%);
- Citrus Heights (48%);
- Roseville (31%); and
- West Sacramento (26%).

¹⁸ See Section VII. Community Engagement Findings for a comprehensive analysis of the survey.

¹⁹ Sample sizes of households that include a member with a disability are too small (n<40) to report for Elk Grove, Rocklin, Davis, and Woodland.

The share of disability households with incomes below also \$25,000 varies by housing situation. Overall, 13 percent of Sacramento Valley homeowners whose household includes a member with a disability have household incomes less than \$25,000 compared to 67 percent of disability renter households and 87 percent of those who are precariously housed²⁰.

Disability income. The Supplemental Security Income (SSI) program is a federal cash assistance program providing monthly benefits to eligible low income residents with a disability, residents who are blind, and older adults. In 2018, the maximum monthly federal SSI payment for individuals was \$750 per month and \$1,125 for couples. Recipients of SSI are able to earn some income, but SSI payments decrease if income exceeds a monthly limit. In California, SSI is supplemented by the State Supplemental Payment (SSP) Figure V-13 presents Federal SSI monthly maximum SSI payments, the SSP monthly maximum payments, income limits, and monthly income. An individual receiving the monthly federal maximum and earning the monthly maximum income from wages will have a monthly income of \$2,335 and an annual individual income of \$28,000.

Figure V-13.
Monthly Federal SSI
Income, 2018

Note:

If income exceeds monthly income limits, the monthly SSI payment is reduced, SSP is the California State Supplemental Payment.

Source:

Root Policy Research from Social Security Administration Publication No. 05-10003, February 2018 and <https://ca.db101.org/>.

	Individual	Couple
Monthly SSI Payment (maximum)	\$750	\$1,125
Monthly CA State SSP (maximum)	\$161	\$407
SSI Monthly Income Limits		
Income only from wages	\$1,585	\$2,235
Income not from wages	\$770	\$1,145
Maximum total income		
If income earned from wages	\$2,335	\$3,360
If income not earned from wages	\$1,520	\$2,270
If no additional income	\$911	\$1,532

Not all residents with a disability meet the eligibility requirements for receipt of SSI, and SSI is not the only federal benefit program available to people with disabilities. Among survey respondents whose household includes a member with a disability, 25 percent report receiving disability benefits of some type, including SSI.

Poverty. Figure V-14 presents the proportion of residents living in poverty by age and disability status. In general, **residents with disabilities between the ages of 18 and 64 are twice as likely to live in poverty as their 18 to 64 year old neighbors without disabilities.** Residents of Davis are the exception in this age cohort; in Davis there is no difference in the poverty rate between residents ages 18 to 64 with and without a disability. In Yolo County overall, the disparity in poverty rate for non-senior adults is only 5 percentage points.

²⁰ Precariously housed includes residents who are currently homeless, those staying with friends or family, but not on the lease (“couch-surfing”), or living in transitional or temporary housing.

Children under the age of 18 with a disability are more likely than children without a disability to live in poverty with a few exceptions, and the size of the difference in poverty rates ranges widely among the participating jurisdictions. Children with a disability in West Sacramento are twice as likely as their neighbors without a disability to be in poverty. Nearly two in five (39%) of children with a disability in Galt live in poverty, compared to 21 percent of Galt children without a disability. Children with a disability living in Rocklin or Davis are about as likely as children without a disability to live in poverty.

Figure V-14.
Percent of Population in Poverty, by Disability and Jurisdiction

	Under Age 18 % in Poverty		Ages 18 to 64 % in Poverty		Age 65 and Older % in Poverty	
	<i>With Disability</i>	<i>No Disability</i>	<i>With Disability</i>	<i>No Disability</i>	<i>With Disability</i>	<i>No Disability</i>
Citrus Heights	32%	16%	24%	12%	11%	4%
Elk Grove	21%	11%	17%	8%	8%	7%
Folsom	12%	5%	13%	4%	10%	5%
Galt	39%	21%	24%	12%	19%	8%
Rancho Cordova	31%	20%	24%	13%	10%	8%
Sacramento	36%	27%	34%	17%	17%	10%
Sacramento County	30%	22%	29%	14%	14%	8%
Rocklin	6%	7%	17%	6%	11%	6%
Roseville	17%	8%	15%	8%	14%	8%
Davis	7%	9%	37%	37%	6%	3%
West Sacramento	44%	22%	31%	14%	17%	9%
Woodland	26%	18%	21%	11%	14%	8%
Yolo County	26%	16%	27%	22%	12%	6%

Source: Root Policy Research from the 2013-2017 ACS.

Figure V-15 presents the share of households receiving food stamps (SNAP program) by households that include a member with a disability and those that do not. Given the prior figures demonstrating higher rates of poverty, lower earned income, and monthly cash benefits, it is not surprising that households that include a member with a disability are generally more likely than other households to receive food stamps. In Folsom, Galt, Rancho Cordova, and Roseville, there is little difference in food stamp program participation rates between households with and without a member with a disability.

Figure V-15.
Households Receiving Food Stamps in the Past Year, by Disability and Jurisdiction

	Disability Households		Non-Disability Households		All Households	
	# Receiving Food Stamps	%	# Receiving Food Stamps	%	# Receiving Food Stamps	%
Citrus Heights	1,705	17%	1,851	8%	3,556	11%
Elk Grove	1,401	11%	1,720	4%	3,121	6%
Folsom	133	3%	457	2%	590	2%
Galt	275	13%	611	11%	886	11%
Rancho Cordova	937	14%	2,668	15%	3,605	15%
Sacramento	8,515	19%	15,872	12%	24,387	13%
Sacramento County	22,407	17%	42,530	11%	64,937	12%
Rocklin	300	7%	585	3%	885	4%
Roseville	503	5%	1,481	4%	1,984	4%
Davis	290	8%	721	3%	1,011	4%
West Sacramento	834	18%	1,442	11%	2,276	13%
Woodland	872	17%	1,528	10%	2,400	12%
Yolo County	2,308	14%	4,105	7%	6,413	9%

Note: Disability households include at least one member with a disability.

Source: Root Policy Research from 2013-2017 ACS.

Accessible and Affordable Housing

This section examines the extent to which persons with disabilities are able to exercise fair housing choice and are housed in the most integrated setting appropriate for their needs.

As specified in federal regulations: “The most integrated setting is one that enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible, consistent with the requirements of the Americans with Disabilities Act, 42 USC. 12101, et seq., and Section 504 of the Rehabilitation Act of 1973, 29 USC 794. See 28 CFR. part. 35, App. A (2010) (addressing 25 CFR 35.130).” Under this principle, derived from the Supreme Court’s decision in *Olmstead vs. L.C.*, institutionalized settings are to be avoided to the maximum possible extent in favor of settings in which persons with disabilities are integrated into the community.

Different types of modifications, accommodations and/or services may be needed to allow individuals with disabilities to live in integrated settings. For example, persons with physical disabilities may need units with universal design or accessibility features, both within the

private market and publicly-supported housing stock, specific to their needs. Persons with other types of disabilities may require access to services and support—e.g., transportation assistance, personal care services—they need to live independently. Many persons with disabilities need housing that is affordable, as well as accessible. Affordability is a particularly acute concern for those relying on disability benefit programs like SSI.

Current housing choice and preferences. Overall, 42 percent of respondents to the survey are homeowners; households that include a member with a disability are half as likely as non-disability households to own a home (25% v. 53%). Homeownership rates among disability households participating in the survey are:

- Highest among West Sacramento (56%), Davis (54%), and Citrus Heights (46%) residents; and
- Lowest in Sacramento (10%), Elk Grove (18%), and Sacramento County (21%).

Regionally, one in five (18%) respondents to the survey are precariously housed²¹; this rate rises to one in four (26%) for households that include a member with a disability and falls to 13 percent for non-disability households. Among households that include a member with a disability, the share who are precariously housed ranges widely among the jurisdictions. Disability households are least likely to be precariously housed in Davis (3%), Roseville (10%), Woodland (12%), and West Sacramento (13%). Households that include a member with a disability are most likely to be precariously housed in Elk Grove (36%), Sacramento (33%), and Sacramento County (27%).

Most important factor when choosing current home. Like the typical regional resident, the greatest proportion of households that include a member with a disability identify “cost/I could afford it” as the most important factor they considered when choosing their current home. Availability of the unit to rent or buy, low crime/safe and liking the neighborhood are all important factors identified by households that include a member with a disability, and are similar factors of importance to regional residents. Compared to regional residents, disability households are slightly more likely to prioritize living near transit when choosing where to live (14% v. 9%), and are slightly more likely to choose where to live because a landlord is willing to rent to them despite bad credit/history of evictions (13% v. 9%). Overall, 7 percent of households that currently include a member with a disability prioritized the accessibility features of their unit when they chose the home. As noted above, the prevalence of disability increases significantly with age and not all people with disabilities require accessibility features in the home, so it is not surprising that only 7 percent identified accessibility features as the most important factor when they chose their home. Further, in focus groups, we found that some residents with accessibility needs compromised on access in order to secure housing that met other criteria (affordability, location).

²¹ Precariously housed includes residents who are currently homeless, those staying with friends or family (“couch surfing”), or living in transitional or temporary housing.

- *"It's so good to be able to get established again; it's nice to have stability and a home."* (Disability focus group participant)
- *"We're (residents of AMIH house) treated the same as any other neighbors."* (Disability focus group participant)

Desire to move. Overall, more than half (56%) of survey respondents would move from their current home or apartment if they had the opportunity. About two in three (67%) households that include a member with a disability would move given the opportunity, compared to 48 percent of households that do not include a member with a disability. Reasons for wanting to move identified by the greatest proportion of respondents are similar to the region for disability households—a bigger home, becoming a homeowner, moving to a different neighborhood, or getting a more affordable place to live. Some key differences in the desire to move between households that include a member with a disability and those that do not are apparent. Households that include a member with a disability are more likely than non-disability respondents to say they want to move because they:

- "Cannot afford my current rent" (37% of renter households that include a member with a disability v. 24% that do not)
- "Need more accessible house or unit for disability" (17% v. 0%);
- Want to "Move out of unsafe conditions (e.g., domestic assault, harassment)" (16% v. 8%); and
- Want to "Be within walking distance of bus or transit" (11% v. 4%).

Denied housing. In the past five years, nearly 7 in 10 (68%) households that include a member with a disability "seriously looked" for a new place to live in the Sacramento Valley, a slightly higher share than survey respondents whose household does not include a member with a disability (62%). Among people who seriously looked for housing in the past five years, households that include a person with a disability are twice as likely as non-disability households to have been denied housing to rent or buy (48% v. 24%).

When asked why they were denied, households that include a member with a disability were about as likely to be denied as non-disability households due to:

- Income too low (56% of respondents whose household includes a member with a disability v. 56% of non-disability respondents);
- Bad credit (46% v. 42%);
- Eviction history (15% v. 13%);
- Landlord didn't allow pets (13% v. 12%);
- Lack of stable housing record (12% v. 10%); and

- Size of household/too many people (7% v. 6%).

Households that include a member with a disability were **more likely to be denied** housing to rent or buy than a non-disability respondent due to:

- Landlord didn't accept the type of income I earn (23% of households that include a member with a disability v. 7% of non-disability households);
- Having a Section 8/Housing Choice voucher (15% v. 5%);
- Disability (11% v. 0%);
- Having children (8% v. 3%);
- Service animal/assistance animal/therapeutic animal (7% v. 0%); and
- I requested a reasonable accommodation for my disability (6% v. 0%).

Housing challenges. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Regionally, 77 percent of respondents whose household includes a member with a disability have accessibility needs within or to the home. Overall, **one in three (35%) households** that include a member with a disability with accessibility needs **live in a home that does not meet the accessibility needs of the resident with a disability**. The proportion of households living in homes that do not meet the accessibility needs of the member with a disability varies among the participating partners, ranging from a low of 10 percent of Woodland respondents to 46 percent of Rancho Cordova respondents, with Sacramento County (42%) and Sacramento (39%) rounding out the three jurisdictions where the greatest proportion of disability households live in units that do not meet the accessibility needs of a household member.

Among households with unmet accessibility needs, the improvements or modifications needed include:

- Grab bars (44% of residents whose housing does not meet the accessibility needs of the member with a disability);
- Service or emotional support animal allowed in the home (26%);
- Walk/roll in shower (25%);
- Reserved accessible parking spot by entrance (20%);
- Ramps (19%);
- Wider doors (17%);

- Stair lifts (13%);
- Fire alarm/doorbell made accessible for person with hearing disability/deaf (12%);
- Lower countertops (10%); and
- Alarm to notify if a non-verbal child leaves the home (7%).

Survey respondents had the opportunity to identify whether they experience particular housing challenges. Among all respondents, including households that include a member with a disability, worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of respondents. In addition to these challenges experienced all respondents, residents whose household includes a member with a disability are more likely than non-disability household respondents to:

- Worry about property taxes increasing (45% v. 30%);
- Struggle to pay the rent (36% v. 27%);
- Be unable to find a different place to rent due to poor credit or rental history (26% v. 8%);
- Worry about high crime in the neighborhood (22% v. 14%);
- Live in a home in poor condition (24% v. 12%); and
- Worry that they may get evicted (20% v. 12%).

Figure V-16 presents housing challenges that may be experienced by households that include a member with a disability. As shown, the types of challenges experienced vary by the respondent's housing situation and the needs of the member of the household with a disability. Overall, one in five (22%) renters with a disability worry about retaliation if they report harassment by neighbors/staff/landlord. More than one in 10 (15%) households that include a member with a disability can't afford the housing that has the accessibility features they need, and this increases to 22 percent of the precariously housed. Nearly one in four (23%) worry that their rent will be increased if they request an accommodation for their disability. Fewer than one in 20 households have experienced a landlord denying an accommodation or modification request or refused an emotional support or service animal.

Figure V-16.
Housing Challenges Experienced by Residents with Disabilities



Note: n/a means the measure does not apply to homeowners.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Lack of accessible housing units. In focus groups, residents with disabilities discussed how difficult it is to find housing that meets their accessibility needs in the region.

- *"Incredibly difficult to find accessible place to live." (Disability focus group participant)*
- *"Nothing is built accessible. In Oak Park, only one of the new buildings is accessible, and that one is priced out of range for someone on SSI. In the Triangle, there are new apartments and condos, but they are so much more than SSI." (Disability focus group participant)*
- *"The City and County (of Sacramento) have never stopped giving developers waivers for inaccessible units." (Disability focus group participant)*

Other ADA and disability accommodation challenges. Residents with disabilities experience other challenges that range from landlords or property managers who refuse to make reasonable accommodations or who don't think about the impact of operational or property changes on their tenants with disabilities. As shown in Figure V-16 above, nearly one in four residents with disabilities (23%) worry that if they request a reasonable accommodation their rent will go up or they will be evicted, and slightly less than one in 10 have had a housing provider refuse an accommodation (8%). About one in 20 (5%) residents with a disability had a housing provider refuse to make an accommodation for a therapy/companion/emotional support animal.

Lack of affordable housing. Like other residents of the region, a lack of affordable housing to rent or buy is a major challenge for residents with a disability, particularly those relying on disability benefit income like SSI or SSDI. Three in five (61%) renters whose household includes a member with a disability worry that their rent will increase more than they can pay, and one in three (35%) struggle to pay their rent.

- *"In Sacramento there is a maximum need for low, low income housing, not something more. There need to be first floor housing." (Disability focus group participant)*
- *"I'm in the HCV program. I applied for a studio unit, paying FMR (fair market rent) and my only income is SSDI. So, between rent and SMUD I'm still paying 80 percent of my income in rent. (Disability focus group participant)*
- *"If you're on SSDI, housing is not affordable." (Disability focus group participant)*
- *"There isn't enough low income housing in Placer County. New buildings go up and none of them are affordable. The City Councils and Superintendents don't see the need for affordable housing. I have a year left in my AMIH house; where am I supposed to go after that?" (Disability focus group participant)*

Publicly supported housing provider policies and practices. Residents with disabilities who live in publicly supported housing developments of any type shared their experiences as tenants. In general, maintenance and management issues are similar to those raised by residents living in privately-provided housing. Navigating the affordable housing system, including waitlist processes, was a frequent topic of discussion. For many residents with disabilities, having to individually visit low income properties to apply for waitlists is challenging due to logistics and the cost of application fees.

Maintenance and condition issues—

- *"Quality of housing depends on the management and on the maintenance men. This has gone downhill at Pin Yuen. There are no services after hours or on weekends. The elevator breaks often, and they tell you to use the freight elevator, but you can't use the freight elevator when people are moving in." (Disability focus group participant)*
- *"I used to live in the Comstock which is owned by SHRA. The elevator frequently goes down and people are trapped; they can't get downstairs. In 2017, the elevator was down for three or four days." (Disability focus group participant)*

- *"If there are inspections, they don't give any notice. They just come in no matter what." (Disability focus group participant)*

Navigating the affordable housing system and waitlists—

- *"There is such a long waitlist for housing programs." (Disability focus group participant)*
- *"If you're late on the rent, you get a \$50 late charge. If you're on Section 8 and it's late, you get a late charge, when SHRA is the one late on the payment!" (Disability focus group participant)*
- *"There is no communication between entities that take the paperwork and people that need the system. You don't know where to go to get what kind of service. If you're in low income housing, it's not always appropriate housing for your situation, but they don't take your disability into account." (Disability focus group participant)*
- *"I had Section 8 one time. But it didn't allow people to get on their feet. Because you start working, and then you lose the support. It's a cliff. You can't get on your feet. Can't build a new foundation." (Disability focus group participant)*
- *"(I) like how they (AMIH) prepare you for living independently. We have house meetings. AMIH helps you fill out applications and helps you deliver them. They help with whatever you need to get stable." (Disability focus group participant)*

Barriers to homeownership. Among survey respondents with disabilities who rent, two in five want to buy a home, but can't afford the downpayment, similar to renter households overall. Households that include a member with a disability were as likely as the typical regional household to report being denied a home loan (7% v. 5%).

Difficulty finding landlords who accept housing vouchers. More than three in five (63%) housing voucher recipients whose household includes a member with a disability²² say that it is "very difficult" to find a landlord that accepts a housing voucher. Compared to households that include a member with a disability, non-disability voucher households are less likely to consider finding a landlord that accepts vouchers "very difficult" (42%). This suggests that voucher households that include a member with a disability experience even more difficulty than non-disability households when using housing vouchers. In explaining why they rated their experience finding a landlord to accept a housing voucher "somewhat" or "very difficult" respondents whose household includes a member with a disability identified:

- Not enough properties available (59%);
- Landlords have policies of not renting to voucher holders (51%);

²² Includes Housing Choice Voucher/Section 8 voucher program participants as well as recipients of other housing vouchers (e.g., VASH).

- Have a hard time finding information about landlords that accept Section 8 (48%);
- Voucher is not enough to cover the rent for places I want to live (40%);
- Not enough time to find a place to live before the voucher expires (33%);
- Did not like any of the units available for voucher holders (16%); and
- Condition of housing unit does not pass the inspection (14%).

Criminal history. Difficulty finding a landlord due to criminal history is a challenge for 10 percent of precariously housed disability households, compared to 7 percent of households regionally. Among survey respondents who seriously looked for housing in the past five years, people with disabilities are about as likely as other home seekers whose household does not include a member with a disability to be denied housing to rent due to their criminal history (5% v. 3%).

- *"I can't get an income based apartment because I have a felony conviction." (Disability focus group participant)*
- *"AMIH has a Ready to Rent program, but they can't fix the criminal history." (Disability focus group participant)*

Stakeholder perspectives—housing challenges of people with disabilities. With respect to the housing challenges of people with disabilities, stakeholders' comments centered on the lack of accessible, affordable units in the region; other ADA and disability accommodation challenges; and a lack of supportive services or full spectrum of housing options for people with disabilities.

Lack of accessible, affordable housing units. For residents with disabilities, particularly those relying on disability benefit income, finding affordable housing that also meets their accessibility needs in the home is incredibly difficult. Market rate units that are accessible are financially out of reach. Older units that may be naturally-occurring affordable housing, including properties in less transit-rich environments are rarely accessible. Finding an accessible and affordable unit is like finding a needle in a haystack.

- *"The nexus of accessible housing, affordable housing, and access to transit limits you to being able to live in a very small part of the city (of Sacramento)." (Stakeholder focus group participant)*
- *"People with a disability are more likely to endure conditions that are substandard due to lack of other options." (Stakeholder focus group participant)*
- *"Accessibility is a HUGE problem, especially because the housing in the neighborhoods that have the best transit connections is old with old construction." (Stakeholder focus group participant)*

- *“For many working age adults with disabilities, senior housing is the best option because it’s accessible, but they are not seniors. Young people with disabilities are excluded.” (Stakeholder focus group participant)*
- *“There is a real need for housing that is affordable to people with disabilities on SSI who are not elderly; there is basically no housing they can afford. Really need 0-30%.” (Stakeholder focus group participant)*

Lack of supportive services or spectrum of supportive housing options.

Stakeholder focus group participants identified a lack of supportive housing services as a critical need in helping the region’s most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.

- *“There is a lack of quality care providers to help with activities of daily living or other supports; housing staff aren’t qualified to provide these services.” (Stakeholder focus group participant)*
- *“People who are homeless are often members of protected classes, especially disability. We see the same people over and over; they slip through the cracks, because they are not given case management to help them transition into housing and to live sustainably and independently.” (Stakeholder focus group participant)*
- *“There is a dearth of supportive housing for mental health and substance abuse; supportive services make the difference between homelessness and stability in housing.” (Stakeholder focus group participant)*
- *“People with mental health issues are the most difficult to house and keep housed. It is not uncommon for there to be conflicts with neighbors, and living in close quarters can be extremely difficult for these residents.” (Stakeholder focus group participant)*
- *“Many people with severe mental illness, especially the formerly homeless, become hoarders when they get housed. This is an extremely difficult challenge. Case management is critical.” (Stakeholder focus group participant)*

Other ADA and disability accommodation challenges. In addition to other challenges, residents who rely in part on disability benefit income must carefully balance their employment earnings. For many, especially those with cognitive difficulties, this is a difficult task with serious consequences for their housing situation. Lack of ADA accessible infrastructure or infrastructure in disrepair further narrows where residents with mobility disabilities can seek housing.

- *“Public accommodation/ADA access issues are prevalent throughout the region. Lack of sidewalks are a serious impediment.” (Stakeholder focus group participant)*

- *“Seniors and people with mental health issues who need modifications or accommodations don’t know their rights. Don’t know how to ask for what they need.” (Stakeholder focus group participant)*
- *“Most calls to Project Sentinel or Sac Self-Help Housing are residents asking for assistance with obtaining reasonable accommodations, especially for emotional support animals, and to extend search time limits for vouchers. People are afraid to make a complaint because they do not want to lose their housing. So, from their perspective, actual rates of housing discrimination are likely much higher than they see from their hotlines.” (Stakeholder focus group participant)*
- *“We had a client who was a mother living in an income-restricted apartment with her adult son with a disability and a roommate with a disability. Both got jobs and are trying to live as independently as possible. When both people with disabilities got a raise, it bumped their income up just enough so that they no longer qualify to live in the building where they live. They got a notice, and there was no other two bedroom unit they could afford in Davis to rent. **How can getting a raise create a housing crisis?**” (Stakeholder focus group participant)*

Displacement experience. Regionally, 25 percent of respondents to the survey experienced displacement—having to move out of a home or apartment when they did not want to move—in the region in the past five years. Households that include a member with a disability are nearly twice as likely as non-disability households to have been displaced in the past five years (34% v. 18%). When considered by housing situation, displacement rates vary dramatically. As with other survey respondents, homeowners are much less likely than renters and the precariously housed to have experienced housing displacement in the past five years—9 percent of homeowners whose household includes a member with a disability compared to 33 percent of renters, and 59 percent of the precariously housed.

Reasons for displacement experienced by more than 10 percent of households that include a member with a disability include:

- **For homeowners**²³—rent increased more than I could pay (38%), property taxes/other costs of homeownership (17%), health/medical reasons (17%), had to move due to mold or other unsafe conditions (17%), personal reasons/relationship reasons (13%), and landlord selling home (13%);
- **For renters**—rent increased more than I could pay (27%), personal reasons/relationship reasons (16%), landlord selling home (16%), mold or other unsafe conditions (13%), landlord wanted to rent to someone else (11%), and landlord refused to renew my lease (11%); and

²³ Note that the current housing situation—homeowner, renter, precariously housed, may be different from the respondent’s housing situation at the time the displacement occurred.

- **For precariously housed residents**— personal reasons/relationship reasons (27%), rent increased more than I could pay (26%), Was living in unsafe conditions (e.g., domestic assault, harassment) (17%), evicted (kicked out) for no reason (17%), landlord selling home (15%), evicted (kicked out) because I was behind on rent (14%), and landlord wanted to rent to someone else (12%).

Experience with housing discrimination. Overall, 29 percent of the survey respondents whose household includes a member with a disability say that they experienced discrimination when they looked for housing to rent or buy in Sacramento Valley compared to 17 percent of all survey respondents and 10 percent of respondents whose household does not include a member with a disability.

The rate of housing discrimination experience among survey respondents whose household includes a member with a disability varies by housing situation, from 11 percent of homeowners and 32 percent of renters to 39 percent of those who are currently precariously housed. The majority of these experiences occurred in the past five years. The top reasons offered for the discrimination they experienced are race or ethnicity, disability, income, familial status, age, and having a Housing Choice Voucher/Section 8 voucher. Respondents with disabilities' description of the reason they felt discriminated against include:

- *"When talking to the manager they were happy to see me until I said I was disabled and they went out of their way to dissuade me; they had every excuse. I was happy not to live there."*
- *"3x rent in monthly income to even qualify to rent is discrimination against people on fixed incomes. Particularly the disabled."*
- *"Because Madison Hills was purposely making us do all this running around to get paperwork that we could have just gotten online, and instead had people on disability running around for a week and they still denied us due to disabilities."*
- *"Because my son is mentally ill and behavior issues."*
- *"For being Native, disabled and homeless."*
- *"From the resident manager: 'I kicked out everyone on disability but you already, and I can kick you out anytime I want.' 'People on disability make me sick, you are leeches on the backs of society.' 'My son's autistic, I have been living with an autistic child for 29 years and I know what autism looks like. Your son is NOT autistic.' 'You aren't disabled, you're pulling the wool over everyone's eyes to get benefits you don't deserve.' 'So you had cancer, get over it, everyone has problems.' Telling neighbors my credit score, my medical history, my son's medical history, and making fun of my seizures, my cancer diagnosis, and that I use a walker."*

About 70 percent of respondents whose household includes a member with a disability seriously looked for housing to rent or buy in the past five years. These households were more likely to experience:

- “Landlord did not return calls asking about a unit” (25% of disability households v. 16% regionally);
- “Landlord did not return emails asking about a unit” (20% v. 13%); and
- “I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available” (19% v. 11%).

In focus groups, participants discussed their experiences with housing discrimination.

Residents with disabilities described differential treatment by housing providers and building staff, difficulties experienced when trying to request reasonable accommodations; challenges associated with how housing providers account for in-home care providers; and difficulty communicating with housing providers.

- *“Management doesn’t treat residents respectfully and it’s painful and disheartening to feel like you don’t matter. Suddenly, the office is closed every day. They’re training us to get frustrated enough so that we don’t bother complaining anymore.” (Disability focus group participant)*
- *“I was harassed out of HUD housing by the property manager and neighbors because of my mental illness.” (Disability focus group participant)*
- *“There’s bullying due to mental health issues, and treatment because of mental health.” (Disability focus group participant)*
- *“People look at the mentally ill and look at you like you’re a rancid dog.” (Disability focus group participant)*
- *“People with criminal histories, especially felony convictions, that stem directly from their mental illness are barred from benefitting from low income housing. Same thing with bad credit, unpaid utilities.” (Disability focus group participant)*

Several tenants of publicly supported housing who participated in a disability focus group experienced SHRA treating their in-home caregivers as residents, and counting the caregiver’s income toward the household income, resulting in unfair rent increases. They also believe that they were told to request accommodations for their disability *after* moving into a unit even though the accommodation request was for a larger unit in order to accommodate in-home caregivers.

“You have to ask for an accommodation after you get into housing; if you need an in-home caregiver, they’ll still make you have a one bedroom first then ask for a caregiver. SHRA requires you to treat a caregiver like a secondary resident, and that’s not right.” (Disability focus group participant)

Stakeholder perspectives on disability and housing discrimination concerned both the private and public sectors:

- In the **private sector** stakeholders expressed concern about residents with disabilities living in rental units in poor condition with landlords who refuse to make repairs, and do not know their responsibilities to make reasonable accommodations.
 - *“There are apartment complexes in Placer County that serve a lot of people with disabilities. We receive a lot of complaints about the landlords, because they won’t make repairs.” (Stakeholder focus group participant)*
 - *“It often comes down to property managers not knowing anything about fair housing—especially mental illness or trauma. People with mental illness often have SSI as their only source of income. Their payment comes in on the 5th, and they forget to pay their rent, due to their disability. They get charged a fee. And things snowball from there.” (Stakeholder focus group participant)*
 - *“Barriers around service animals. Many of the calls that Independent Living Centers get are about addressing issues with service animals and consumers and property managers don’t know their rights and responsibilities.” (Stakeholder focus group participant)*
 - *“When people with disabilities try to find private housing, they have a very difficult time with landlords about service animals and emotional support animals.” (Stakeholder focus group participant)*
- In the **public sector** stakeholders expressed concern about a lack of services needed for people with disabilities to live independently, putting them at risk for institutionalization. For people with mental illness, especially those with hoarding disorders, interactions with code enforcement or other resident-facing city/county services may jeopardize their housing because frontline staff are not equipped to accommodate their needs and resolve the situation. Public policies or practices may disparately impact people with disabilities.
 - *“Lack of supportive services with people with mental health and other disabilities disparately impacts them as these residents become chronically homeless or are institutionalized. When there are supportive services, they’re much more successful, and landlords don’t get complaints.’ Example of doing this right: Beemer Place in Woodland where units are directed for people with severe mental illness and has onsite case management.” (Stakeholder focus group participant)*
 - *“Hoarding is a disability and it is a very big issue. Neighbors complain, city code enforcement doesn’t know how to handle it, and there are no funds to help these people.” (Stakeholder focus group participant)*
 - *“Opioids are a huge problem. There are a thousand places to buy drugs here, but no places to get help. Addicts are robbing people, living on the streets, and the*

NIMBY and NOPE types prevent help from occurring. Tried to convert a vacant to basic housing, and couldn't get it done. Placer County is in crisis, and that includes the cities." (Stakeholder focus group participant)

Access to Opportunity

The previous chapter focused on access to opportunity for members of all protected classes, including residents with disabilities. This section expands on that discussion with additional information and local efforts specific to increasing access to opportunity for residents with disabilities.

A lack of access to affordable, accessible transportation, including accessible first and last mile connections to transit, is the primary barrier raised by residents with disabilities to accessing health care, employment, and community services, facilities and events.

Healthy neighborhoods. Survey respondents whose household includes a member with a disability responded neutrally to statements about healthy neighborhood attributes, indicating that they somewhat agree that a given attribute is true for where they live. On all measures, disability households were less likely than regional respondents to agree with any of the healthy neighborhood attributes, particularly "the area where I live has lower crime than other parts of the community," "housing in my community is in good condition and does not need repair," and "I have a supportive network of friends or family in my neighborhood or community."

"My husband almost turned his electric wheelchair over at Riviera Park due to the walkways being full of cracks and pot-holes. Those chairs weigh 200+ lbs and it took everything in me to get him back on the smooth pavement when he hit one of those holes! Dangerous!" (Survey respondent)

Barriers to better health care for people with disabilities. When asked what is needed in the Sacramento Valley to help the person with a disability in the household better access health care services, the greatest number of survey responses related to access to public transportation services, followed by improved access to mental health care services, better access to health care clinics and doctors who accept Medi-Cal, and case management or personal advocate services to help people with disabilities and their families navigate the disability benefit systems. About 10 percent of respondents reported that the person with a disability's health care needs are adequately met by existing services.

- Access to affordable and accessible transportation for appointments:
 - *"Reliable door to door transportation." (Survey respondent)*
 - *"Transportation or free rides to and from appointments." (Survey respondent)*

- *"I lived in Midtown for 24 years. I have excellent health insurance BUT NONE of the health care providers have a clinic where I live at Marconi and Eastern. I thought about switching health care providers but that was far too disruptive. I wind up wasting THREE HOURS on public transit every single time I go to the doctor, dentist, primary care, neurologist, sleep specialist, gynecologist. I cannot afford paratransit; it is \$11.00 for a round trip. Because I moved to the County of Sacramento and no longer a City of Sacramento resident, I lost the 40 FREE trip coupons for Paratransit from Ethel Hart Senior Center. I cannot afford Lyft."* (Survey respondent)
- Mental health care access—including access to services but also the frequency of access allowed. Access to mental health care service is always a need, but even those residents who have access to some level of mental health care may find that the number of monthly or annual appointments covered by Medi-Cal are inadequate to meet their needs. As discussed in Section IV, access to mental health services, including help for addicts, was considered a pressing need by people with disabilities and regional stakeholders. Participants with mental illness stressed the importance of supportive services and organizations like Advocates for Mentally Ill Housing (AMIH) for helping them manage their illness, navigate the health system, and achieve and maintain stability.
 - *"Mental health doesn't get enough attention or resources. You get 5150'd and think they've promised you a bed, but there is no bed, so it's back to the hospital."* (Disability focus group participant)
 - *"More mental health practitioners, counselors and therapists who specialize in co-occurring disorders with autism."* (Survey respondent)
 - *"Mental health services not adequate. If you get County, total six weeks, 30 minutes per week. Just when you start to trust therapist, you are done. Better not to start."* (Survey respondent)
 - *"Need to offer appropriate mental health services for non-alcoholic/drug associated issues. County is worthless, but Medi-Cal and Medicare don't pay enough for decent therapists to take those clients. So, if you are disabled, especially seniors, and not drug addicts or alcoholics, just too bad; you're on your own."* (Survey respondent)
- Closer health care clinics:
 - *"Services closer to where we live."* (Survey respondent)
 - *"There are no medical offices in west Roseville."* (Survey respondent)
- Health care access—more doctors accepting Medi-Cal:
 - *"More doctors accepting Medi-Cal, less waits to see a doctor."*
 - *"More Doctors that are willing to take on patients with state medical coverage."*

- *"More private doctors that accept Medi-Cal, at this time it's just overcrowded clinics."*
- **Need for case managers, advocates, case workers to help residents navigate bureaucracy—paperwork, qualifications for benefits, re-signing up for benefits, etc. and benefit systems**
 - *"To understand the disability and to help him with resources." (Survey respondent)*
- **Nothing needed**—about one in 10 survey respondents replied that the member of the household with a disability is adequately served by available health care services.
 - *"Nothing. Health Services are accessible and great." (Survey respondent)*

Barriers to better access community amenities, facilities, and services. When asked what is needed in the Sacramento Valley to help the person with a disability in the household better access community amenities, facilities or services such as parks, libraries, government buildings, cultural facilities, and festivals/events, more than half of survey respondents related to access to public transportation services, followed by ADA access including access for those with sensory disabilities, outreach and promotion of events to the disability community, and a more welcoming and inclusive attitude toward people with disabilities.

- **Access to affordable, reliable, transportation with stops at community amenities and events**
 - *"Paratransit that isn't so expensive. Can rarely go anywhere because of the high prices." (Survey respondent)*
 - *"Good parking, enough for people with disabilities; mobility problems. Not such long walks to public transit with poor hours running and long waits." (Survey respondent)*
 - *"Free or low cost transportation." (Survey respondent)*
 - *"Better public transportation that is reliable. And runs more often on weekends and late evening." (Survey respondent)*
 - *"Bus lines to these community features." (Survey respondent)*
 - *"Continuation of current public transportation options like Yolo Bus and VIA." (Survey respondent)*
 - *"Neighborhood shuttle buses, community shuttle buses, cheaper bus fare on public transportation." (Survey respondent)*
- **First and last mile connections, sidewalks**
 - *"Accessible sidewalks connecting areas of the community—Arden Arcade." (Survey respondent)*

- *"Calles con pavimento/banqueta Y menos crimen." [Paved streets with sidewalks, and less crime.] (Survey respondent)*
- *"Making sure that intersections are accessible to visually impaired people at intersections, roundabouts and traffic islands." (Survey respondent)*
- *"More parking enforcement as ramps to sidewalks are constantly blocked by vehicles." (Survey respondent)*
- Accessible parking
 - *"Enforce disabled parking regulations." (Survey respondent)*
 - *"Handicapped parking spaces that aren't far from doors/entries, and drop-off points so a driver can drop off elderly or disabled people near the entry, then park." (Survey respondent)*
 - *"More handicap parking/shuttle bus to events." (Survey respondent)*
- Inclusive and ADA accessible spaces and events
 - *"Improved park facilities for greater access." (Survey respondent)*
 - *"More outreach and events geared toward developmentally disabled individuals." (Survey respondent)*
 - *"Better information about accessibility for all of these areas. It is difficult to determine if they are accessible or not." (Survey respondent)*
 - *"Accommodations for waiting in lines." (Survey respondent)*
 - *"Besides what I said about transportation before, all community and government facilities must be ADA compliant. All cultural events must provide written material in formats other than print. Not everyone that is blind will have a tape recorder. So what about braille?" (Survey respondent)*
 - *"I would love to have electric mobility carts similar to the ones in grocery stores for rent at a reasonable hourly price. I am unable to stand very long or walk very far. I don't have anyone to push me in a manual wheelchair. I prefer the ability to drive myself around. I would go to many more events if these were available. Note** I DO NOT MEAN MANUAL WHEELCHAIRS."*
- Inclusive and ADA accessible spaces and events for children and youth with disabilities
 - *"Better options for small children with disabilities." (Survey respondent)*
 - *"Parks for special needs kids. Wheelchair access to swings like back east. Restrooms to access kids with cerebral palsy with changing areas not a dirty floor." (Survey respondent)*
 - *"Special days for kids with autism." (Survey respondent)*
- More welcoming and understanding community

- *“Better understanding of the disability by the community.” (Survey respondent)*
- *“Convenience and being welcomed by the community.” (Survey respondent)*
- *“For the community to be inviting and encouraging.” (Survey respondent)*
- *“Remember that not all disabilities are physical—sensory friendly environments; accessible transportation at all hours; community's knowledge about disability and willingness to include.” (Survey respondent)*

Welcoming neighborhoods. To understand the extent to which Sacramento Valley residents feel welcome in their community, respondents rated their degree of agreement with the following statement: *“I feel that people like me and my family are welcome in all neighborhoods in my city.”* Respondents whose household includes a member with a disability are less likely to feel welcome in all neighborhoods than regional respondents (42% v. 53%). This difference—people with disabilities being less likely to feel welcome in all neighborhoods in their city compared to households that do not include a member with a disability—persists across all jurisdictions *except* residents of Davis. Overall, 82 percent of disability households in Davis feel welcome throughout the community as do 80 percent of Davis residents overall. A greater proportion of residents of West Sacramento, Rocklin, and Elk Grove whose household includes a member with a disability are less likely to feel welcome, when compared to other residents of their community.

Section VII includes a discussion of survey respondents’ perceptions of neighbor support for different types of housing, including housing uses specific for residents with disabilities and persons recovering from substance abuse. On average, regional residents express weak agreement that most neighbors would support new housing for low income seniors and people with disabilities, and they disagree that their neighbors would support housing for people recovering from substance abuse. The overall tepid support of housing for people with disabilities and seniors and the striking difference in support based on type of disability (i.e., general “people with disabilities” vs. people in recovery) underscores the stigma associated with mental illness and recovery from addiction/alcoholism that some focus group participants experience.

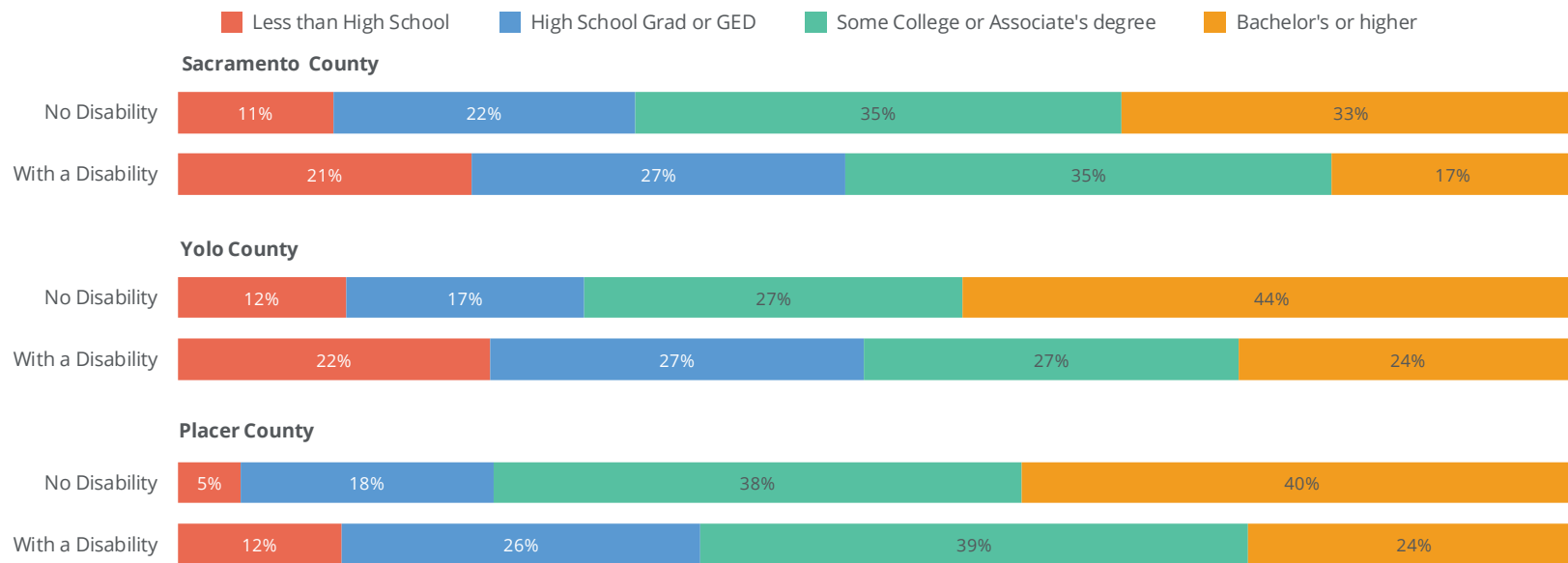
Education. Section IV included a detailed look at public school education opportunities. A 2017 special education report for the Sacramento City Unified School District estimates that nearly 14% of students in the district receive special education instruction.²⁴ Figure V-17 compares the educational attainment of residents ages 25 and older with a disability to those in the same age cohort without a disability for Sacramento, Placer, and Yolo counties. As shown, adults with a disability are twice as likely as those without a disability to have less than a high school degree. Adults with disabilities living in Placer County are twice as

²⁴ Council of the Great City Schools, “Improving Special Education Services in the Sacramento Unified School District,” Spring 2017, accessed at https://www.scusd.edu/sites/main/files/file-attachments/sacramento_special_education_report_edited--_final050117.pdf, p. 9.

likely as Sacramento and Yolo County adults with disabilities to have completed at least a high school education.

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Figure V-17.
Educational Attainment, by Disability Status and Jurisdiction



Note: Data shown at the county level due to insufficient data.

Source: Root Policy Research from 2013-2017 ACS.

Transportation and mobility. As discussed above, transportation is the most significant barrier residents with disabilities must overcome in many aspects of their lives, but is particularly a barrier to living in the most independent, integrated setting possible. Without access to transportation, independent living is not truly available, as a lack of access to transportation limits where people can live, where they can shop or work, worship, go to school, and participate in the community. Section IV included a detailed analysis of public transportation availability in the region, so the following provides an overview of paratransit services available in the region.

Accessing paratransit. Under the ADA, providers of fixed route bus service are required to provide paratransit services within a $\frac{3}{4}$ mile radius of the fixed route line.

Public transportation services for those with disabilities are available, and include the following:

- Sacramento Regional Transit's Paratransit service, serving ADA-certified passengers in the City of Sacramento, Citrus Heights, Rancho Cordova, parts of Folsom, and other regional communities.²⁵
- Davis Community Transit, serving ADA-certified passengers in Davis.²⁶
- SCT/Link's Dial-a-Ride service, serving all passengers including ADA-certified passengers, other disabled passengers, and seniors in Galt. Special service to medical facilities is provided to passengers with disabilities and seniors on Thursdays and Fridays.²⁷
- E-van, serving ADA-certified passengers in Elk Grove, including rides to medical facilities in South Sacramento.²⁸
- El Dorado Transit's ADA Paratransit service, providing service to ADA-certified passengers in Folsom and Rancho Cordova. El Dorado Transit also provides a Dial-a-Ride for all disabled passengers and seniors, and a Sac-Med service to connect all residents to medical facilities in Sacramento on Tuesdays and Thursdays.²⁹
- Folsom Dial-a-Ride, serving passengers with disabilities and seniors in Folsom.³⁰

²⁵ http://www.sacrt.com/documents/ADA_pdfs/ADAParatransitRidersGuide_June2018.pdf

²⁶ <https://cityofdavis.org/city-hall/parks-and-community-services/davis-community-transit>

²⁷ <http://www.sctlink.com/dial.asp>

²⁸ http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/etran/E_Van_RidersGuide_V3.pdf

²⁹ <http://eldoradotransit.com/dial-a-ride/>

³⁰ https://www.folsom.ca.us/city_hall/depts/admin/transit/dial.asp

- Rio Vista Route 51 Circulator, serving the general public in Isleton and surrounding areas, with priority for ADA-certified passengers.³¹
- General Public Dial A Ride/Paratransit Service in Rocklin is provided by Placer County Transit via contract with the City and goes beyond ADA required minimums with service available to all areas within the Rocklin City limits. ADA-certified passengers receive priority and discounted fares are available for seniors and disabled persons. Free non-emergency medical trips (door to door service) are also available through Health Express for seniors and disabled persons.
- Roseville ADA Paratransit for ADA-certified passengers, and Roseville Dial-a-Ride for all passengers in Roseville.³²
- YoloBus Special for ADA-certified passengers in Davis, Woodland and West Sacramento.³³
- YoloBus Dial-a-Ride for seniors and disabled passengers in West Sacramento.³⁴

Despite the availability of transportation services for residents with disabilities, the following gaps exist for passengers:

- Dial-a-Ride services for seniors or disabled residents that don't meet the ADA requirements for paratransit services are not available in Sacramento, Citrus Heights, Davis, Elk Grove, or Woodland. In areas where Dial-a-Ride is available, the per-trip cost is also prohibitive to very low income residents with disabilities.
- Most ADA paratransit services only provide service within ¾ mile of existing public transit lines and during the same hours as those fixed route services, as required by law.
- Some services, including SacRT's ADA paratransit and e-van, will not accept day-of reservations. Folsom Dial-a-Ride, Roseville ADA Paratransit, and YoloBus Dial-a-Ride advertise that reservations should be made at least a day in advance, but do not advise about the possibility of same-day reservations. These services reduce the flexibility in transportation for residents reliant on these services. Some services, including Davis Community Transit and Roseville Dial-a-Ride, allow day-of reservations, based on availability, for a premium fare. Finally, SCT/Link's Dial-a-Ride, Rio Vista's

³¹ <http://riovistacity.com/wp-content/uploads/file/Delta%20Breeze/Schedule.pdf>

³² <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8759508;>
http://cityofroseville.hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Public%20Works/Roseville%20Transit/Services%20&%20Schedules/Paratransit/2016%20-%20Paratransit%20Brochure.pdf

³³ <http://yolobus.com/riderinformation/pdfs/150901RidersGuideBooklet.pdf>

³⁴ <http://yolobus.com/riderinformation/pdfs/170803-WS%20DAR%20Brochure.pdf>

Circulator, Placer County's Dial-a-Ride, and YoloBus Special all accept day-of reservations, based on availability.

- Many services provided reduced or no services on weekends. In particular, Folsom's Dial-a-Ride and Rio Vista's Circulator are unavailable on weekends, while SCT/Link, El Dorado Transit, and Placer County services are unavailable on Sundays.

Lack of first and last mile connections. An incomplete sidewalk network or inaccessible sidewalks, curbs without curb cuts, or broken sidewalks further restrict the places where residents with disabilities can go. Regionally, 15 percent of survey respondents' whose household includes a member with a disability identify *"I cannot get around the neighborhood because of broken sidewalks/no sidewalks/poor street lighting/dangerous traffic"* as a housing challenge they or the member of the household with a disability experiences.

Employment. Figure V-18 presents the share of Sacramento Valley residents with disabilities ages 18 to 64 who are in the labor force and the percent who are in the labor force but are unemployed. As shown, only 39 percent of working age adults with disabilities in the Sacramento Valley are currently in the labor force, and unemployment rates are very high. As a point of comparison, 59 percent of Austin metro area residents with disabilities are in the labor force. While 27 percent of Sacramento Valley working age adults with cognitive disabilities who are in the labor force are unemployed, the same population in the Austin area has an unemployment rate of 9 percent. The low labor force participation rates of residents with disabilities are suggestive of barriers to entering the labor force.

**Figure V-18.
Labor Force
Participation and
Unemployment,
Sacramento Valley
Residents Ages 18 to
64 with a Disability**

Note:

All data are restricted to the working age population, residents ages 18 to 64 living in Sacramento, Placer, and Yolo counties (Sacramento Valley).

Source:

Root Policy Research from 2017 ACS.

	Population	% of Population
All residents ages 18 to 64	1,197,819	100%
Residents ages 18 to 64 with a disability	120,074	10%
	% In the Labor Force	% Unemployed
All residents ages 18 to 64	75%	6%
With no disability	79%	6%
With a disability	39%	16%
With hearing difficulty	55%	8%
With vision difficulty	49%	8%
With cognitive difficulty	29%	27%
With ambulatory difficulty	30%	16%
With self-care difficulty	16%	7%
With independent living difficulty	20%	32%

Figure V-19 presents labor force participation and unemployment rates for residents with and without a disability by jurisdiction. Residents with disabilities living in Davis have the highest labor force participation rates (58%) and the lowest in Rancho Cordova (35%) and Elk Grove (37%). Folsom residents with a disability have labor force participation rates higher than the regional average (48% v. 39%) and the lowest unemployment rate (6%). Unemployment rates for people with disabilities are highest in Citrus Heights (27%), Elk Grove (22%), and Sacramento (20%).

**Figure V-19.
Labor Force
Participation and
Unemployment Rates,
by Jurisdiction**

Note:

All data are restricted to the working age population, residents ages 18 to 64.
Region includes all residents of Sacramento, Placer, and Yolo counties.

Source:

Root Policy Research from 2017 ACS.

	% in the Labor Force		% Unemployed	
	<i>With a Disability</i>	<i>No Disability</i>	<i>With a Disability</i>	<i>No Disability</i>
Citrus Heights	42%	82%	27%	4%
Elk Grove	37%	81%	22%	5%
Folsom	48%	82%	6%	4%
Rancho Cordova	35%	84%	13%	8%
Sacramento	40%	81%	20%	8%
Sacramento County	38%	80%	18%	6%
Roseville	48%	81%	15%	4%
Placer County	42%	80%	10%	4%
Davis	58%	68%	17%	9%
Yolo County	45%	74%	10%	7%
Region	39%	79%	16%	6%

SECTION VI.

COMMUNITY ENGAGEMENT FINDINGS

SECTION VI.

Community Engagement Findings

This section reports the findings from the community engagement process for the Sacramento Valley AI. It explores residents' housing choices and preferences, challenges and experiences with displacement and housing discrimination, and access to opportunity.

Community Engagement Elements

Figure VI-1 summarizes the community engagement process for the Sacramento Valley AI.

Figure VI-1.
Community Engagement Participants



2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

COMMUNITY ENGAGEMENT BY THE NUMBERS

4,080
total participants

RESIDENT SURVEY

3,388 participants

RESIDENT FOCUS GROUPS

80 participants

COMMUNITY POP UPS

577 participants

STAKEHOLDER FOCUS GROUPS

35 participants

WHO PARTICIPATED IN THE SURVEY?



957

had children under 18
in the household



1,128

had a household member
with a disability



1,016

had a household income
of \$25,000 or less



401

had large households
(5 or more members)



450

had publicly
supported housing



41

were residents with
Limited English Proficiency

RACE/ETHNICITY

Non-Hispanic White	1,575
Hispanic	344
African American	398
Asian	167
Native American	148
Multiracial/ethnic	190

HOUSING SITUATION

Homeowners	1,337
Renters	1,309
Precariously Housed	635

PLACE OF RESIDENCE

Sacramento	1,363
Roseville	328
West Sacramento	325
Davis	233
Sacramento County	224
Rancho Cordova	213
Citrus Heights	206
Woodland	138
Elk Grove	123
Rocklin	76

Source: Root Policy Research.

The community engagement process included focus groups with residents and stakeholders, “pop up” engagement at local events, and a resident survey. Stakeholder focus groups were supplemented with in-depth interviews as needed and as opportunities arose.

Focus groups. In partnership with the participating jurisdictions and nonprofit organizations throughout the region the project team facilitated six resident focus groups and six stakeholder focus groups. The 80 resident focus group participants included:

- African American mothers hosted by Her Health First;
- African American and Hispanic residents hosted by Sacramento Self-Help Housing;
- Low income families with children hosted by the Folsom Cordova Community Partnership/Family Resource Center;
- Residents with disabilities hosted by Advocates for Mentally Ill Housing;
- Residents with disabilities hosted by Resources for Independent Living; and
- Transgender residents hosted by the Gender Health Center.

Stakeholder focus groups included a total of 35 participants representing the following organizations:

- | | | |
|--|--|----------------------------------|
| ■ California Tax Credit Allocation Committee | ■ Meals on Wheels | Governments (SACOG) |
| ■ Center of Hope | ■ Mutual Housing Management | ■ Sacramento Housing Alliance |
| ■ CommuniCare Health Centers | ■ Next Move Homeless Services | ■ Sacramento LGBTQ Center |
| ■ Elk Grove United Methodist Church | ■ Placer Collaborative Network | ■ Sacramento Self-Help Housing |
| ■ Habitat for Humanity | ■ Placer Independent Resource Services | ■ Self-Awareness and Recovery |
| ■ The John Stewart Company | ■ Project GO, Inc. | ■ South County Services |
| ■ Legal Services of Northern California | ■ Project Sentinel | ■ Stockton Boulevard Partnership |
| ■ Lighthouse | ■ Resources for Independent Living | ■ Uplift People of Elk Grove |
| | ■ Sacramento Area Council of | |

- Veterans Resource Centers of America
- Yolo County Housing
- Yolo County Resolution Center
- Waking the Village

Pop up events. A total of 577 residents participated in engagement activities at local events. About 36 percent of pop up participants are non-Hispanic White, 29 percent Asian, 17 percent African American, and 15 percent Hispanic. About 16 percent of participants attended the event with children under age 18, about 2 percent of participants had visible disabilities, and 1 percent spoke a language other than English. (Materials were available in English, Spanish, Chinese, Vietnamese, Korean, and Arabic, and Spanish language interpreters staffed the Elk Grove Multicultural Festival.)

“Pop ups” occurred at:

- ACC Senior Services (formerly the Asian Community Center of Sacramento Valley);
- Davis Farmer’s Market in Davis;
- Del Paso Heights Library;
- Denio’s Market in Roseville;
- Elk Grove Multicultural Festival;
- The Galt Farmers Market in Galt;
- Isleton Library;
- LGBTQ Mental Health Respite;
- The Oak Park Housing Fair;
- The Mack Park Family Game at the Mack Community Center in south Sacramento;
- Meals on Wheels in Sacramento;
- Placer County Library in Rocklin;
- The Promise Zone Health Fair hosted by SHRA;3,
- The South Sacramento Free Community Housing Fair;
- Student HART Connect in Citrus Heights;
- Sunriver Community Dinner in Rancho Cordova;
- The Valley Mack Safety Meeting in South Sacramento; and
- West Sacramento Library.

Resident survey. The resident survey was available online and in postage-paid paper format in Chinese, English, Korean, Russian, Spanish, and Vietnamese. In addition to language access, the online survey was accessible to participants using assistive devices (e.g., screen readers), and residents who would prefer to take the survey by phone could do so by calling the project team’s 800 number.

Survey outreach and promotion. Outreach and promotional efforts included myriad broad and targeted activities. In addition to promoting the survey directly to residents, the participating partners asked local organizations to extend their reach by to encouraging their clients, residents, consumers, and members to participate in the survey. In addition to supporting regional public relations efforts, participating partners’ outreach and promotion included:

City of Citrus Heights outreach activities

- Distribution of resident survey information through social media efforts and City communication channels.

City of Davis outreach activities

- Promotion of the resident survey through posted flyers in community spaces, social media outreach, and resident communications.

City of Elk Grove outreach activities

- Outreach at city events, such as the Elk Grover Multicultural Festival; and
- Promotion of the resident survey on City social media and other city communications, including the website, newsletters.

City of Folsom outreach activities

- Posted flyers promoting the resident survey Folsom City Hall, Library, Senior Center, Police Station, Sports Complex, Folsom Lake College and Twin Lakes Foodbank in August and October 2018;
- Email distribution of the resident survey links in six languages to local food bank and human services providers; and
- Posted information about the resident survey on the City of Folsom's website and Twitter feed.

City of Galt outreach activities

- Promotion of the resident survey on the City's website.

City of Isleton outreach activities

- Distributed information about the resident survey on the Isleton website.

City of Rancho Cordova outreach activities

- Promotion of the resident survey to residents through social media outreach, City website, and by email to local organizations.

City of Rocklin outreach activities

- City website presence—posting information and links about the resident survey to the City of Rocklin website with two links on the front page in the “What’s Happening” and “Recent News” sections. A link can also be found in the general “News” section of the website (<https://rocklin.ca.us/post/housing-survey-influence-regional-policies>);
- Email outreach—Article promoting the resident survey in the July and August 2018 City newsletters. The July newsletter survey link received 19 clicks and the August newsletter survey link received 10 clicks.
- Distribution of survey promotional flyer to the Placer Collaborative Network of Care list serve, which includes more than 300 contacts with organizations including The Gathering Inn, Stand Up Placer, and Placer Food Bank.
- Social media promotions—The City of Rocklin posted two tweets in July on the housing survey, with a July 24 tweet receiving five engagements and 450 impressions and a July 11 tweet receiving two engagements and 420 impressions. A Facebook post to the July newsletter which included the housing survey had a reach of 780 people, six likes and a share.

City of Roseville outreach activities

- Distribution of survey promotional paper flyers to local service providers;
- Placement of survey promotional paper flyers in city and housing authority offices;
- Distribution of survey email links to local service providers and the Continuum of Care
- Promotion of resident survey on the City of Roseville webpage (https://www.roseville.ca.us/news/what_s_happening_in_roseville/tell_us_your_housing_story), and the City Facebook, Twitter, and Nextdoor social media channels;
- Promotion of the resident survey in all city electronic newsletters;
- Inclusion of survey availability in the Invest Health newsletters;
- Distributing information about the survey Roseville’s lower income neighborhoods—Cherry Glen, Roseville Heights, and Thieles Neighborhood;

Housing Survey to Influence Regional Policies



WHO IS DOING THE REGIONAL AIP?

The AIP is a partnership among local jurisdictions and housing authorities. A regional approach is more efficient, reduces costs, and facilitates partnerships in addressing needs.



Cities, counties and housing authorities throughout the Sacramento valley are collaborating on a regional housing and economic opportunity study and we want to hear from you. What are the housing challenges you, your family and friends, and/or neighbors face? What changes would you like to see in your neighborhood?

- Presenting information about engagement opportunities in the City Council staff report and PowerPoint for public access at the September 19, 2018 discussion of the CDBG annual report (CAPER)

City of Sacramento outreach activities

- Promotion of the resident survey through city public relations, City email newsletters, social media channels, and to partner community organizations.

City of West Sacramento outreach activities

- Promotion of the resident survey through City email newsletters, social media channels, and community partners.

City of Woodland outreach activities

- Promotion of the resident survey in six languages to the city's 14 CDBG subrecipients with the request that the survey be shared with residents and staff;
- Promotion of the resident survey by email to all City staff. The email included links to the survey in six languages and a link for the Sac Valley Fair Housing Collaborative website;
- Outreach to Woodland's City Councilmembers, including an email with links to the survey in six languages and a request to share the survey with constituents and encourage participation.
- Promotion of the resident survey and the Sac Valley Fair Housing Collaborative website on the City of Woodland's website.
- Posted flyers promoting the resident survey in the lobby area of the Woodland Community and Senior Center. The flyers included a link for the Sac Valley Fair Housing Collaborative webpage and the phone number/email for the City staff member that administers the CDBG program.
- The staff report on the FY 2017/18 CDBG CAPER for the September 18 City Council meeting included information about the resident survey and included promotional flyers and links to the collaborative website. The staff report and attachments were posted to the City's website starting on September 14, 2018. A City staff member made a televised verbal presentation at the September 18, 2018 Woodland City Council meeting that included information on the Fair Housing Survey, encouraging residents to participate.

Housing Authority of Sacramento outreach activities

- Promotion of the resident survey to residents and community organization partners.

Sacramento County outreach activities

- Sacramento County's Communications and Media staff promoted the availability of the resident survey on the County's social media channels, including NextDoor posts reaching more than 60,000 Sacramento county residents.

Sacramento Housing and Redevelopment Agency (SHRA) outreach activities

- Distribution of survey promotional flyers to 146 organizations and agencies paired with a request that partner organizations promote or distribute the resident survey to their clients;
- Distribution of flyers and paper surveys at local events including the District 8 Latino Community Festival, Sacramento County Environmental Justice community meetings, Sacramento Take Back the Night, Meals on Wheels congregant meal sites, and public housing resident meetings;
- Distributing the paper version of the resident survey to more than 1,000 Housing Choice Voucher program participants;
- Promoting the availability of the resident survey on the Housing Choice Voucher program Application portal from September 2018 through November 2018;
- Promoting the survey to 2,700 SHRA residents through Resident Advisory Board newsletter;
- Supporting Legal Services of Northern California (LSNC) to distribute flyers, paper surveys, and online survey information to residents at events;
- Participating in a KFBK radio interview to promote the resident survey; and
- Promoting the survey on all SHRA email lists, communications, and to all partner organizations.

Yolo County Housing outreach activities

- Distribution of flyers and posters promoting the resident survey throughout the City of Davis and to Yolo County Housing residents, and affordable housing partners in the County.

Stakeholder outreach activities. A number of local organizations and coalitions promoted the survey to their members, clients, and residents. We would like to thank all of the organizations who promoted the survey; without their help, the outreach would not have been as successful. In particular, the AI project team would like to thank the staff of the Society for the Blind for testing the accessibility of the online survey and distributing the survey to their members; Meals on Wheels for distributing the paper survey to all of its congregant meal sites in the participating jurisdictions; the Gathering

Inn for distributing surveys to meal clients; and the Sacramento Veterans Resource Centers for distributing paper survey to those they serve.

Draft AI public comment period. xxx

Sampling note. The survey respondents do not represent a random sample of the regional population. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey. The self-selected nature of the survey prevents the collection of a true random sample. Important insights and themes can still be gained from the survey results however, with an understanding of the differences of the sample from the larger population.

Sample size note. When considering the experience of members of certain groups, the sample sizes are too small ($n < 30$ respondents) to express results quantitatively. In these cases, we describe the survey findings as representative of those who responded to the survey, but that the magnitude of the estimate may vary significantly in the overall population (i.e., large margin of error). Survey data from small samples are suggestive of an experience or preference, rather than conclusive. Figure VI-2 presents the sample by jurisdiction overall (total responses) and for selected characteristics.

Geographic note. Throughout this section, survey data reported for Sacramento County **exclude** responses from residents of Citrus Heights, Elk Grove, Rancho Cordova, and the city of Sacramento; as such, the Sacramento County data are inclusive of only the unincorporated areas and the non-entitlement communities of Folsom, Isleton, and Galt. The sample sizes for residents of the cities of Galt ($n=11$), Folsom ($n=29$), and Isleton ($n=5$) are too small to report individually and were considered qualitatively. Data for the Region as reported in throughout this section include all survey respondents living in both incorporated and unincorporated areas in Sacramento, Placer, and Yolo counties.

Figure VI-2.
Resident Survey Sample Sizes by Jurisdiction and Selected Characteristics

	Citrus Heights	Elk Grove	Rancho Cordova	Sacramento	Sacramento County	Rocklin	Roseville	Davis	West Sacramento	Woodland	Region
Total Responses	206	123	213	1,363	224	76	328	233	325	138	3,388
Race/ethnicity											
African American	10	21	21	282	31	2	13	5	7	1	398
Asian	2	14	12	59	8	5	9	20	26	6	167
Hispanic	12	12	18	168	18	3	24	15	42	21	344
Native American	4	5	15	70	13	1	7	1	14	3	148
Multiracial/ethnic	3	6	18	104	15	1	7	6	17	5	190
Non-Hispanic White	129	37	90	463	101	44	216	147	175	82	1,575
LEP	2	7	0	18	1	0	2	7	2	1	41
Children under 18	51	42	63	374	62	22	102	74	90	48	957
Large family	27	18	26	175	25	8	31	20	40	14	401
Disability	66	35	63	560	107	15	81	39	86	26	1,128
Tenure											
Homeowner	110	42	98	271	65	46	202	127	205	96	1,337
Renter	61	41	64	673	101	21	95	92	79	33	1,309
Precariously housed	28	35	38	373	48	8	27	10	31	9	635
Household Income											
Less than \$25,000	58	42	50	618	85	7	43	23	40	13	1,016
\$25,000 up to \$50,000	47	7	21	170	41	9	39	28	41	15	443
\$50,000 up to \$100,000	39	19	49	154	32	17	72	66	107	45	626
\$100,000 or more	18	18	31	86	13	22	108	80	63	42	512

Note: Precariously housed includes residents who are currently homeless, those staying with friends or family, but not on the lease ("couch-surfing"), or living in transitional or temporary housing. Disability indicates that a member of the household has a disability. Numbers do not aggregate either due to multiple response or that respondents did not choose to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Current Housing Choice

This section explores residents' housing preferences, including the factors most important to them when they chose their current housing.

Most important factors in choosing current home. When asked what factors were most important to choosing their home the most frequently mentioned responses among regional resident survey respondents identified cost, liking the neighborhood, low crime rate/safe, proximity to work, and that the housing unit was available to rent or buy. When considered by jurisdiction the responses are very similar, with some differences in the order of the top five factors. For example, quality public schools/school district was in the top five for residents of Elk Grove, Rocklin, Roseville, and Davis. In Citrus Heights and Roseville, being close to family/friends was in the top five, and the type of home/layout of home was in the top five in West Sacramento and Woodland, as shown in Figure VI-3.

Figure VI-4 examines the factors most important to homeowners, renters, precariously housed residents, households with incomes less than \$25,000 and voucher households.¹ As with regional and jurisdictional respondents, the greatest proportion of respondents by housing situation, income, and voucher status identified cost/affordability as a top factor. For each group, at least one factor distinguished the segment from others. Among the top five most important factors are:

- For homeowners—"Being close to quality public schools";
- For renters—"Needed somewhere to live and it was available";
- Among the precariously housed—"Needed somewhere to live and it was available" and "landlord would rent to me despite bad credit/past eviction history";
- Household income less than \$25,000—"Close to bus/light rail/transit stops" and "Landlord would rent to me despite bad credit/past eviction history"; and
- Voucher households—"Landlord takes Section 8" was the top factor and the top five included "needed somewhere to live and it was available" and "close to bus/light rail/transit stops."

¹ Voucher households include recipients of housing vouchers, including the Housing Choice Voucher/Section 8 and VASH.

Figure VI-3.
Most Important Factors in Choosing Current Home, by Jurisdiction

CITRUS HEIGHTS - Cost/I could afford it - Like the neighborhood - Low crime rate/safe - Close to work/job opportunities - Close to family/friends	SACRAMENTO - Cost/I could afford it - Needed somewhere to live and it was available - Like the neighborhood - Close to work/job opportunities - Low crime rate/safe	ROSEVILLE - Cost/I could afford it - Low crime rate/safe - Like the neighborhood - Close to quality public schools - Close to family/friends	WOODLAND - Cost/I could afford it - Like the neighborhood - Close to work/job opportunities - Low crime rate/safe (tie) Like the type of home, Large yard/size of yard
ELK GROVE - Cost/I could afford it - Low crime rate/safe - Close to quality public schools - Like the neighborhood - Needed somewhere to live and it was available	SACRAMENTO COUNTY - Cost/I could afford it - Like the neighborhood - Needed somewhere to live and it was available - Close to work/job opportunities - Low crime rate/safe	DAVIS - Cost/I could afford it - Walkable/bikeable area - Close to quality public schools - Close to work/job opportunities - Like the neighborhood	REGION - Cost/I could afford it - Like the neighborhood - Low crime rate/safe - Close to work/job opportunities - Needed somewhere to live and it was available
RANCHO CORDOVA - Cost/I could afford it - Like the neighborhood - Close to work/job opportunities - Needed somewhere to live and it was available - Low crime rate/safe	ROCKLIN - Low crime rate/safe - Cost/I could afford it - Like the neighborhood - Close to quality public schools - Close to work/job opportunities	WEST SACRAMENTO - Cost/I could afford it - Close to work/job opportunities - Like the neighborhood - Low crime rate/safe (tie) Layout of home, Large yard/size of yard	

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-4.
**Most Important Factors in Choosing Current Home, by Housing situation,
 Low Income, Voucher Status**

HOMEOWNERS	INCOME LESS THAN \$25,000
1 Cost/I could afford it 2 Like the neighborhood 3 Low crime rate/safe 4 Close to work/job opportunities 5 Close to quality public schools	1 Cost/I could afford it 2 Needed somewhere to live and it was available 3 Low crime rate/safe 4 Close to bus/light rail/transit stops 5 Landlord would rent to me despite bad credit/past evictions/history
RENTERS	VOUCHER HOUSEHOLD
1 Cost/I could afford it 2 Needed somewhere to live and it was available 3 Low crime rate/safe 4 Close to work/job opportunities 5 Like the neighborhood	1 Landlord takes Section 8 2 Cost/I could afford it 3 Needed somewhere to live and it was available 4 Low crime rate/safe 5 Close to bus/light rail/transit stops
PRECARIOUSLY HOUSED	REGION
1 Cost/I could afford it 2 Needed somewhere to live and it was available 3 Landlord would rent to me despite bad credit/past evictions/history 4 Low crime rate/safe 5 Close to work/job opportunities	1 Cost/I could afford it 2 Like the neighborhood 3 Low crime rate/safe 4 Close to work/job opportunities 5 Needed somewhere to live and it was available

Note: Voucher Households have a housing voucher that subsidizes the rent in the private rental market; the majority are participating in the Section 8/Housing Choice Voucher program.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Among members of protected classes, housing choice preferences are similar to regional respondents overall. For all, cost/affordability is most important factor identified by the greatest proportion of respondents, and all included “low crime rate/safe” in the top five. Some differences in the top five important among protected class groups include:

- “Needing somewhere to live and it was available”—was in the top five for all protected class groups examined except Asian and LEP residents;
- “Close to bus/light rail/transit stops”—top five for African American respondents and respondents whose household includes a member with a disability;
- “Landlord would rent to me despite bad credit/past evictions history”—top five for African American respondents’
- “Close to quality public schools”—top five for Asian respondents, LEP respondents, households with children under age 18, and large families.
- “Close to parks and open space” and “walkable/bikeable area” were in the top five for LEP respondents.

In focus groups, housing that they could afford often the first factor mentioned when participants were asked about the factors important to them when choosing their current place to live. After affordability, quality of life factors, including good schools, close to work, and access to public transit were important factors. Residents who had experienced housing insecurity emphasized the importance of being safe.

Figure VI-5.

Most Important Factors in Choosing Current Home, Selected Protected Classes

AFRICAN AMERICAN 1 Cost/I could afford it 2 Needed somewhere to live and it was available 3 Low crime rate/safe 4 Close to bus/light rail/transit stops 5 Landlord would rent to me despite bad credit/past evictions/history	NATIVE AMERICAN 1 Cost/I could afford it 2 Needed somewhere to live and it was available 3 Like the neighborhood 4 Close to work/job opportunities 5 Low crime rate/safe	LARGE FAMILY 1 Cost/I could afford it 2 Needed somewhere to live and it was available 3 Low crime rate/safe 4 Close to quality public schools 5 Number of bedrooms
ASIAN 1 Cost/I could afford it 2 Low crime rate/safe 3 Like the neighborhood 4 Close to quality public schools 5 Close to work/job opportunities	NON-HISPANIC WHITE 1 Cost/I could afford it 2 Like the neighborhood 3 Close to work/job opportunities 4 Low crime rate/safe 5 Needed somewhere to live and it was available	CHILDREN UNDER 18 1 Cost/I could afford it 2 Close to quality public schools 3 Low crime rate/safe 4 Needed somewhere to live and it was available 5 Like the neighborhood
HISPANIC 1 Cost/I could afford it 2 Like the neighborhood 3 Low crime rate/safe 4 Needed somewhere to live and it was available 5 Close to work/job opportunities	DISABILITY 1 Cost/I could afford it 2 Needed somewhere to live and it was available 3 Low crime rate/safe 4 Like the neighborhood 5 Close to bus/light rail/transit stops	LEP 1 Cost/I could afford it 2 Low crime rate/safe 3 Close to quality public schools 4 Close to parks and open space 5 Walkable/bikeable area

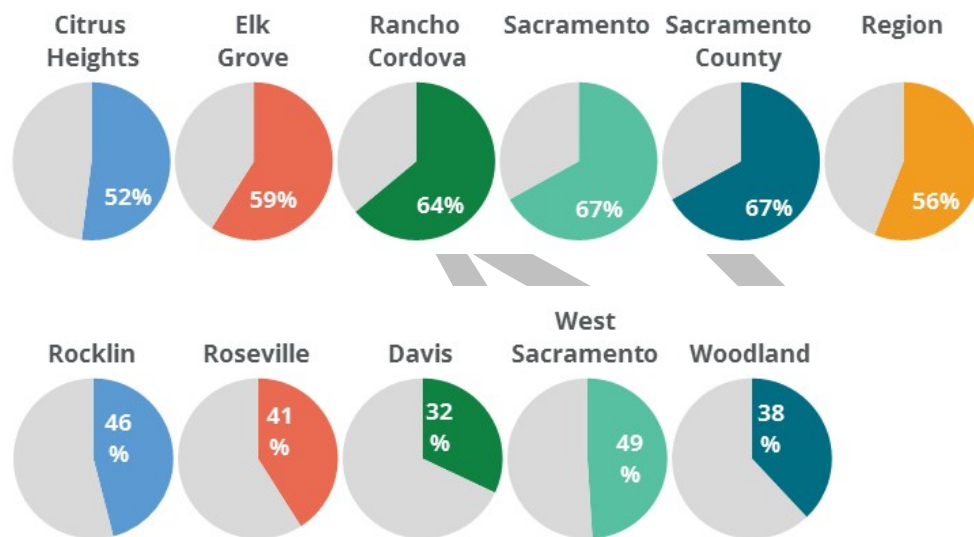
Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Desire to Move

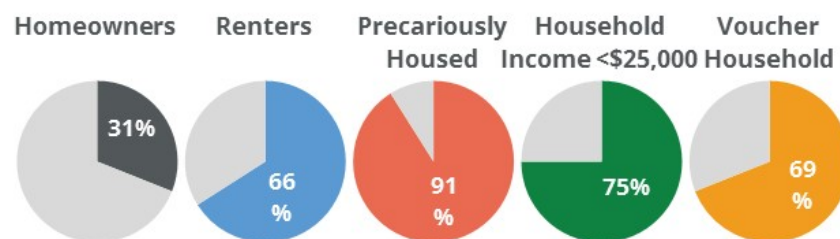
When asked, “if you had the opportunity, would you move from your current home or apartment?” more than half (56%) of regional respondents would move if they had the opportunity. This varied by jurisdiction from about one-third of Davis residents to two-thirds of Sacramento County residents. Not surprisingly, homeowners are least likely to desire to move and those who are precariously housed are most likely. The vast majority of renters, low income households, and voucher households would move if they could.

Figure VI-6.
Percent Who Would Move if Given the Opportunity

By Jurisdiction and Selected Characteristics



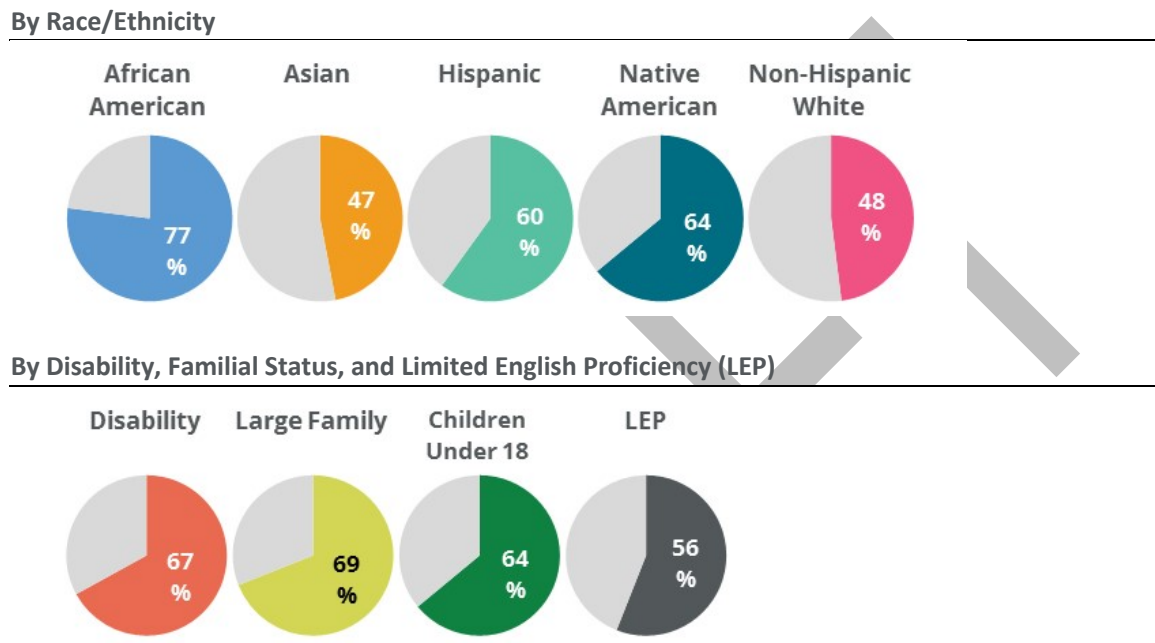
By Region, Housing Situation, and Income



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

The desire to move also varied among members of protected classes. Slightly less than half of Asian respondents and non-Hispanic White respondents would move if they could, while more than three in four (77%) African American households would move.

Figure VI-7.
Percent Who Would Move if Given the Opportunity



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Why do residents want to move? Among regional respondents, the most common reasons for wanting to move are:

- A bigger home/apartment;
- Buy a home;
- Move to a different neighborhood;
- Get something less expensive; and
- Get own place or live with fewer people.

Figure VI-8 presents the top five responses for why residents desire to move by jurisdiction. Differences in the top five reasons to move that vary from the region include:

- “Move to different city/county”—top five in Citrus Heights, Rocklin, and Woodland;

- “Crime/safety reasons”—Citrus Heights, Rancho Cordova, and Sacramento;
- “Cannot afford my current rent”—Elk Grove and Rocklin; and
- “Smaller house/downsize”—Davis.

Figure VI-9 presents the top five reasons for wanting to move by housing situation, low income, and voucher households. Differences from the region top five for these groups include:

- “Crime /safety reasons”—homeowners and voucher households;
- “Smaller house/downsize”—homeowners;
- “Cannot afford my current rent”—renters and households with incomes less than \$25,000;
- “Family friends/I was living with kicked me out” and “Move out of unsafe conditions (e.g., domestic assault, harassment)”—precariously housed; and
- “Move to a difference city/county”—homeowners and voucher households.

Among focus group participants, residents’ who would like to move if they had the opportunity often described a desire to live with fewer people or move out of homes they currently share with other adult family members. Many would like to move to less expensive housing or to a safer neighborhood or neighborhood with better access to employment and transportation.

Figure VI-8.
Top 5 Reasons Residents Want to Move, by Jurisdiction

SACRAMENTO 1 Bigger house/apartment 2 Move to different neighborhood 3 Want to buy a home 4 Crime/safety reasons 5 Get something less expensive	ROSEVILLE 1 Want to buy a home 2 Bigger house/apartment 3 Get something less expensive 4 Move to different neighborhood 5 Get own place	WOODLAND 1 Want to buy a home 2 Bigger house/apartment/more bedrooms 3 Get something less expensive 4 Move to different neighborhood 5 Move to different city/county
SACRAMENTO COUNTY 1 Want to move to different neighborhood 2 Bigger house/apartment 3 Get something less expensive 4 Want to buy a home 5 Get own place/live with fewer people	DAVIS 1 Want to buy a home 2 Get something less expensive 3 Bigger house/apartment 4 Move to different neighborhood 5 Smaller house/downsize	REGION 1 Bigger house/apartment 2 Want to buy a home 3 Want to move to different neighborhood 4 Get something less expensive 5 Get own place/live with fewer people
ROCKLIN 1 Get something less expensive 2 Bigger house/apartment 3 Want to buy a home 4 Move to different city/county 5 (tie) Cannot afford my current rent, Move to different neighborhood	WEST SACRAMENTO 1 Bigger house/apartment 2 Want to buy a home 3 Move to different city/county 4 Move to different neighborhood 5 (tie) Get something less expensive, Get own place	

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-9.

Top 5 Reasons Residents Want to Move, by Housing Situation, Low Income, and Voucher Households

HOMEOWNERS	INCOME LESS THAN \$25,000
1 Move to different neighborhood 2 Move to different city/county 3 Bigger house/apartment 4 Crime/safety reasons 5 Smaller house/downsize	1 Bigger house/apartment 2 Get own place 3 Move to different neighborhood 4 Get something less expensive 5 Cannot afford my current rent
RENTERS	VOUCHER HOUSEHOLD
1 Want to buy a home 2 Bigger house/apartment 3 Get something less expensive 4 Move to different neighborhood 5 Cannot afford my current rent	1 Bigger house/apartment 2 Move to different neighborhood 3 Crime/safety reasons 4 Want to buy a home 5 Move to different city/county
PRECARIOUSLY HOUSED	REGION
1 Get own place 2 Bigger house/apartment 3 Want to buy a home 4 Family/friends I was living with kicked me out 5 Move out of unsafe conditions (e.g., domestic assault, harassment)	1 Bigger house/apartment 2 Want to buy a home 3 Want to move to different neighborhood 4 Get something less expensive 5 Get own place/live with fewer people

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Reasons for wanting to move if they had the opportunity among members of protected classes are very similar to the region overall.

Homeownership. Homeownership is one of the most common reasons why members of protected classes want to move. More than half (59%) of Asian, non-Hispanic White (54%), and Hispanic renters (53%), 46 percent of African American renters, 44 percent of Native American renters, want to move and become homeowners. A similar proportion of renters whose household includes a member with a disability want to buy a home (43%).

Less expensive housing. Reducing housing costs was a top factor in wanting to move for African American, Asian, Native American, non-Hispanic White, disability, large family households, and households with children.

Neighborhood change/gentrification. Regionally, fewer than one in 10 (7%) of residents who want to move identified “My neighborhood is changing/gentrifying and I no longer feel welcome” as one of the reasons they want to move. This rate of wanting to move due to neighborhood change is consistent with the region across all protected classes. In focus groups, participants rarely specifically discussed gentrification but more broadly addressed rising housing costs in all neighborhoods and communities, including those which used to be comprised of naturally occurring affordable housing and landlords willing to rent to people with bad credit, poor rental histories, or criminal histories. Oak Park in Sacramento was frequently referenced as one of the last affordable neighborhoods that are quickly becoming expensive. Similar losses of naturally occurring affordable housing were described among residents of Rocklin and Roseville, where former low income residents of those communities are moving out in Placer County to find affordable units. A number of resident focus group participants pointed to the affordable housing crisis in San Francisco as partly to blame for population growth—and rising housing prices—in the Sacramento Valley.

Figure VI-10.

Top 5 Reasons Residents Want to Move, Selected Protected Classes

AFRICAN AMERICAN 1 Bigger house/apartment 2 Want to buy a home 3 Move to different neighborhood 4 Get own place 5 Get something less expensive	NATIVE AMERICAN 1 Bigger house/apartment 2 Get something less expensive 3 Want to buy a home 4 Get own place 5 Move to different neighborhood	LARGE FAMILY 1 Get own place 2 Bigger house/apartment 3 Want to buy a home 4 Move to different neighborhood 5 Get something less expensive
ASIAN 1 Want to buy a home 2 Bigger house/apartment 3 Move to different neighborhood 4 Crime/safety reasons 5 Get something less expensive	NON-HISPANIC WHITE 1 Want to buy a home 2 Bigger house/apartment 3 Move to different neighborhood 4 Get something less expensive 5 Crime/safety reasons	CHILDREN UNDER 18 1 Bigger house/apartment 2 Want to buy a home 3 Move to different neighborhood 4 Get own place 5 Get something less expensive
HISPANIC 1 Can't afford to live anywhere else 2 Bigger house/apartment 3 Want to buy a home 4 Get own place 5 Move to different neighborhood	DISABILITY 1 Bigger house/apartment 2 Want to buy a home 3 Move to different neighborhood 4 Get something less expensive 5 (tie) Cannot afford my current rent, Get own place	LEP 1 - 2 - 3 - 4 - 5 -

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Why haven't they moved yet? For those with a desire to move, economic and housing market factors are the primary reasons why they remain in their current housing situation. As shown in Figure VI-11, “can’t afford to live anywhere else” and “can’t pay moving expenses/deposits” are the top two reasons for staying followed by “can’t find a better place to rent” and “can’t find a better place to live.” In addition to cost issues and lack of supply, the fifth most common reasons why residents who want to move have not yet moved is “can’t find a landlord due to credit or rental history.” Variation from the regional economic and housing supply reasons include:

- Job location factors—Elk Grove, Roseville, Davis, West Sacramento, and Woodland; and
- Proximity to family and friends—Elk Grove, Rocklin, Roseville, Davis, West Sacramento, and Woodland.

For homeowners, job and family reasons comprise four of the top five reasons why they have not yet moved. For renters, housing affordability, costs of moving, and lack of supply (“rentals are full; can’t find a place to rent”) are the top reasons for not moving when they would prefer to move. For voucher households, the #1 reason why they have not moved when they would like to is, “Landlords don’t take Section 8”.

Overall, 12 percent of renters who want to move but cannot say they “can’t find a landlord to rent to me due to my credit history/eviction history.” Poor credit/rental history is an impediment for one in three (33%) precariously housed residents. In contrast, barriers associated with criminal history impact one percent of renters overall and one in 25 (4%) precariously housed residents.

Figure VI-11.
Why haven't you moved yet? Top Five Reasons, By Jurisdiction

CITRUS HEIGHTS 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Can't find a better place to live 4 Rentals are all full; can't find a place to rent 5 Can't find a landlord due to credit or rental history	SACRAMENTO 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Rentals are all full; can't find a place to rent 4 Can't find a better place to live 5 Have submitted applications, but haven't secured housing	ROSEVILLE 1 Can't afford to live anywhere else 2 Can't find a better place to live 3 Job is here 4 Need to find a new job 5 Family/friends are here	WOODLAND 1 Can't afford to live anywhere else 2 Can't find a better place to live 3 Job is here 4 Need to find a new job 5 Family/friends are here
ELK GROVE 1 Can't afford to live anywhere else 2 Can't find a better place to live 3 Job is here 4 Need to find a new job 5 Family/friends are here	SACRAMENTO COUNTY 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Rentals are all full; can't find a place to rent 4 Need to find a new job 5 Can't find a better place to live	DAVIS 1 Can't afford to live anywhere else 2 Can't find a better place to live 3 Job is here 4 Need to find a new job 5 Family/friends are here	REGION 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Can't find a place to rent 4 Can't find a better place to live 5 Can't find a landlord due to credit or rental history
RANCHO CORDOVA 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Rentals are all full; can't find a place to rent 4 Can't find a better place to live 5 Have submitted applications, but haven't secured housing	ROCKLIN 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Rentals are all full; can't find a place to rent 4 Family/friends are here 5 Can't find a better place to live	WEST SACRAMENTO 1 Can't afford to live anywhere else 2 Can't find a better place to live 3 Job is here 4 Need to find a new job 5 Family/friends are here	

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-12.
Why haven't you moved yet? Top Five Reasons, By Housing Situation, Low Income Households



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

For members of protected classes, cost factors, lack of suitable housing unit supply, and personal history reasons are the primary reasons why those who want to move continue to live in their current housing situation.

Cost factors. For each protected class considered, “can’t afford to live anywhere else” was the top factor cited by the greatest proportion of respondents and was also a theme among focus group participants. Other cost-related factors include 3X the rent income requirements, and deposit requirements and moving costs.

3X the rent policies. Many renters identify 3X the rent income requirements as a significant barrier to moving.

Lack of suitable housing supply. “Rentals are full; can’t find a place to rent” and “can’t find a better place to live” were top five reasons for not moving when they would prefer to for most protected classes examined.

Past rental or personal history. Among regional respondents, 16 percent identify their credit history or eviction history as an impediment to moving and two percent cite their criminal history as a barrier. Among those who want to move:

A history of eviction or foreclosure limits the housing choice of:

- One in three (33%) precariously housed residents;
- 28 percent of large families;
- One in four (24%) of households with incomes less than \$25,000;
- One in four (24%) of Hispanic respondents;
- One in four (24%) of households with children;
- 22 percent of households that include a member with a disability;
- 22 percent of Native American households;
- 18 percent of African American respondents;
- 13 percent of non-Hispanic White respondents;
- 9 percent of Asian respondents; and
- 8 percent of voucher households.

A criminal history (arrest or conviction) limits the housing choice of:

- 6 percent of Native American respondents;
- 4 percent of African American respondents;
- 3 percent of Hispanic respondents;
- 3 percent of Asian respondents;
- 3 percent of households that include a member with a disability; and
- 3 percent of households with incomes less than \$25,000.

Figure VI-13.

Why haven't you moved yet? Top 5 Reasons, Selected Protected Classes

AFRICAN AMERICAN 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Rentals are all full; can't find a place to rent 4 Have submitted applications, but haven't secured housing 5 Can't find a better place to live	NATIVE AMERICAN 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Rentals are all full; can't find a place to rent 4 Have submitted applications, but haven't secured housing 5 (tie) Can't find a better place to live, Rental/credit history	LARGE FAMILY 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Can't find a landlord due to my credit/rental history 4 Rentals are all full; can't find a place to rent 5 Can't find a better place to live
ASIAN 1 Can't afford to live anywhere else 2 Can't find a better place to live 3 Can't pay moving expenses/deposits 4 Need to find a new job 5 Rentals are all full; can't find a place to rent	NON-HISPANIC WHITE 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Can't find a better place to live 4 Rentals are all full; can't find a place to rent 5 Can't find a landlord due to my credit/rental history	CHILDREN UNDER 18 1 Can't pay moving expenses/deposits 2 Rentals are all full; can't find a place to rent 3 Can't find a better place to live 4 Can't find a landlord to rent to me due to my credit history/eviction or 5 Have submitted applications, but haven't secured housing
HISPANIC 1 Can't pay moving expenses/deposits 2 Rentals are all full; can't find a place to rent 3 Can't find a better place to live 4 Can't find a landlord due to my credit/rental history 5 Have submitted applications, but haven't secured housing	DISABILITY 1 Can't afford to live anywhere else 2 Can't pay moving expenses/deposits 3 Rentals are all full; can't find a place to rent 4 Can't find a better place to live 5 Can't find a landlord due to my credit history/rental history	LEP 1 - 2 - 3 - 4 - 5 -

Note: - indicates too few responses

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Housing Challenges

Figures VI-14 through VI-17 present the proportion of residents who report experiencing different types of housing challenges and concerns. The challenges and concerns presented are the top 12 concerns identified regionally (out of 20 included in the survey).

Housing challenges—jurisdiction, housing situation and income.

Among regional survey respondents, the greatest proportion worry about their rent increasing to an amount they can't afford (50%), wanting to buy a home but being unable to afford the downpayment (41%) and worrying that property taxes will increase to an amount they can't afford (31%). Figures VI-14 and VI-15 present the housing challenges experienced by the greatest proportion of regional respondents by jurisdiction.

Compared to the region:

- Residents of Citrus Heights more likely to worry about property taxes increasing to an amount they can't afford; struggling to pay rent; and to be limited in housing choice due to poor credit and rental history;
- Sacramento residents are more likely to worry about high crime in their neighborhood and that their home is in poor condition (e.g., mold or needs repairs);
- Renters in Rocklin, Roseville, Davis, and West Sacramento are more likely than regional renters to worry that their rent will increase to an amount they can't afford;
- Renters in Roseville, West Sacramento and Woodland are more likely to want to buy a home but to be unable to afford the downpayment; and
- Renters in Woodland are more likely to say they struggle to pay their rent and renters in West Sacramento are more likely to worry that if they request a repair they will receive a rent increase or be evicted.

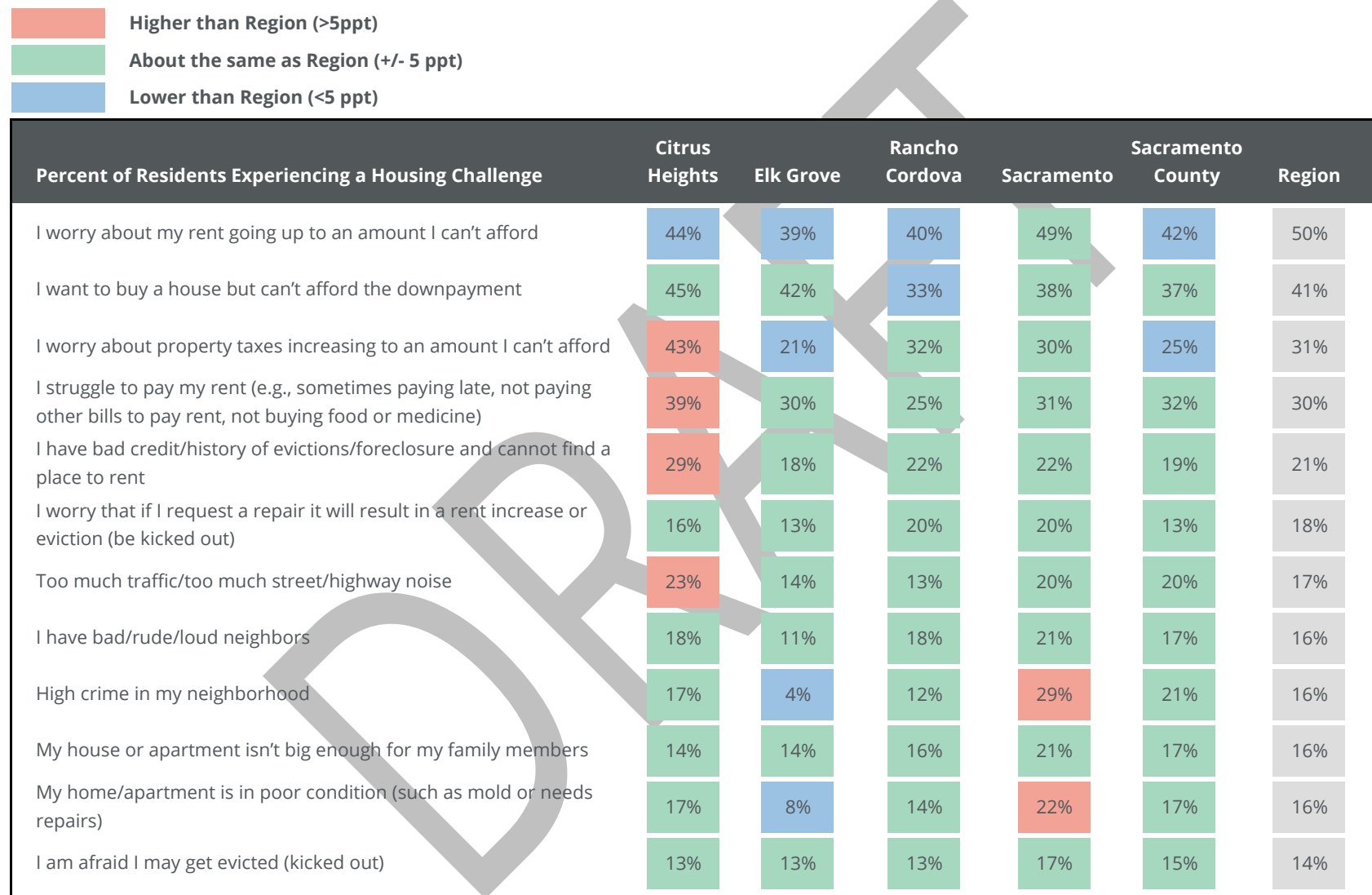
Differences in housing challenges occur based on housing situation and income.

- Rising housing costs, including both rent and property tax increases, are a significant concern for both renters and homeowners. More than half (51%) of low income homeowners worry about property tax increases.
- Renters are more than three times as likely as homeowners to note that their home is in poor condition (26% v. 7%).
- More than one in three (34%) voucher households worry about high crime in their neighborhood, compared to 16 percent of regional respondents and 9 percent of homeowners.

- Precariously housed respondents are more than twice as likely as respondents regionally to say that their home is not big enough for their family members (30% v. 16%). This is not surprising, since many precariously housed respondents are “doubled up” or couch-surfing.

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Figure VI-14.
Top 12 Housing Challenges Experienced by Residents by Jurisdiction



Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-15.
Top 12 Housing Challenges Experienced by Residents by Jurisdiction

	Higher than Region (>5ppt) About the same as Region (+/- 5 ppt) Lower than Region (<5 ppt)					
Percent of Residents Experiencing a Housing Challenge	Rocklin	Roseville	Davis	West Sacramento	Woodland	Region
I worry about my rent going up to an amount I can't afford	59%	61%	70%	59%	55%	50%
I want to buy a house but can't afford the downpayment	31%	52%	46%	60%	52%	41%
I worry about property taxes increasing to an amount I can't afford	33%	32%	19%	36%	35%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	31%	28%	18%	27%	40%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	14%	12%	7%	24%	14%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	3%	16%	15%	25%	12%	18%
Too much traffic/too much street/highway noise	20%	21%	8%	15%	9%	17%
I have bad/rude/loud neighbors	11%	11%	7%	15%	17%	16%
High crime in my neighborhood	3%	4%	0%	7%	9%	16%
My house or apartment isn't big enough for my family members	9%	11%	10%	13%	12%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	9%	6%	12%	16%	8%	16%
I am afraid I may get evicted (kicked out)	3%	7%	5%	14%	7%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-16.

Top 12 Housing Challenges Experienced by Residents by Housing Situation and Low Income

		Higher than Region (>5ppt)	About the same as Region (+/- 5 ppt)	Lower than Region (<5 ppt)		
Percent of Residents Experiencing a Housing Challenge	Homeowners	Renters	Precariously Housed	Voucher Household	HH Income <\$25,000	Region
I worry about my rent going up to an amount I can't afford	n/a	61%	27%	38%	45%	50%
I want to buy a house but can't afford the downpayment	n/a	47%	29%	31%	25%	41%
I worry about property taxes increasing to an amount I can't afford	31%	n/a	n/a	n/a	51%	31%
I struggle to pay my rent (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	n/a	30%	31%	20%	36%	30%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	n/a	13%	35%	10%	27%	21%
I worry that if I request a repair it will result in a rent increase or eviction (be kicked out)	n/a	23%	8%	18%	18%	18%
Too much traffic/too much street/highway noise	15%	21%	14%	18%	19%	17%
I have bad/rude/loud neighbors	12%	21%	17%	27%	21%	16%
High crime in my neighborhood	9%	21%	22%	34%	25%	16%
My house or apartment isn't big enough for my family members	5%	21%	30%	16%	24%	16%
My home/apartment is in poor condition (such as mold or needs repairs)	7%	26%	17%	25%	24%	16%
I am afraid I may get evicted (kicked out)	n/a	14%	14%	18%	18%	14%

Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-17.

Housing Challenges Experienced by Residents who are Members of Selected Protected Classes



Note: Where appropriate, sample sizes are adjusted for the number of homeowners, or renters and precariously housed residents. - Sample size too small to report (<25 respondents).

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Housing challenges—members of protected classes. With respect to housing challenges, worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of members of protected classes. As shown in Figure VI-17, there are some meaningful differences in the housing challenges experienced across protected classes. Asian American and Native American respondents' experiences with housing challenges most closely aligned with the regional overall and large families differed from the region on the greatest number of challenges.

African American respondents are more likely than regional respondents overall to:

- Worry about property taxes increasing (46% v. 31%);
- Worry about high crime in the neighborhood (24% v. 16%);
- Live in a home that is not big enough for the household (31% v. 16%); and
- Live in a home in poor condition (22% v. 16%).

Hispanic respondents are more likely than regional respondents overall to:

- Worry about property taxes increasing (39% v. 31%);
- Struggle to pay the rent (37% v. 30%);
- Be unable to find a different place to rent due to poor credit or rental history (29% v. 21%);
- Have "bad/rude/loud neighbors" (23% v. 16%);
- Live in a home that is not big enough for the household (23% v. 16%); and
- Worry about high crime in the neighborhood (22% v. 16%).

Non-Hispanic White respondents are more likely than regional respondents to:

- Worry about their rent going up more than they can afford (59% vs. 50%); and
- Want to buy home but are unable to afford a downpayment (47% vs. 41%).

Respondents whose household includes a member with a disability are more likely than regional respondents to:

- Worry about property taxes increasing (45% v. 31%);
- Struggle to pay the rent (36% v. 30%);

- Be unable to find a different place to rent due to poor credit or rental history (26% v. 21%);
- Worry about high crime in the neighborhood (22% v. 16%);
- Live in a home in poor condition (24% v. 16%); and
- Worry that they may get evicted (20% v. 14%).

Large family households are both more likely than regional respondents to:

- Want to buy a home but are unable to afford a downpayment (46% v. 41%);
- Worry about property taxes increasing (39% v. 31%);
- Struggle to pay the rent (37% v. 30%);
- Be unable to find a different place to rent due to poor credit or rental history (38% v. 21%);
- Live in a home that is not big enough for the household (38% v. 16%);
- Live in a home in poor condition (22% v. 16%); and
- Worry that they may get evicted (20% v. 14%).

Renter respondents with limited English proficiency (LEP) are more likely than regional respondents to live in a home that is not large enough for their family (24% v. 16%).

Focus group participant perspectives on housing challenges. As with survey participants, housing costs and lack of available housing to rent or buy are significant challenges for residents. Other common challenges discussed by focus group participants include barriers to renting due to rental requirements, poor housing conditions, overcrowding, lack of options for voucher holders, and difficulties with publicly supported housing policies and practices.

Lack of affordable housing. In every focus group, participants described the impact of the lack of affordable housing in the region on their households. Searching for a place to live is “frustrating” and includes “denials after denials.”

- *“In Sacramento there is a maximum need for low, low income housing, not something more.” (Disability focus group participant)*
- *“If you are low income, there is not enough for rents.” (Rancho Cordova low income focus group participant)*

- *"I can't afford to live anywhere else. There is such a long waitlist for housing programs." (Disability focus group participant)*
- *"There isn't enough low income housing in Placer County. New buildings go up and none of them are affordable. The City Councils and Superintendents don't see the need for affordable housing. I have a year left in my AMIH house; where am I supposed to go after that?" (Disability focus group participant)*
- *"I lived in senior housing and rents kept going up and up. It was supposed to be low income senior housing! It was \$400 and it went up to \$515. I think that has to be against the law." (Sacramento low income focus group participant)*
- *"I'm homeless now. I was priced out of my studio three weeks ago." (Transgender focus group participant)*

Housing in poor condition. Resident focus group participants shared stories of poor housing condition, ranging from units in need of repair, problems with mold, and pest infestations. Many shared that they were afraid to request repairs or remediation out of fear of being evicted or having the rent increase. Evictions resulting from code enforcement actions were described in nearly all resident focus groups, regardless of the community where they were held.

- *"I was evicted due to poor conditions, and a code enforcement violation." (Rancho Cordova low income focus group participant)*
- *"When I lived in the Heights, my landlord was a dirtbag. The city was going to do eminent domain so he just stopped taking care of the place." (Sacramento low income focus group participant)*
- *"I used to live in a place in Oak Park we called the house of horrors. I had half a living room and the house made me sick; there was animal feces and rats, and I paid \$700 a month. They'd taken a one bedroom apartment and split it in half with a blanket. Slumlords have people living in horrible conditions." (Sacramento low income focus group participant)*
- *"I stayed in a place in Oak Park that took cash only. They wouldn't take money orders. I wanted to call code enforcement on them, because it was dangerous. It wasn't safe; always looking over my shoulder." (Sacramento low income focus group participant)*
- *"In Del Paso Heights, my bedroom window was broken, cabinets were hanging off, it had roaches, but I just did what I had to do because I needed a place to stay." (Sacramento low income focus group participant)*

Overcrowding. Participants in a number of resident focus groups discussed how they live with extended family, roommates, or other friends in order to afford their housing.

Sometimes two or more households share a unit; large families have an especially difficult time finding affordable housing that is large enough to accommodate their family.

- *"I'm doubled up." (Rancho Cordova low income focus group participant)*
- *"In 2017 I moved here, and I have to stay with family. I've been on the house search ever since. Every place has a waitlist, no openings, or it's for sale not for rent." (African American focus group participant)*
- *"I was living with my three aunts, my grandma, grandpa, two uncles and cousins all in a three bedroom. It was gloomy and the people upstairs let the water run and we got mold. The windows were broke, and the manager wouldn't fix any of it." (Sacramento low income focus group participant)*
- *"I'd prefer to live alone, but that's practically impossible because of rent." (Transgender focus group participant)*

3X the rent income policies and high deposit requirements. Requirements that tenants have incomes of at least 3X (three times) the rent are very common among Sacramento Valley housing providers. Residents described these policies as a significant barrier to housing choice.

- *"They always want the income to be three times the rent or double deposit. The Asians and Hispanics have savings, so when we're in competition for them, they get the place. You can't have any bills, and if you have bad credit, you're out of luck." (African American focus group participant)*
- *"There may be reasonably priced rentals out there, but they require a 650 credit score and 3x the rent income." (African American focus group participant)*
- *"I get social security disability income and when I apply, I feel discriminated against because of my income, because of SSI. They won't give me a chance." (Sacramento low income focus group participant)*

Lack of options for voucher holders. Focus group participants who are voucher holders described the difficulty they have experienced when faced with finding a new place to rent.

- *"The housing market sucks. I have a long, good history, but people won't take someone with a voucher." (African American focus group participant)*
- *"They only give you three months to find housing. It's so hard." (Sacramento low income housing focus group participant)*

- *"My apartment building raised the rent on everyone, and Section 8 won't pay the increase. I'm on disability, so I don't know what I'm going to do." (African American focus group participant)*
- *"Vouchers should be easier to use. How can they ask for 3X the rent when you have a voucher?" (Transgender focus group participant)*

Bad credit, poor rental history, criminal history. Focus group participants with bad credit, including outstanding SMUD bills, and those with an eviction history, and those with a criminal history have an extremely difficult time finding housing to rent.

- *"If you have evictions, that really hits you. There's no hope." (Sacramento low income focus group participant)*
- *"I get discouraged. They bring up your background, and I can't believe they still bring that up. Could be a cable bill from 15 years ago. Could be a charge from 20 years ago. I can't believe they'd bring up a phone bill from 35 years ago, crazy they were tripping on that." (Sacramento low income focus group participant)*

Barriers to collective/communal living. Participants in the transgender resident focus group discussed the challenges that some had encountered in trying to create "intentional communal living," which these participants felt was the ideal housing situation for them to be part of a community. In their experience, the typical landlord renting by the room thinks of tenants/roommates as interchangeable and *"actively discriminated against persons with disabilities resulting in a failure to rent."* Being repeatedly denied housing creates the sense that *"you are not welcome."* Trying to set up the housing collective is difficult because *"fair housing laws are murky, the civil codes on websites are hard to read, and we can't find out what our rights are. Knowing your rights is half the battle. In San Francisco, a group is setting up a master lease building that could be a good model."*

Publicly supported housing provider policies and practices. Residents who live in publicly supported housing developments of any type shared their experiences as tenants. In general, maintenance and management issues are similar to those raised by residents living in privately-provided housing. Navigating the affordable housing system, including waitlist processes, was a frequent topic of discussion.

Maintenance and condition issues—

- *"Quality of housing depends on the management and on the maintenance men. This has gone downhill at Pin Yuen. There are no services after hours or on weekends. The elevator breaks often, and they tell you to use the freight elevator, but you can't use the freight elevator when people are moving in." (Disability focus group participant)*

- *"I used to live in the Comstock which is owned by SHRA. The elevator frequently goes down and people are trapped; they can't get downstairs. In 2017, the elevator was down for three or four days." (Disability focus group participant)*
- *"If there are inspections, they don't give any notice. They just come in no matter what." (Disability focus group participant)*

Navigating the affordable housing system and waitlists—

- *"If you're late on the rent, you get a \$50 late charge. If you're on Section 8 and it's late, you get a late charge, when SHRA is the one late on the payment!" (Disability focus group participant)*
- *"The CPS lady from the county couldn't give me any help. The qualifications are crazy, even for food stamps. Why should my daughter have to have another baby to get help? Especially if she was born and raised in the county?" (African American focus group participant)*
- *"There are all of these numbers and all of these lists. You don't have anyone to advocate for you to get on a list." (Sacramento low income focus group participant)*
- *"There is no communication between entities that take the paperwork and people that need the system. You don't know where to go to get what kind of service. If you're in low income housing, it's not always appropriate housing for your situation, but they don't take your disability into account." (Disability focus group participant)*
- *"You have to 'know' someone to get housing. You have to know how to present yourself and you have to have a relationship with the people who work in the housing office (SHRA). They pick and choose who they help. They'll put you higher on the list." (African American focus group participant)*
- *"I had Section 8 one time. But it didn't allow people to get on their feet. Because you start working, and then you lose the support. It's a cliff. You can't get on your feet. Can't build a new foundation." (Disability focus group participant)*

Housing challenges—stakeholder perspectives. Stakeholders' estimations of residents' housing challenges were very similar to those of residents. Most common challenges discussed included cost burdened households, lack of affordable housing, income requirements of private landlords, and lack of publicly supported housing. In addition to issues similar to resident discussions, stakeholders discussed factors that limit the housing supply in the region, including funding, the cost of construction/development, and public policies and processes.

Cost burdened households. Most of the households served by the stakeholders participating in the focus groups are severely cost burdened and struggle to pay their housing costs.

- *"Rising housing costs have people choosing between rent and health care." (Stakeholder focus group participant)*
- *"The cost of housing is by far the biggest obstacle people face." (Stakeholder focus group participant)*

Lack of available, affordable housing. The lack of available, affordable housing was the top concern and most frequently discussed issue in the stakeholder focus groups.

- *"There are not enough one bedroom units for any population, much less people with mental health issues." (Stakeholder focus group participant)*
- *"There is no workforce housing in Davis. People are seeing rent increases of \$375/month." (Stakeholder focus group participant)*
- *"In downtown Sacramento, near the arena area, affordable housing, senior housing, SRO housing is being pushed out next to 'hot properties.'" (Stakeholder focus group participant)*
- *"There is nothing available anywhere in Placer County. People who used to live in market rate affordable housing in Rocklin are being pushed out into the county. Others are being pushed out of the county." (Stakeholder focus group participant)*
- *"Oftentimes, affordable housing is located in the neighborhood where residents who have experienced trauma were traumatized. Among homeless LGBT youth, 70-80% have been victims of a crime, including sex trafficking, and it is unsafe to locate them back in the neighborhoods where their abusers are." (Stakeholder focus group participant0)*

Housing condition issues. Poor housing conditions due to disrepair, mold, or pests are not uncommon, especially in "housing of last resort" that may be affordable to very low income households or provided by landlords who are willing to rent to residents with poor rental histories (i.e., history of eviction).

- *"We have a migrant worker health center, and see really substandard housing for primarily immigrant populations. They are also very overcrowded." (Stakeholder focus group participant)*
- *"We had a client who moved into a house and found it had a leaky roof. She asked the owner to fix it, but he wouldn't. She eventually called us in a panic, because she'd received a 60 day notice to vacate. The landlord's side was "these tenants are a pain, and they'll probably sue me, so I'll just evict them, and sell the house so I don't have to worry about the problem and the repairs." (Stakeholder focus group participant0)*

- *“Code enforcement is put into a tough position. A landlord rented a home “as is”—it didn’t have heat and it wasn’t habitable. We found out about it because the tenant thought there was a gas leak. The landlord didn’t have the money to fix the problem, so he wants the tenants out.” (Stakeholder focus group participant)*

Poor prior rental history. In the experience of stakeholders, residents who have an eviction on their rental history are nearly impossible to house in the current Sacramento Valley housing market, and housing providers willing to rent to such households are frequently described as “slumlords”.

- *“Impossible to find a place to live if you have an eviction.” (Stakeholder focus group participant)*
- *“People will put up with bedbugs, roaches, in the ‘housing of last resort’ or ‘slumlord’ housing because they’re the only places that take people with an eviction.” (Stakeholder focus group participant)*

Limited options for voucher holders. From stakeholders’ perspective, too few landlords in the region accept Section 8, and in their experience more and more landlords or properties are opting out of the Section 8 program, particularly as the rental market in the Sacramento Valley remains hot.

- *“There is a reluctance among market rate landlords to accept people with housing subsidies. They’re pretty much opposed to it.” (Stakeholder focus group participant)*
- *“There is a bias against voucher holders, but I think it’s more about class than race.” (Stakeholder focus group participant)*
- *“Private landlords with longtime Section 8 voucher tenants are issuing 90 day notices of terminations. They don’t want to engage with the Housing Authorities any longer. They can’t get rent increases and the fair market rents greatly exceed payment standards.” (Stakeholder focus group participant)*
- *“Landlords can refuse to accept Section 8, and people have these policies, like 3X the rent, credit score minimums, that have the result of keeping out people with vouchers or people of color. As a result, tenant-based voucher holders are having a very difficult time leasing up. SHRA has been doing a better job in the last year extending lease up time limits for voucher holders.” (Stakeholder focus group participant)*
- *“People being pushed out of the Bay Area are porting their vouchers to Sacramento, further increasing demand among the shrinking pool of landlords who will accept vouchers.” (Stakeholder focus group participant)*

3X income policies. Many stakeholders shared that they thought the relatively recent (last few years) requirement among housing providers for tenants to have incomes of 3X

the rent has the effect of being discriminatory, especially for households on fixed incomes.

- *“Minimum income requirements are a big barrier for people with disabilities.” (Stakeholder focus group participant)*
- *“Because there is such a shortage of housing, landlords are pickier. They require 3X the rent for income, they are charging 3X the rent for deposits.” (Stakeholder focus group participant)*
- *“People may have a Section 8 voucher, but requiring income of 3X the rent ends up being discriminatory. It’s impossible for those on SSI or SSDI.” (Stakeholder focus group participant)*

Hardest to house populations. Families with children, large families, including refugee families; and transgender residents often face the most difficult time securing housing in the region.

- *“Single women without kids are also very difficult to house. There are no programs, no units, that single women without kids qualify for.” (Stakeholder focus group participant)*
- *“The ‘hardest to house’ are trans women of color. Many haven’t been able to change their ID, they’re often crime victims or human trafficking victims. They have a difficult time getting a job. It is very easy to discriminate against trans women.” (Stakeholder focus group participant)*
- *“Family size—large families are also very hard to house. I worked with a family of 8 that had a severe mold issue, but the family was afraid to complain because it had been so hard to find a place to live.” (Stakeholder focus group participant)*
- *“Refugees might have 12 people in the home, and they don’t know how to work the system, how to ask for help due to language access, and are afraid to speak up out of fear of retaliation. Some people refuse services they qualify for out of fear.” (Stakeholder focus group participant)*
- *“(Housing) industry practice—property guidelines—to limit occupancy to two people per room. Refugee service providers in particular, run into trouble with these restrictions, especially since the building code is more generous. But, “it’s the industry standard.” (Stakeholder focus group participant)*

Factors limiting housing supply. In the course of stakeholder focus groups, participants discussed a number of factors they believe have the effect of limiting housing supply overall, and particularly the supply of affordable housing. These include development financing and funding for affordable housing, construction and

development costs, public policies and practices, and the lack of opportunity for households to move along the housing spectrum as their life circumstances change.

Development financing:

- *"The #1 issue is there is no money to build new housing. We have had a seven acre lot since 2010. We sought money to build affordable housing. We've been turned down for tax credits over and over. We could put 149 units on seven acres. But LIHTC is so competitive." (Stakeholder focus group participant)*
- *City Councils are restricted in how they can generate revenue, so how can they afford incentives to pay for infrastructure, inspectors, other cost pressures? What doesn't get funded if they redirect money to affordable infill? (Stakeholder focus group participant)*

Construction and development costs:

- *"On the development side, we need to lower the cost of construction. That will help get rents in control." (Stakeholder focus group participant)*
- *"There is not enough profit margin in infill in the region; building costs are too high, labor costs, zoning, building codes/design standards that increase costs." (Stakeholder focus group participant)*
- *"Building costs in Sacramento region are as high as the Bay Area." (Stakeholder focus group participant)*
- *"Environmental standards that increase costs—electrical water heater, environmental shower heads, add to the cost of development." (Stakeholder focus group participant)*

Public policies and processes:

- *"Fees/costs on lots add up to \$130,000 per lot—CEQA, building codes, dealing with nonconforming uses, density, length of time the process takes." (Stakeholder focus group participant)*
- *"It's a LONG process to get any new housing built. Local government plays a big role. NIMBY, bills they pass." (Stakeholder focus group participant)*
- *"In south Sacramento—MLK and 43rd—no one wants to build there. There's only one owner occupied home in that place. It's full of foreclosed, empty lots, with no investment or development. We want to build. We're being charged \$40,000 in fees for each house. For this project to get any traction, [the nonprofit] had to get the County Supervisor involved. SHRA owned the land! Working with SHRA means constant delays, unnecessary bureaucracy; it took well over six months to get through their process."*
- *"Prevailing wage requirements increase the cost of construction by 30 to 35 percent." (Stakeholder focus group participant)*

- *"Have to piece together parcels, and this requires changes in zoning that are not use by right—uncertainty, location/land scarcity." (Stakeholder focus group participant)*
- *"Jurisdictions get greedy. If they defer fees as part of an affordable housing waiver, don't charge interest on the deferral time!" (Stakeholder focus group participant)*
- *"Uncertainty due to NIMBY, process to get approvals, time is money."*
- *"Land, environmental reviews, approvals—all increase costs and don't get you new development/infill in places where there is transit or close to services." (Stakeholder focus group participant)*
- *"There are so many codes to go through. If you have more than six people you need to get special approvals." (Stakeholder focus group participant)*

Lack opportunity to move along the housing spectrum:

- *"If we had better affordable housing for seniors, that would free up larger single family homes for families." (Stakeholder focus group participant)*
- *"High rents are a symptom of a deeper issues—a lack of housing stock across the spectrum. People who in other markets or in the past could move out of being renters into homeowners can't afford to buy, so they're still renting, "taking up" units that others need. This forces people out who are at the margins, leading to increased homelessness." (Stakeholder focus group participant)*
- *"There is no path for renters to become homeowners, so they stay renters." (Stakeholder focus group participant)*
- *"Housing has to be a complete spectrum, and we have to be able to move people through the spectrum. Transitioning from one aspect to another, from housing the chronically homeless to eventually having people move out of public housing into the private market because they can be self-sufficient. How can we move people out of poverty to become sustainable?" (Stakeholder focus group participant)*

Disability-related housing challenges. Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. Overall, **one in three (35%) households** that include a member with a disability **live in a home that does not meet the needs of the resident with a disability.**

Among these households, the improvements or modifications needed include:

- Grab bars in bathrooms (44%);
- Service or emotional support animal allowed in home (26%);

- Walk/roll in shower (25%);
- Reserved accessible parking (20%);
- Ramps (19%);
- Wider doorways (17%);
- Stair lifts (13%);
- Fire alarm/doorbell made accessible for person with hearing disability/deaf (12%);
- Lower countertops (10%); and
- Alarm to notify if a non-verbal child leaves the home (7%).

Figure VI-18 presents housing challenges that may be experienced by households that include a member with a disability. As shown, the types of challenges experienced vary by the respondent's housing situation and the needs of the member of the household with a disability. Overall, one in five (22%) renters with a disability worry about retaliation if they report harassment by neighbors/staff/landlord. More than one in 10 (15%) households that include a member with a disability can't afford the housing that has the accessibility features they need, and this increases to 22 percent of the precariously housed. Nearly one in four (23%) worry that their rent will be increased if they request an accommodation for their disability. Fewer than one in 20 households have experienced a landlord denying an accommodation or modification request or refused an emotional support or service animal.

Figure VI-18.
Housing Challenges Experienced by Residents with Disabilities



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Lack of affordable and accessible housing units. Residents with disabilities who participated in focus groups discussed the challenges they experienced when trying to find housing they could afford that met their accessibility needs.

- *"If you're in low income housing, it's not always appropriate housing for your situation, but they don't take your disability into account." (Disability focus group participant)*
- *"Incredibly difficult to find accessible place to live." (Disability focus group participant)*
- *"Nothing is built accessible. In Oak Park, only one of the new buildings is accessible, and that one is priced out of range for someone on SSI. In the Triangle, there are new apartments and condos, but they are so much more than SSI." (Disability focus group participant)*

Lack of access to supportive services and mental health care. Supportive services, including case management and mental health care services, are a critical need for many residents with disabilities, including mental illness. Residents who need, but do not have access to these supports, are very vulnerable to housing insecurity.

- *“The trans community has disproportionate mental health and substance abuse issues. If they don’t have the capacity to do self care, they struggle with everything and can get evicted.” (Transgender focus group participant)*

Other ADA and disability accommodation challenges. Many of the focus group participants with disabilities shared that they were not clear on their rights, especially with respect to making reasonable accommodation requests, especially pertaining to emotional support animals. They also shared their perspective that many small mom and pop landlords or building staff do not understand fair housing law.

- *“It’s really difficult to take care of yourself, especially when you need an emotional support animal and a program doesn’t allow emotional support animals.” (Transgender focus group participant)*

Stakeholder perspectives—housing challenges of people with disabilities. With respect to the housing challenges of people with disabilities, stakeholders’ comments centered on the lack of accessible, affordable units in the region; other ADA and disability accommodation challenges; and a lack of supportive services or full spectrum of housing options for people with disabilities.

Lack of accessible, affordable housing units. For residents with disabilities, particularly those relying on disability benefit income, finding affordable housing that also meets their accessibility needs in the home is incredibly difficult. Market rate units that are accessible are financially out of reach. Older units that may be naturally-occurring affordable housing, including properties in less transit-rich environments are rarely accessible. Finding an accessible and affordable unit is like finding a needle in a haystack.

- *“The nexus of accessible housing, affordable housing, and access to transit limits you to being able to live in a very small part of the city (of Sacramento).” (Stakeholder focus group participant)*
- *“People with a disability are more likely to endure conditions that are substandard due to lack of other options.” (Stakeholder focus group participant)*
- *“Accessibility is a HUGE problem, especially because the housing in the neighborhoods that have the best transit connections is old with old construction.” (Stakeholder focus group participant)*

- *“For many working age adults with disabilities, senior housing is the best option because it’s accessible, but they are not seniors. Young people with disabilities are excluded.” (Stakeholder focus group participant)*
- *“There is a real need for housing that is affordable to people with disabilities on SSI who are not elderly; there is basically no housing they can afford. Really need 0-30%.” (Stakeholder focus group participant)*

Other ADA and disability accommodation challenges. In addition to other challenges, residents who rely in part on disability benefit income must carefully balance their employment earnings. For many, especially those with cognitive difficulties, this is a difficult task with serious consequences for their housing situation. Lack of ADA accessible infrastructure or infrastructure in disrepair further narrows where residents with mobility disabilities can seek housing.

- *“Public accommodation/ADA access issues are prevalent throughout the region. Lack of sidewalks are a serious impediment.” (Stakeholder focus group participant)*
- *“Seniors and people with mental health issues who need modifications or accommodations don’t know their rights. Don’t know how to ask for what they need.” (Stakeholder focus group participant)*
- *“Most calls to Project Sentinel or Sac Self-Help Housing are residents asking for assistance with obtaining reasonable accommodations, especially for emotional support animals, and to extend search time limits for vouchers. People are afraid to make a complaint because they do not want to lose their housing. So, from their perspective, actual rates of housing discrimination are likely much higher than they see from their hotlines.” (Stakeholder focus group participant)*
- *“We had a client who was a mother living in an income-restricted apartment with her adult son with a disability and a roommate with a disability. Both got jobs and are trying to live as independently as possible. When both people with disabilities got a raise, it bumped their income up just enough so that they no longer qualify to live in the building where they live. They got a notice, and there was no other two bedroom unit they could afford in Davis to rent. **How can getting a raise create a housing crisis?**” (Stakeholder focus group participant)*

Lack of supportive services or spectrum of supportive housing options.

Stakeholders focus group participants identified a lack of supportive housing services as a critical need in helping the region’s most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible.

- *“There is a lack of quality care providers to help with activities of daily living or other supports; housing staff aren’t qualified to provide these services.” (Stakeholder focus group participant)*
- *“People who are homeless are often members of protected classes, especially disability. We see the same people over and over; they slip through the cracks, because they are not given case management to help them transition into housing and to live sustainably and independently.” (Stakeholder focus group participant)*
- *“There is a dearth of supportive housing for mental health and substance abuse; supportive services make the difference between homelessness and stability in housing.” (Stakeholder focus group participant)*
- *“People with mental are the most difficult to house and keep housed. It is not uncommon for there to be conflicts with neighbors, and living in close quarters can be extremely difficult for these residents.” (Stakeholder focus group participant)*
- *“Many people with severe mental illness, especially the formerly homeless, become hoarders when they get housed. This is an extremely difficult challenge. Case management is critical.” (Stakeholder focus group participant)*

Displacement and Recent Experience Seeking Housing

This section explores residents’ experience seeking a place to rent or buy in the region and the extent to which displacement—having to move when they do not want to move—is prevalent.

Displacement experience. Overall, one in four (25%) of survey respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. Figure VI-19 presents displacement rates by jurisdiction and housing situation and the most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions.²

Current residents of Woodland, Davis, Roseville, and Rocklin are less likely than regional respondents to have experienced displacement. Sacramento residents are the most likely—one in three (33%). Residents of Rancho Cordova are more likely than regional residents to have experienced displacement due to rent increases, while Citrus Heights and Elk Grove residents are more likely to have been displaced due to personal reasons (e.g., divorce or other change in household composition). Residents of Davis are more likely to have experienced displacement due to their landlord selling their home, a fairly

² Here unsafe conditions refer to factors unrelated to the housing unit, i.e., harassment or domestic assault.

common reason for displacement in university towns. Nearly one in five (19%) Citrus Heights residents experienced displacement due to living in unsafe conditions.

It is not surprising that among residents who are currently precariously housed that more than half (56%) experienced displacement in the past five years.

Figure VI-19.
Displacement Experience and Reasons for Displacement by Jurisdiction, Housing Situation

		Reason for Displacement			
		Rent Increased More than I Could Pay	Personal Reasons	Landlord Selling Home	Was living in unsafe conditions*
Region	Percent Displaced				
Region	25%	25%	21%	15%	11%
Jurisdiction					
Citrus Heights	23%	26%	35%	9%	19%
Elk Grove	29%	20%	30%	17%	7%
Rancho Cordova	24%	34%	17%	10%	7%
Sacramento	33%	24%	21%	16%	12%
Sacramento County	28%	24%	20%	22%	11%
Rocklin	19%	-	-	-	-
Roseville	17%	31%	15%	12%	4%
Davis	13%	24%	14%	28%	0%
West Sacramento	20%	33%	19%	16%	14%
Woodland	13%	-	-	-	-
Tenure					
Homeowners	7%	23%	16%	15%	2%
Renters	30%	27%	16%	18%	10%
Precariously housed	56%	23%	29%	13%	14%

Note: Displacement did not necessarily occur within current community of residence. The respondents' current housing situation (i.e., homeowner) may be a different type of housing situation than when displacement occurred. *e.g., domestic assault, harassment.
- indicates sample size too small to report.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

When examined for members of protected classes and by income, experience with displacement varies widely. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall. While displacement rates are higher, the reasons for displacement are generally the same as those of regional respondents.

Lower income households are much more likely than higher income households to have experienced displacement in the past five years. Both the lowest income households and households with incomes of \$25,000 up to \$50,000 experienced displacement at rates higher than the region. Higher income households were less likely than regional respondents overall to have experienced displacement; those that did were more likely to have been displaced due to the landlord selling their home.

Figure VI-20.
Displacement Experience and Reasons for Displacement by Selected Protected Classes, Income

		Reason for Displacement			
		Rent Increased More than I Could Pay	Personal Reasons	Landlord Selling Home	Was living in unsafe conditions*
		Higher than Region (>5ppt)	About the same as Region (+/- 5 ppt)	Lower than Region (<5 ppt)	
Region	25%	25%	21%	15%	11%
Race/Ethnicity					
African American	36%	23%	23%	12%	14%
Asian	14%	-	-	-	-
Hispanic	32%	28%	24%	14%	13%
Native American	35%	14%	18%	16%	18%
Non-Hispanic White	22%	26%	22%	20%	10%
Disability	34%	28%	21%	16%	13%
Large family	35%	29%	26%	15%	11%
Children under 18	31%	30%	21%	18%	16%
LEP	3%	-	-	-	-
Voucher Household	27%	24%	20%	17%	17%
Household Income					
Less than \$25,000	37%	25%	25%	12%	14%
\$25,000 up to \$50,000	31%	31%	17%	18%	11%
\$50,000 up to \$100,000	16%	29%	14%	25%	5%
\$100,000 or more	7%	17%	20%	23%	3%

Note: Displacement did not necessarily occur within current community of residence. The respondents' current housing situation (i.e., homeowner) may be a different type of housing situation than when displacement occurred. *e.g., domestic assault, harassment.
 - indicates sample size too small to report.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Recent experience seeking housing. Housing discrimination can occur during the search process as well as while residents are housed. Survey respondents indicated whether they experienced challenges related the home search process as a method for examining the extent to which differential treatment in the search process on the basis of protected class status may occur in the region. Overall, nearly two-thirds (65%) of regional survey respondents seriously looked for housing in the past five years. Sacramento residents were more likely than regional respondents to have seriously

looked for housing and residents of Citrus Heights, Rocklin, West Sacramento, and Woodland were less likely to have seriously looked for housing.

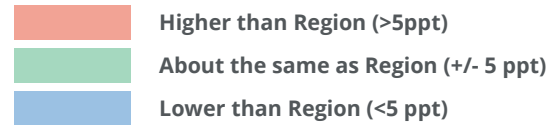
Compared to the region overall:

- Sacramento residents were more likely to experience a landlord not returning calls about a unit;
- Woodland residents were more likely to say that a bank or lender would not give them a home loan and that a bank or lender charged a high interest rate on their home;
- With respect to factors associated with the rental market search experience, residents of Rocklin, Roseville, Davis, West Sacramento, and Woodland were less likely than the regional home seekers to experience negative search challenges—not having their calls or emails returned; having a unit become unavailable between the time of an inquiry and showing up to view the unit; and being discouraged from applying for units due to ad restrictions.

When considered by housing situation and income, renters, precariously housed residents, low income households, and voucher households were much more likely than regional residents to have seriously looked for housing. Among these groups, no differences from the region overall were found for experiences related to the homeownership process. Precariously housed, low income households, and voucher households were more likely than regional residents and renters in general to experience rental housing search challenges.

Figure VI-21.

Experience Looking for Housing the Sacramento Valley in the Past Five Years by Jurisdiction



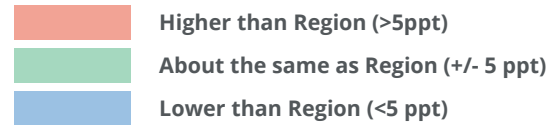
Percent of Residents Experiencing a Challenge in Recent Housing Search	Citrus Heights	Elk Grove	Rancho Cordova	Sacramento	Sacramento County	Region
Respondents who seriously looked for housing in the region in the past five years	58%	68%	61%	73%	70%	65%
Landlord did not return calls asking about a unit	15%	10%	12%	22%	19%	16%
Landlord did not return emails asking about a unit	15%	8%	15%	18%	16%	13%
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	11%	15%	11%	16%	12%	11%
I was discouraged from applying for units due to restrictions in the ads	12%	7%	8%	15%	12%	11%
A bank or other lender would not give me a loan to buy a home	6%	7%	3%	5%	6%	5%
A bank or other lender charged me a high interest rate on my home loan	2%	3%	1%	2%	1%	2%
I requested a disability accommodation for myself or my family and it was not made	1%	4%	0%	3%	3%	2%
The real estate agent only showed me homes in neighborhoods where most people were of my same race or ethnicity	2%	4%	2%	2%	1%	2%

Note: Includes only those respondents who seriously looked for housing in the past five years. Experience with housing provider occurred in the region, but not necessarily in the resident's current community.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-22.

Experience Looking for Housing the Sacramento Valley in the Past Five Years by Jurisdiction



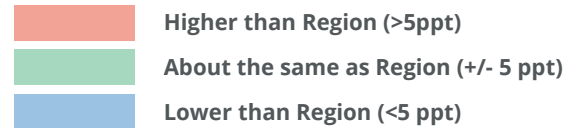
Percent of Residents Experiencing a Challenge in Recent Housing Search	Rocklin	Roseville	Davis	West Sacramento	Woodland	Region
Respondents who seriously looked for housing in the region in the past five years	56%	62%	62%	59%	49%	65%
Landlord did not return calls asking about a unit	5%	6%	4%	9%	9%	16%
Landlord did not return emails asking about a unit	5%	5%	4%	9%	6%	13%
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	3%	4%	1%	6%	3%	11%
I was discouraged from applying for units due to restrictions in the ads	5%	4%	2%	5%	5%	11%
A bank or other lender would not give me a loan to buy a home	0%	3%	2%	4%	12%	5%
A bank or other lender charged me a high interest rate on my home loan	3%	0%	0%	1%	9%	2%
I requested a disability accommodation for myself or my family and it was not made	0%	0%	0%	0%	0%	2%
The real estate agent only showed me homes in neighborhoods where most people were of my same race or ethnicity	0%	1%	0%	1%	2%	2%

Note: Includes only those respondents who seriously looked for housing in the past five years. Experience with housing provider occurred in the region, but not necessarily in the resident's current community.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-23.

Experience Looking for Housing in the Sacramento Valley by Housing Situation and Low Income

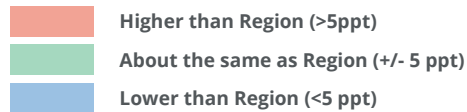


Percent of Residents Experiencing a Challenge in Recent Housing Search	Homeowners	Renters	Precariously Housed	Income <\$25,000	Voucher Household	Region
Respondents who seriously looked for housing in the region in the past five years	53%	73%	76%	72%	76%	65%
Landlord did not return calls asking about a unit	2%	18%	30%	24%	24%	16%
Landlord did not return emails asking about a unit	2%	15%	28%	20%	22%	13%
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	2%	12%	24%	19%	19%	11%
I was discouraged from applying for units due to restrictions in the ads	1%	12%	22%	18%	20%	11%
A bank or other lender would not give me a loan to buy a home	2%	7%	4%	4%	6%	5%
A bank or other lender charged me a high interest rate on my home loan	1%	2%	1%	2%	2%	2%
I requested a disability accommodation for myself or my family and it was not made	1%	1%	3%	3%	2%	2%
The real estate agent only showed me homes in neighborhoods where most people were of my same race or ethnicity	0%	2%	3%	3%	5%	2%

Note: Includes only those respondents who seriously looked for housing in the past five years. Experience with housing provider occurred in the region, but not necessarily in the resident's current community.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-24.
Experience Looking for Housing in the Sacramento Valley in the Past Five Years by Selected Protected Class Characteristics



Percent of Residents Experiencing a Challenge in Recent Housing Search	African American	Asian	Hispanic	Native American	Non-Hispanic White	Disability	Children Under 18	Large Family	LEP	Region
Respondents who seriously looked for housing in the region in the past five years	74%	68%	70%	70%	61%	68%	70%	70%	60%	65%
Landlord did not return calls asking about a unit	24%	4%	22%	24%	13%	25%	21%	49%	-	16%
Landlord did not return emails asking about a unit	22%	3%	16%	21%	12%	20%	18%	45%	-	13%
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	21%	5%	16%	22%	8%	19%	16%	39%	-	11%
I was discouraged from applying for units due to restrictions in the ads	17%	4%	15%	17%	9%	16%	17%	40%	-	11%
A bank or other lender would not give me a loan to buy a home	5%	4%	7%	10%	5%	7%	7%	19%	-	5%
A bank or other lender charged me a high interest rate on my home loan	2%	1%	4%	4%	1%	3%	2%	8%	-	2%
I requested a disability accommodation for myself or my family and it was not made	3%	1%	2%	8%	1%	4%	1%	1%	-	2%
The real estate agent only showed me homes in neighborhoods where most people were of my same race or ethnicity	3%	0%	2%	1%	1%	2%	2%	5%	-	2%

Note: - sample size too small to report. Experience with housing provider occurred in the region, but not necessarily in the resident's current community.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Compared to other members of protected classes, African Americans were the only segment more likely to have recently searched for housing. Most of the divergence between the housing search experience of members of protected classes from regional residents pertains to the rental market. The exception are that large family households were much more likely than households regionally to have had a bank or other lender not give them a loan to buy a home (19% v. 5%) and to be charged a high interest rate (8% v. 2%).

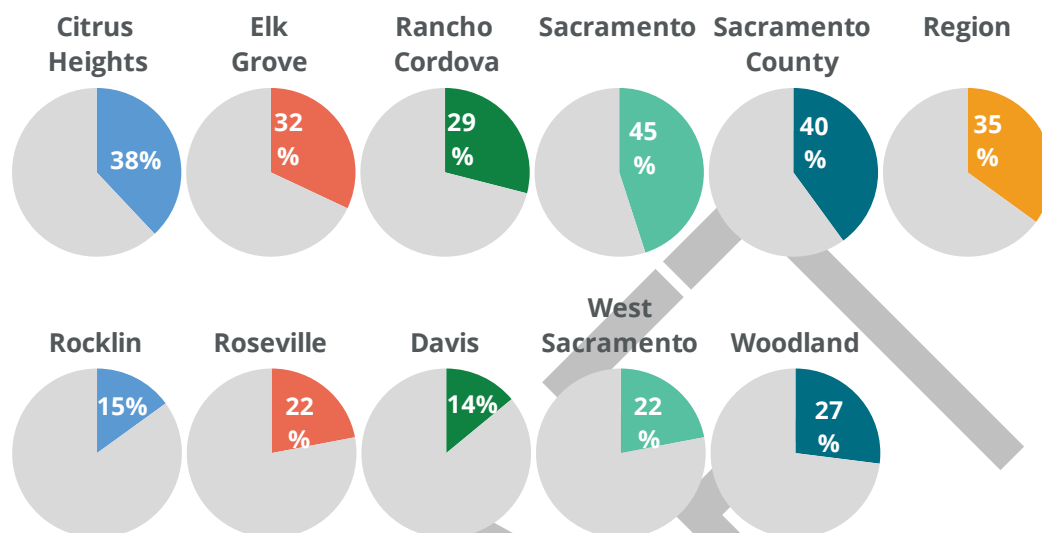
Experience with challenges associated with the rental housing search of non-Hispanic White residents and Asian residents are the same or less than the regional experience rates overall. For members of other protected classes, particularly large families, the rental housing search experience differed from the region. For example:

- Nearly half of large families seriously looking for housing had a landlord not return calls about a unit (49%) or did not receive replies to email inquiries (45%) compared to 16 percent and 13 percent of home seekers regionally.
- Nearly two in five (39%) large families, 21 percent of African American respondents, 22 percent of Native American respondents, and 19 percent of disability respondents, experienced being told a unit was available over the phone but once they showed up in person the “landlord told me it was no longer available”. Regionally 11 percent of respondents had this experience.
- Two in five (40%) large families were discouraged from applying to units due to restrictions in the ads, compared to 11 percent of regional respondents. Nearly one in five (17%) African American respondents, Native American respondents, and households with children experienced this discouragement.

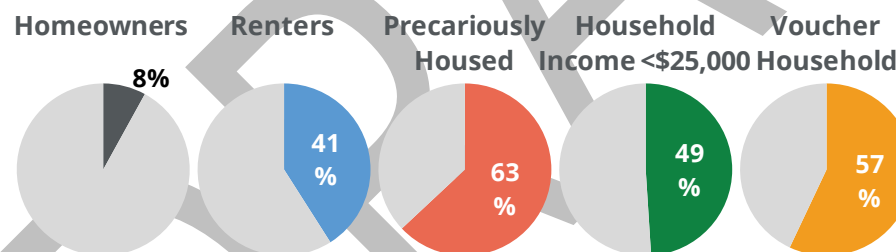
Denial of housing to rent or buy. When they seriously looked for housing in the region in the past five years, more than one in three (35%) respondents experienced being denied housing to rent or buy. Figure VI-25 presents the proportion of those who seriously looked for housing who experienced denial by jurisdiction, housing situation and income. Among jurisdictions, current residents of Sacramento experienced the highest incidence of housing denial (45%) and residents of Davis experienced the lowest rate (14%). It is not surprising that residents who are currently precariously housed are most likely to have experienced housing denial (63%); the majority (57%) of voucher households who seriously looked for housing were denied.

Figure VI-25.
Percent Denied Housing to Rent or Buy in the Region in the Past Five Years

By Jurisdiction and Selected Characteristics



By Housing Situation and Low Income

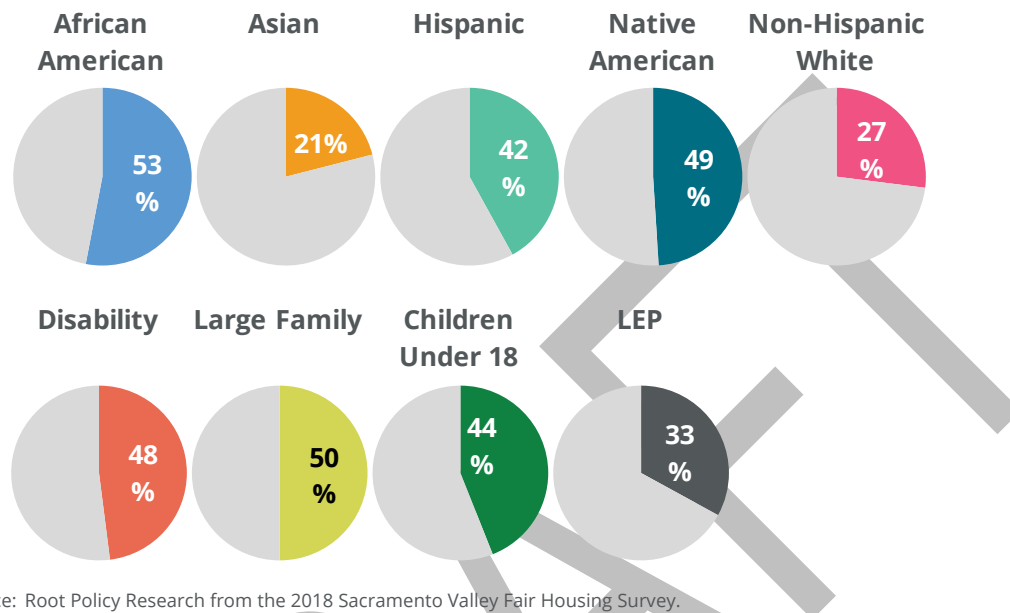


Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

When considered by race and ethnicity, African American (53%), Native American (49%), and Hispanic respondents (42%) were more likely than non-Hispanic White (27%) or Asian respondents (21%) to have experience denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall.

Figure VI-26.
Percent Denied Housing to Rent or Buy in the Region in the Past Five Years

By Selected Protected Classes



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Reasons for denial. Figures VI-27 through VI-29 present the reasons why the respondent thought they were denied housing to rent or buy. For most residents, income and credit factors and the landlord not “accepting the type of income I earn (e.g., social security or disability benefits)”, eviction history, and another renter willing to pay more are the top five most common reasons why they experienced denial of housing to rent or buy. When considered by jurisdiction of current residence—not necessarily the jurisdiction where housing denial occurred—there are differences in the most commonly identified reasons for denial, including:

- Lack of a stable housing record—Citrus Heights and Sacramento County;
- Having a housing voucher—Elk Grove and Sacramento;
- Landlord didn’t allow pets—Roseville and West Sacramento; and
- Homelessness—Sacramento County.

Differences from the region by housing situation and income include:

- Homeowners were more likely than regional respondents overall to have been outbid for a home or to have been denied because another buyer was willing to pay cash.

- Having a housing voucher was a top reason for denial among renters in general, low income households, and voucher households.
- Current homelessness and a lack of a stable housing record are barriers experienced by those who are precariously housed.

Among members of protected classes, reasons for denial that differ significantly from the region overall include:

- Having a housing voucher was a top reason for denial experienced by African American and Asian respondents, and respondents whose household includes a member with a disability.
- Current homelessness is a top reason for denial experienced by African American respondents; and
- Large family households are more likely to have been denied due to their family size than other respondents.

Figure VI-27.

When you looked for housing the Sacramento Valley region in the past five years, were you ever denied housing to rent or buy? Why were you denied? By Jurisdiction and Selected Characteristics

CITRUS HEIGHTS - Income too low - Bad credit - Landlord didn't accept the type of income I earn - Eviction history (tie) Lack of stable housing record, Other renter willing to pay more	SACRAMENTO - Income too low - Bad credit - Landlord didn't accept the type of income I earn - Eviction history (tie) I have a housing voucher, Other renter willing to pay more	ROSEVILLE - Income too low - Bad credit - Landlord didn't allow pets - Other renter willing to pay more (tie) Eviction history, Disability, Other buyer offered higher price	WOODLAND - - - - -
ELK GROVE - Bad credit - Income too low - Landlord didn't accept the type of income I earn - Other renter willing to pay more (tie) I have a housing voucher, Other buyer offered higher price	SACRAMENTO COUNTY - Income too low - Bad credit - Landlord didn't accept the type of income I earn - Lack of stable housing record - Because I am homeless	DAVIS - - - - -	REGION - Income too low - Bad credit - Landlord didn't accept the type of income I earn - Eviction history - Other renter willing to pay more for rent
RANCHO CORDOVA - Income too low - Bad credit - Eviction history - Because I am homeless - Other renter willing to pay more	ROCKLIN - - - - -	WEST SACRAMENTO - Income too low - Bad credit - Eviction history - Other renter willing to pay more (tie) Landlord didn't allow pets, Other buyer offered higher price	

Note: Experience of housing denial occurred in the region but not necessarily in the place of current residence. – Insufficient data. "Landlord didn't accept the type of income I earn" includes social security and disability income.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-28.

When you looked for housing the Sacramento Valley region in the past five years, were you ever denied housing to rent or buy? Why were you denied? By Housing Situation, Voucher Households, and Low Income

HOMEOWNERS	INCOME LESS THAN \$25,000
- Income too low - Other buyer offered a higher price - Other buyer offered to pay cash - Bad credit - I didn't get my rental application in on time	- Income too low - Bad credit - Landlord didn't accept the type of income I earn - I have housing voucher - Eviction history
RENTERS	VOUCHER HOUSEHOLD
- Income too low - Bad credit - Other renter willing to pay more - Landlord didn't allow pets (tie) I have a housing voucher, Landlord didn't accept the type of income I earn	- I have a housing voucher - Income too low - Bad credit - Landlord didn't accept the type of income I earn - Landlord didn't allow pets
PRECARIOUSLY HOUSED	REGION
- Income too low - Bad credit - Eviction history - Because I am homeless - Lack of stable housing record	- Income too low - Bad credit - Landlord didn't accept the type of income I earn - Eviction history - Other renter willing to pay more for rent

Note: Experience of housing denial occurred in the region but not necessarily in the place of current residence.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-29.

When you looked for housing in the Sacramento Valley region in the past five years, were you ever denied housing to rent or buy? Why were you denied? By Selected Protected Classes

AFRICAN AMERICAN 1 Income too low 2 Bad credit 3 Eviction history 4 I have a housing voucher 5 Because I am homeless	NATIVE AMERICAN 1 Income too low 2 Bad credit 3 Landlord didn't accept the type of income I earn 4 Landlord didn't allow pets 5 Other renter willing to pay more	LARGE FAMILY 1 Income too low 2 Bad credit 3 Eviction history 4 Size of my family; too many people 5 Lack of stable housing record
ASIAN 1 Income too low 2 Bad credit 3 I have a housing voucher 4 Other renter willing to pay more 5 Eviction history	NON-HISPANIC WHITE 1 Income too low 2 Bad credit 3 Landlord didn't allow pets 4 Landlord didn't accept the type of income I earn 5 Other renter willing to pay more	CHILDREN UNDER 18 1 Income too low 2 Bad credit 3 Eviction history 4 Other renter willing to pay more 5 Landlord didn't accept the type of income I earn
HISPANIC 1 Income too low 2 Bad credit 3 Landlord didn't accept the type of income I earn 4 Landlord didn't allow pets 5 Other renter willing to pay more	DISABILITY 1 Income too low 2 Bad credit 3 Landlord didn't accept the type of income I earn 4 Eviction history 5 I have a housing voucher	REGION 1 Income too low 2 Bad credit 3 Landlord didn't accept the type of income I earn 4 Eviction history 5 Other renter willing to pay more

Note: - sample size too small to report. Experience of housing denial occurred in the region but not necessarily in the place of current residence.

Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Experience with housing discrimination. Overall, 17 percent of survey respondents said that they experienced discrimination when they were looking for housing in the region. As shown in Figure VI-30 the proportion of residents who believe they experienced housing discrimination ranges widely, from 3 percent of the highest income households to nearly two in five (38%) voucher households. Among the jurisdictions, about one in four residents of Sacramento, Elk Grove, and Sacramento County experienced housing discrimination. Among members of protected classes, African American respondents, Native American respondents, and households that include a member with a disability had the highest rates of housing discrimination experiences.

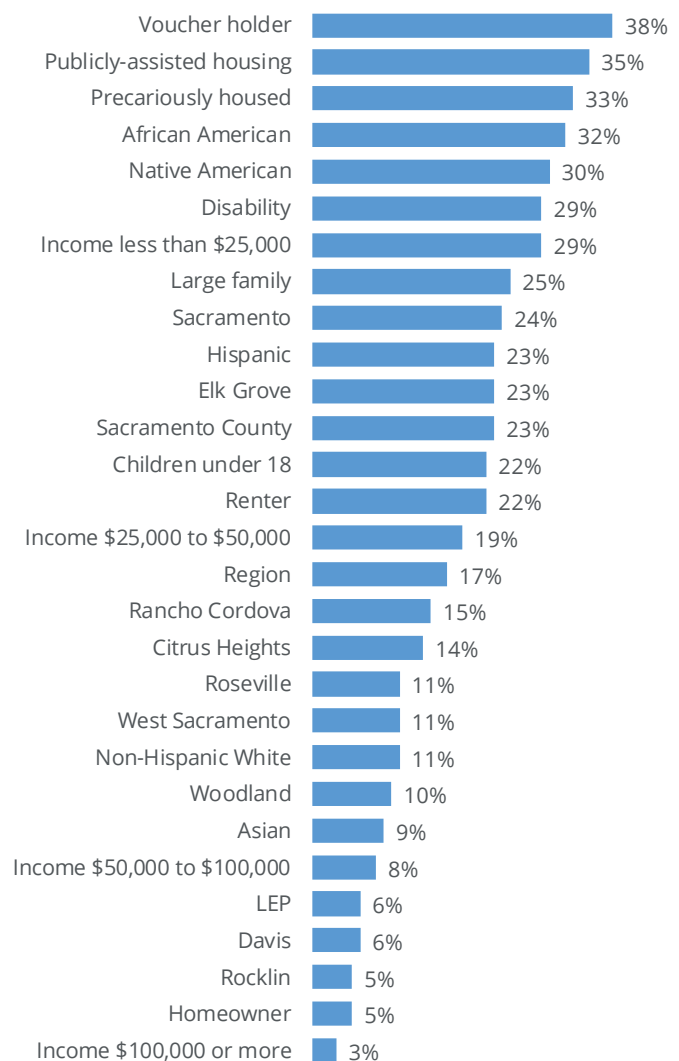
Figure VI-30.
When you looked for housing in the region, did you ever feel you were discriminated against?

Note:

Experience with housing discrimination occurred in the region, but not necessarily in the place of current residence.

Source:

Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.



Reasons for discrimination. Respondents who believed they experienced discrimination when looking for housing in the region provided the reasons why they

thought they were discriminated against. Note that the basis offered by residents is not necessarily protected by federal, state, or local fair housing law and that residents could provide multiple reasons why they thought they were discriminated against. Overall, the reasons include:

- Race/ethnicity (29%);
- Income/income too low (23%);
- Age (18%);
- Familial status/having children (18%);
- Disability (16%);
- Looks/appearance (“how I look”) (14%);
- Having a housing voucher (10%);
- History of eviction, foreclosure, or bad credit (8%);
- National origin (5%);
- Sex or gender (4%);
- LGBTQ (4%);
- Criminal history (3%);
- Being homeless (2%);
- Religion (1%); and
- Language spoken (1%).

In focus groups, participants discussed their **experience with housing discrimination**:

- **African American** participants described being treated differently in their housing search because of their race and having children.
 - *“I think there is flat out discrimination. I make four to five times the rent. A friend went to house viewings in Green Haven for me when I was at work, and the landlord asked all of these personal questions about my kids, because, ‘she didn’t want her house destroyed’. They were asking for \$2,100, and I was willing to pay it. But she went with “an older couple” who could only pay*

\$1,500. That's flat out discrimination because I'm black and I have kids."
(African American focus group participant)

- *"It's harder to rent a single family home than it used to be. The private owners have started going to property management companies, and there's a lot of discrimination by property management companies."* (African American focus group participant)

- **Households with children and large families** described being treated differently by in their housing search because they have children as well as being harassed or treated unfairly because of their children.

- *"I received a 30 day notice due to my having an additional child."* (Rancho Cordova low income resident focus group)
- *"People don't want to rent to me. Because I have three kids, or I don't have a man, or because of race, or I don't have enough income. It's discouraging."* (African American focus group participant)

➤

- **Residents with disabilities** described differential treatment by housing providers and building staff, difficulties experienced when trying to request reasonable accommodations; challenges associated with how housing providers account for in-home care providers; and difficulty communicating with housing providers.

- *"Management doesn't treat residents respectfully and it's painful and disheartening to feel like you don't matter. Suddenly, the office is closed every day. They're training us to get frustrated enough so that we don't bother complaining anymore."* (Disability focus group participant)
- *"I was harassed out of HUD housing by the property manager and neighbors because of my mental illness."* (Disability focus group participant)
- *"People look at the mentally ill and look at you like you're a rancid dog."* (Disability focus group participant)

➤

Several tenants of publicly supported housing who participated in a disability focus group experienced SHRA is treating their in-home caregivers as residents, and counting the caregiver's income toward the household income, resulting in unfair rent increases. They also believe that they were told to request accommodations for their disability *after* moving into a unit even though the accommodation request was for a larger unit in order to accommodate in-home caregivers.

- *"You have to ask for an accommodation after you get into housing; if you need an in-home caregiver, they'll still make you have a one bedroom first then ask*

for a caregiver. SHRA requires you to treat a caregiver like a secondary resident, and that's not right." (Disability focus group participant)

- **Transgender residents** described differential treatment by housing providers and building staff, and neighbors both during the housing search and when housed. This treatment includes being denied housing and being bullied and harassed. Further, participants discussed their experience that trans residents are disproportionately impacted by domestic violence, often resulting in homelessness.
 - *"There is this stigma that trans people are a risk or a liability as a tenant or a roommate; it's discrimination and unfair." (Transgender focus group participant)*
 - *"There is a domestic violence epidemic in the trans population that's overlooked. There need to be accommodations for trans people in domestic violence." (Transgender focus group participant)*

Housing discrimination—stakeholder perspectives. Stakeholders shared their perceptions of housing discrimination in the region:

- **Discrimination in the private sector.** In their experience, some property managers/landlords discriminate against certain tenants by differentially charging them fees, fines, or not refunding security deposits. Fear of eviction or rent increases keeps some tenants living in substandard condition or not requesting needed repairs.
 - *"Some property managers in Davis seem to target or discriminate against certain groups. Usually over small money issues; fees, fines. Tenants have to "suck it up" and live in bad conditions because landlords refuse to make repairs." (Stakeholder focus group participant)*
 - *"There are apartment complexes in Placer County that serve a lot of people with disabilities. We receive a lot of complaints about the landlords, because they won't make repairs." (Stakeholder focus group participant)*
 - *"It often comes down to property managers not knowing anything about fair housing—especially mental illness or trauma. People with mental illness often have SSI as their only source of income. Their payment comes in on the 5th, and they forget to pay their rent, due to their disability. They get charged a fee. And things snowball from there." (Stakeholder focus group participant)*
 - *"Barriers around service animals. Many of the calls that Independent Living Centers get are about addressing issues with service animals and consumers and property managers don't know their rights and responsibilities." (Stakeholder focus group participant)*

- *“People are hesitant to complain about conditions; they don’t want to be seen as troublemakers, or they have more occupants than the landlord knows about and they don’t want to get evicted.” (Stakeholder focus group participant)*
- *“Security deposits are a big issue; people are not getting back money they they’re owed. If they don’t get their money back, they’re behind or coming up short of funds for the next place.” (Stakeholder focus group participant)*
- *“When people with disabilities try to find private housing, they have a very difficult time with landlords about service animals and emotional support animals.” (Stakeholder focus group participant)*
- *“Roseville and Rocklin are old farming communities. The huge influx of people—mostly higher income families—has led to hostility to low income and immigrant communities.” (Stakeholder focus group participant)*
- **In the public sector**, lack of services needed for people with disabilities to live independently put them at risk for institutionalization. For people with mental illness, especially those with hoarding disorders, interactions with code enforcement or other resident-facing city/county services may jeopardize their housing because frontline staff are not equipped to accommodate their needs and resolve the situation. Public policies or practices may disparately impact people with disabilities.
 - *“Lack of supportive services with people with mental health and other disabilities disparately impacts them as these residents become chronically homeless or are institutionalized. ‘When there are supportive services, they’re much more successful, and landlords don’t get complaints.’ Example of doing this right: Beemer Place in Woodland where units are directed for people with severe mental illness and has onsite case management.” (Stakeholder focus group participant)*
 - *“Hoarding is a disability and it is a very big issue. Neighbors complain, city code enforcement doesn’t know how to handle it, and there are no funds to help these people.” (Stakeholder focus group participant)*
 - *“Opioids are a huge problem. There are a thousand places to buy drugs here, but no places to get help. Addicts are robbing people, living on the streets, and the NIMBY and NOPE types prevent help from occurring. Tried to convert a vacant to basic housing, and couldn’t get it done. Placer County is in crisis, and that includes the cities.” (Stakeholder focus group participant)*

Neighborhood and Community

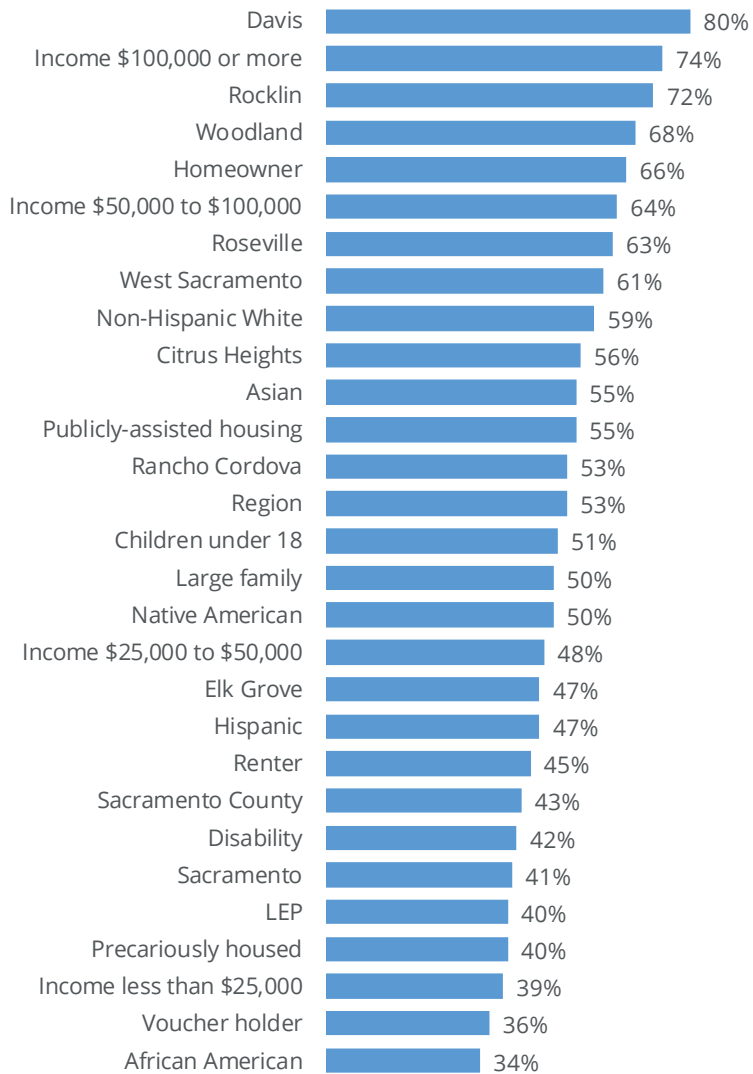
Fair housing choice is more than just choice in a home. This section builds on the access to opportunity findings discussed in a previous section and focuses on the extent to which residents would welcome different types of people moving to their neighborhood.

We conclude with an analysis of indicators of Not-In-My-Backyard (NIMBY) attitudes that may impact land use and planning decisions related to housing.

Welcoming neighborhoods. To understand the extent to which Sacramento Valley residents feel welcome in their community, respondents rated their degree of agreement with the following statement: *“I feel that people like me and my family are welcome in all neighborhoods in my city.”* As shown, the proportion of respondents who agree or strongly agree with this statement range widely, from about one in three African American respondents (34%) to four in five (80%) Davis residents. Overall, 53 percent of regional residents feel that people like themselves and their family are welcome in all neighborhoods in their community. Agreement in feeling welcome in all neighborhoods in their community is higher than the region in Davis, Rocklin, Woodland, and Roseville. It is lower in Sacramento and Sacramento County. Homeowners are more likely than renters to feel welcome, as are higher income households. Voucher households are second least likely to agree that they are welcome in all of their community's neighborhoods.

Figure VI-31.
“I feel that people
like me and my
family are welcome
in all neighborhoods
in my city.” (%
Strongly
Agree/Agree)

Source:
 Root Policy Research from the 2018
 Sacramento Valley Fair Housing
 Survey.



Perceptions of neighbor support for diversity. Another measure of being welcoming is based on residents’ perceptions of how supportive their neighbors are of different types of people moving to their neighborhood. Respondents rated their level of agreement with a series of statements on a scale of 1-10 where a rating of 1 means strongly disagree and a rating of 10 means strongly agree. Each statement began with “Most of my neighbors would be supportive of people of another...” followed by “race or ethnicity,” “religion,” “sexual orientation” or “who are transgender.” Figures VI-32 through VI-34 present these ratings by jurisdiction, housing situation and income, and selected protected classes.

On average, survey respondents agree that most of their neighbors would be supportive of people of a different race or ethnicity, religion, sexual orientation, or who is transgender moving into the neighborhood. On average, residents are more likely to agree that most of their neighbors would be supportive of people of another

race/ethnicity, religion, or another sexual orientation and somewhat less likely to be supportive of people who are transgender. These findings are generally consistent when explored by jurisdiction, housing situation, income, and protected class.

As shown in the figures, perceptions of neighbor vary across population segments and across the categories considered.

- Among the jurisdictions, perceptions of neighbor support are strongest among residents of Davis, West Sacramento, and Woodland. In general, while still agreeing, residents are somewhat less likely to agree that their neighbors would be supportive of people of another sexual orientation or who are transgender, than for people of a different race/ethnicity or religion.
- Higher income households are more likely than lower income households to agree that their neighbors would be supportive of different types of people moving into the area. Voucher holders, low income households, and precariously housed residents are more likely to only “somewhat” agree that their neighbors would be supportive of different types of people moving to the area.
- With some variation, members of protected classes agree that most of their neighbors would be supportive of different types of people moving into the area. As with previous analyses, they are slightly less likely to this that most of their neighbors would be supportive of people who are transgender. African American and LEP respondents were comparatively less likely to think their neighbors would be supportive and non-Hispanic White residents were most likely.

Figure VI-32.

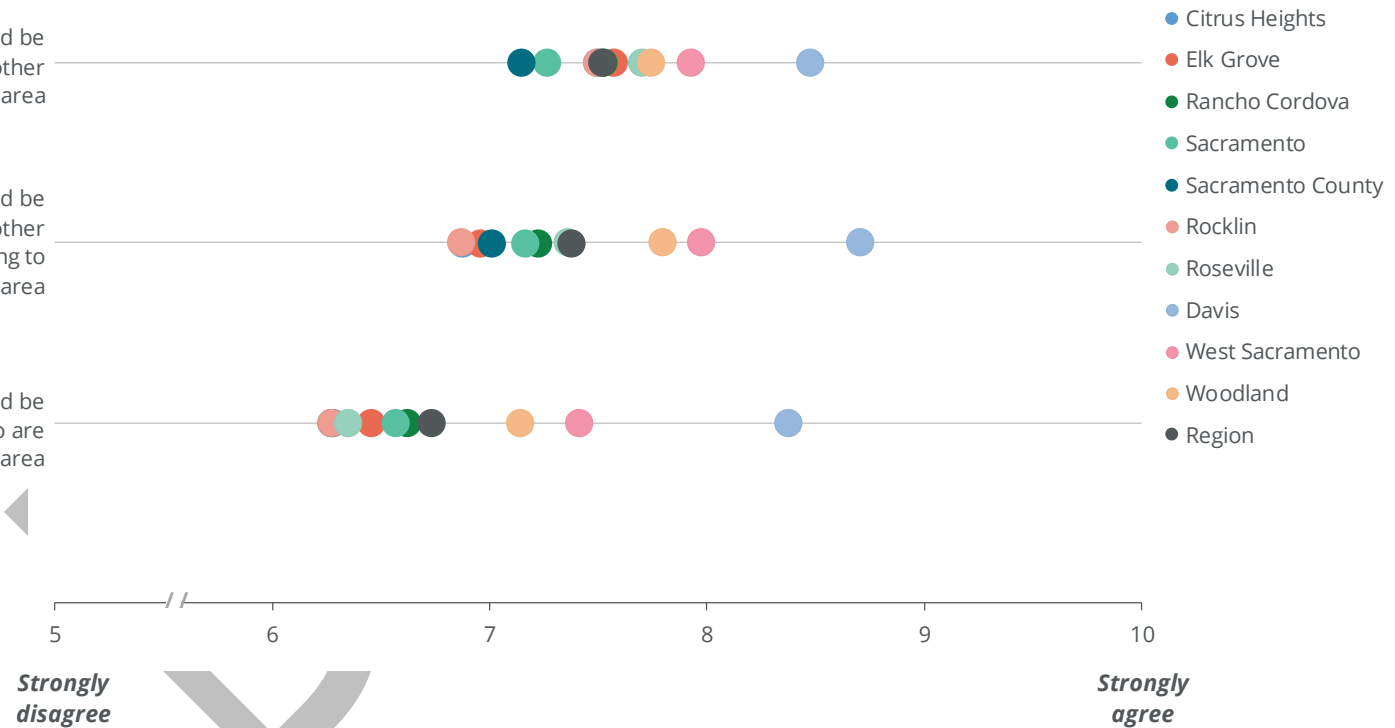
Jurisdiction: Most of my neighbors would be supportive of people of another ... race or ethnicity, religion, sexual orientation, or people who are transgender ... moving to this area.

Most of my neighbors would be supportive of people of another **race or ethnicity** moving to this area

Most of my neighbors would be supportive of people of another **religion** moving to this area

Most of my neighbors would be supportive of people of another **sexual orientation** moving to this area

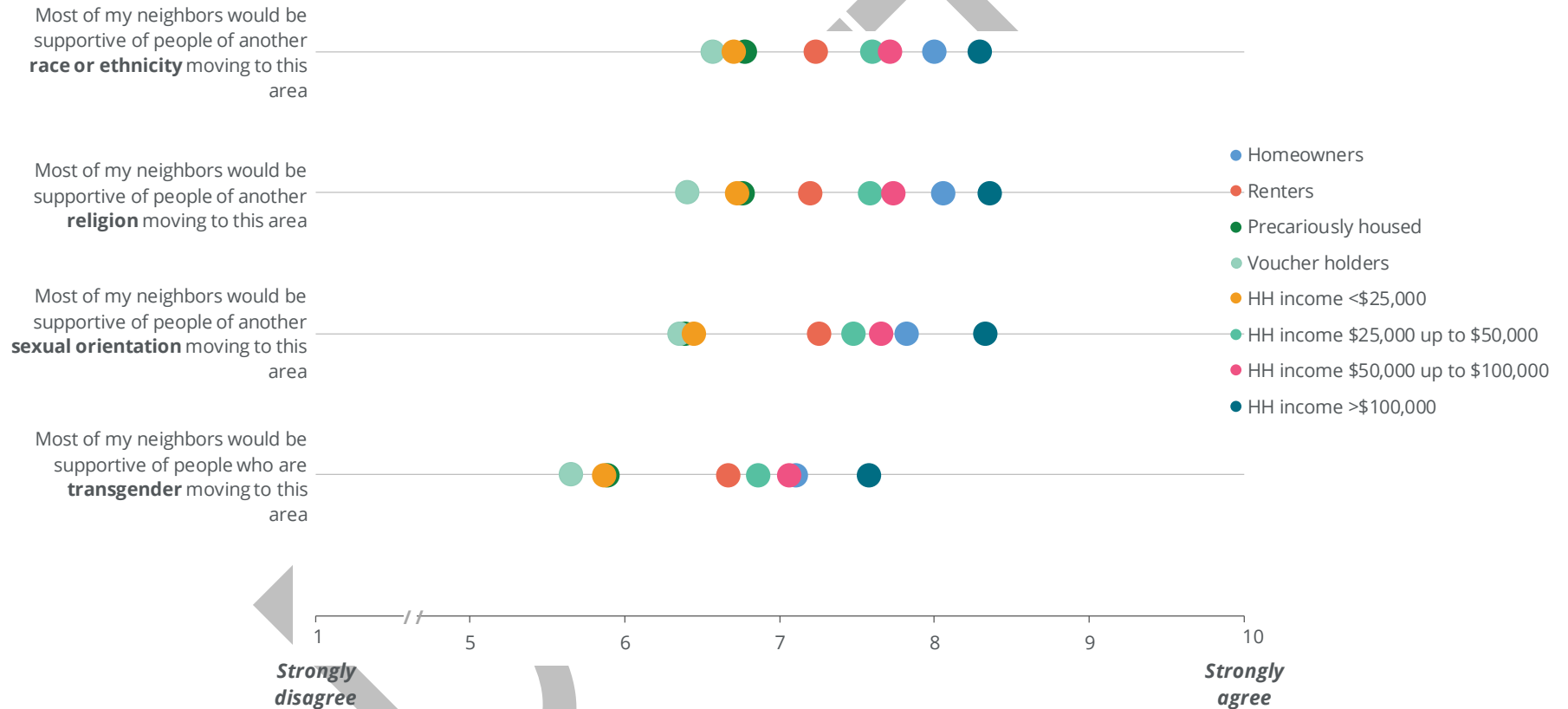
Most of my neighbors would be supportive of people who are **transgender** moving to this area



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-33.

Situation and Income: Most of my neighbors would be supportive of people of another ... race or ethnicity, religion, sexual orientation, or people who are transgender ... moving to this area.



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-34.

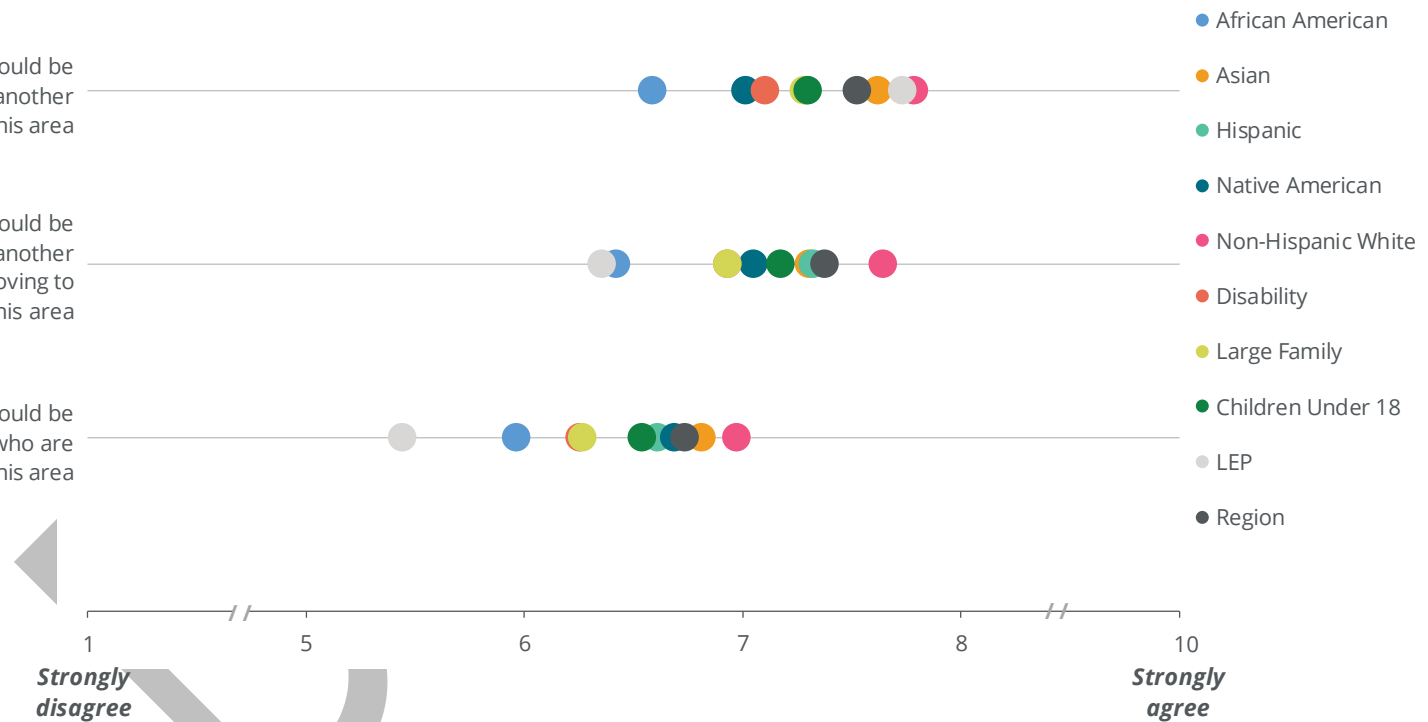
Selected Protected Classes: Most of my neighbors would be supportive of people of another ... race or ethnicity, religion, sexual orientation, or people who are transgender ... moving to this area.

Most of my neighbors would be supportive of people of another **race or ethnicity** moving to this area

Most of my neighbors would be supportive of people of another **religion** moving to this area

Most of my neighbors would be supportive of people of another **sexual orientation** moving to this area

Most of my neighbors would be supportive of people who are **transgender** moving to this area



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

NIMBY. Figures VI-35 through VI-37 present respondents' perceptions of community support for different types of housing—low income housing and apartment buildings—and housing uses—housing for low income seniors, housing for people recovering from substance abuse, and housing for persons with disabilities. While previous figures demonstrate that most respondents think most of their neighbors would welcome different types of people to their neighborhood, the response is quite different for housing types and uses.

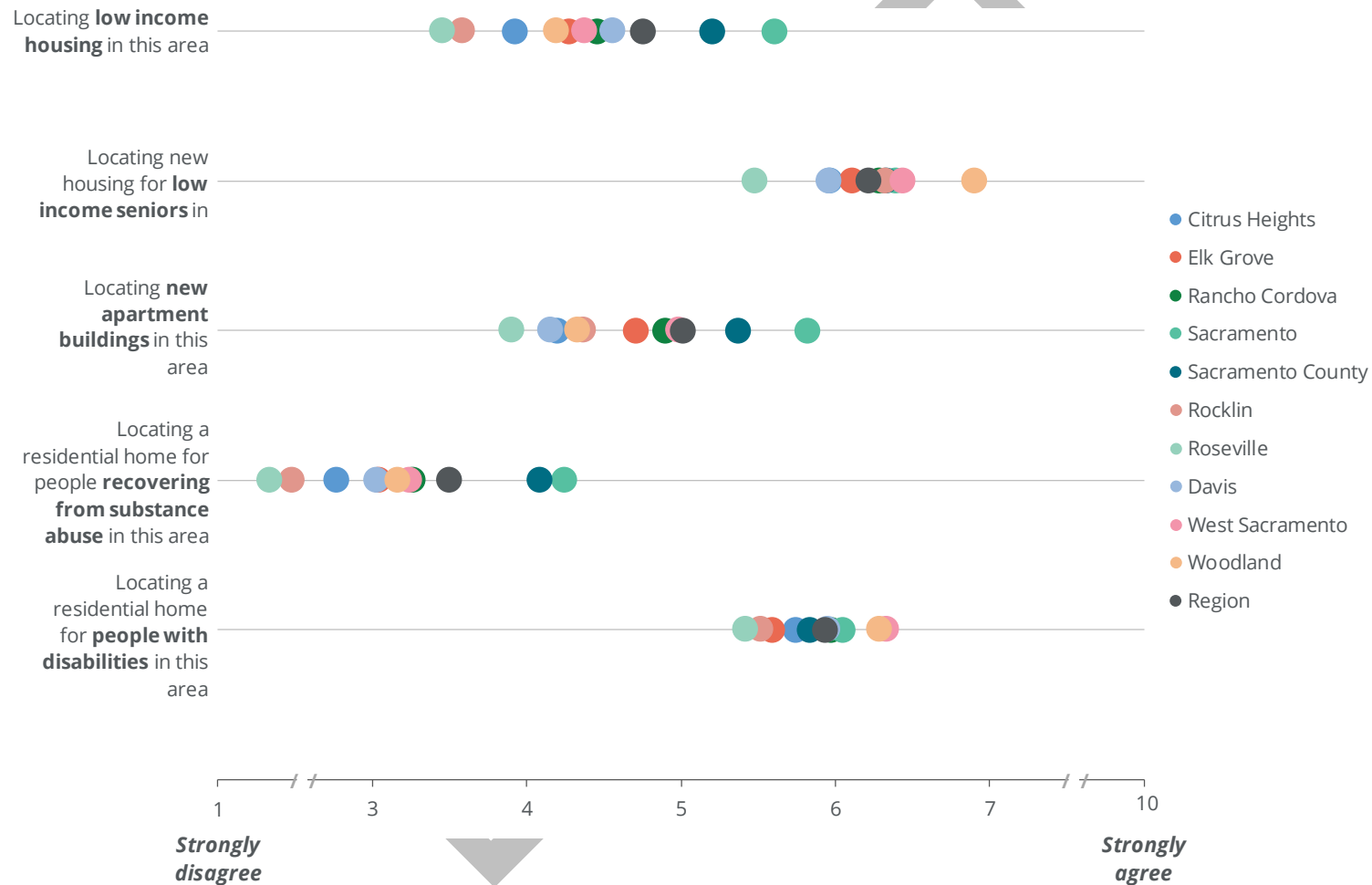
On average, residents are neutral (neither agreeing nor disagreeing) that most of their neighbors would support new low income housing or new apartment buildings in their area. They express weak agreement that most neighbors would support new housing for low income seniors and people with disabilities, and they disagree that their neighbors would support housing for people recovering from substance abuse.

- There is some variation in the degree of agreement (or disagreement) found among the jurisdictions.
 - With respect to support for low income housing, Sacramento respondents are most likely to think their neighbors would be supportive, and Roseville and Rocklin residents are least supportive.
 - Woodland residents are most likely to support low income senior housing and Roseville residents are least likely.
 - Sacramento and Sacramento County residents are more likely to be supportive of new apartment buildings, Roseville, Davis, Citrus Heights, Woodland, and Rocklin are least likely.
 - While disagreeing that their neighbors would be supportive of recovery housing, Sacramento and Sacramento County residents are more likely to be supportive and Roseville and Rocklin are least supportive.
 - With respect to housing for people with disabilities, there is very little differentiation among the jurisdictions.
- When considered by housing situation and income, the results are more varied for low income housing, new apartment buildings, and recovery housing and very similar to the region for low income senior housing and housing for people with disabilities.
 - High income households and homeowners are least likely to think their neighbors would be supportive of any of low income housing, new apartment buildings, and recovery housing.
 - There are no appreciable differences by housing situation or income regarding perceived neighbor support for housing for low income seniors or people with disabilities.

- With a few exceptions, members of protected classes have similar perspectives to the region overall.
 - Households that include a member with a disability, African American households, Hispanic households, and LEP households are somewhat more likely than regional residents to think their neighbors would be supportive of low income housing.
 - African American, LEP, Hispanic, and disability households are more likely to think their neighbors would be supportive of new apartment buildings;
 - While still disagreeing, African American households are more likely, and Asian and non-Hispanic White households are less likely, to think their neighbors would support recovery housing.

Figure VI-35.

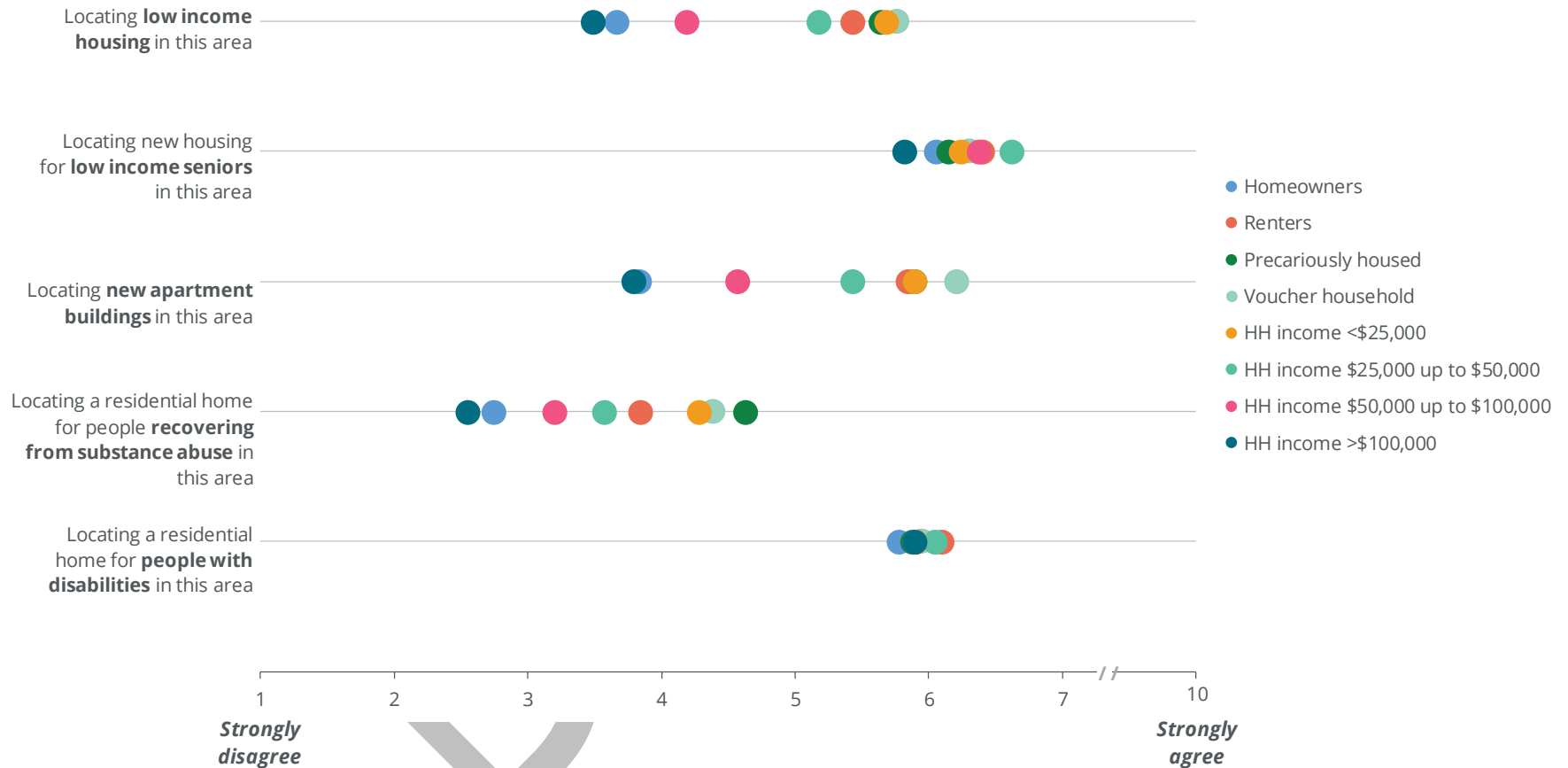
Most of my neighbors would be supportive of locating...low income housing...housing for low income seniors...new apartment buildings...a residential home for people recovering from substance abuse... a residential home for people with disabilities ... in this area. By Jurisdiction and Selected Characteristics



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-36.

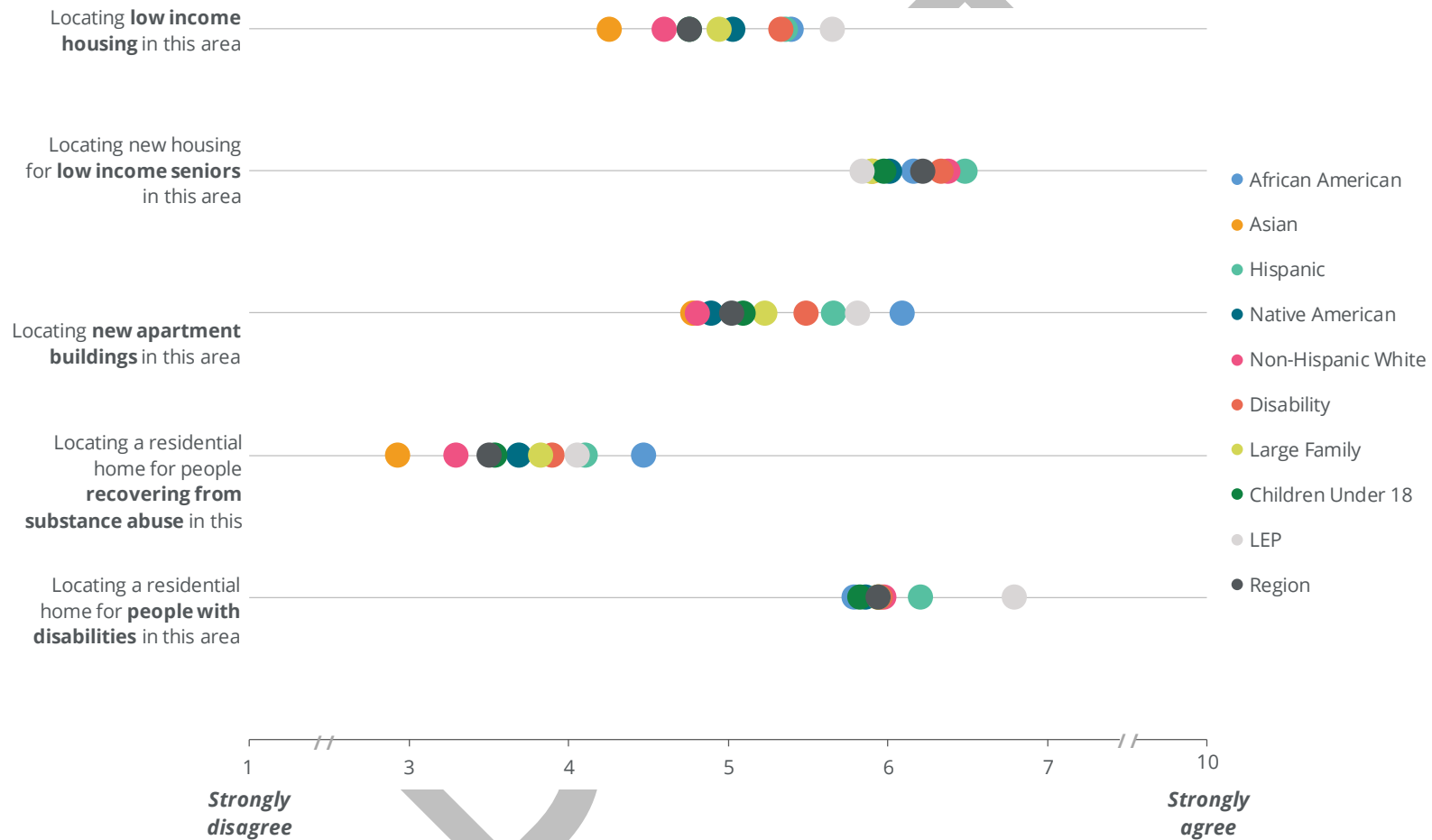
Most of my neighbors would be supportive of locating...low income housing...housing for low income seniors...new apartment buildings...a residential home for people recovering from substance abuse... a residential home for people with disabilities ... in this area. By Situation and Income



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Figure VI-37.

Most of my neighbors would be supportive of locating...low income housing...housing for low income seniors...new apartment buildings...a residential home for people recovering from substance abuse... a residential home for people with disabilities ... in this area. By Selected Protected Class Characteristics



Source: Root Policy Research from the 2018 Sacramento Valley Fair Housing Survey.

Priority Outcomes

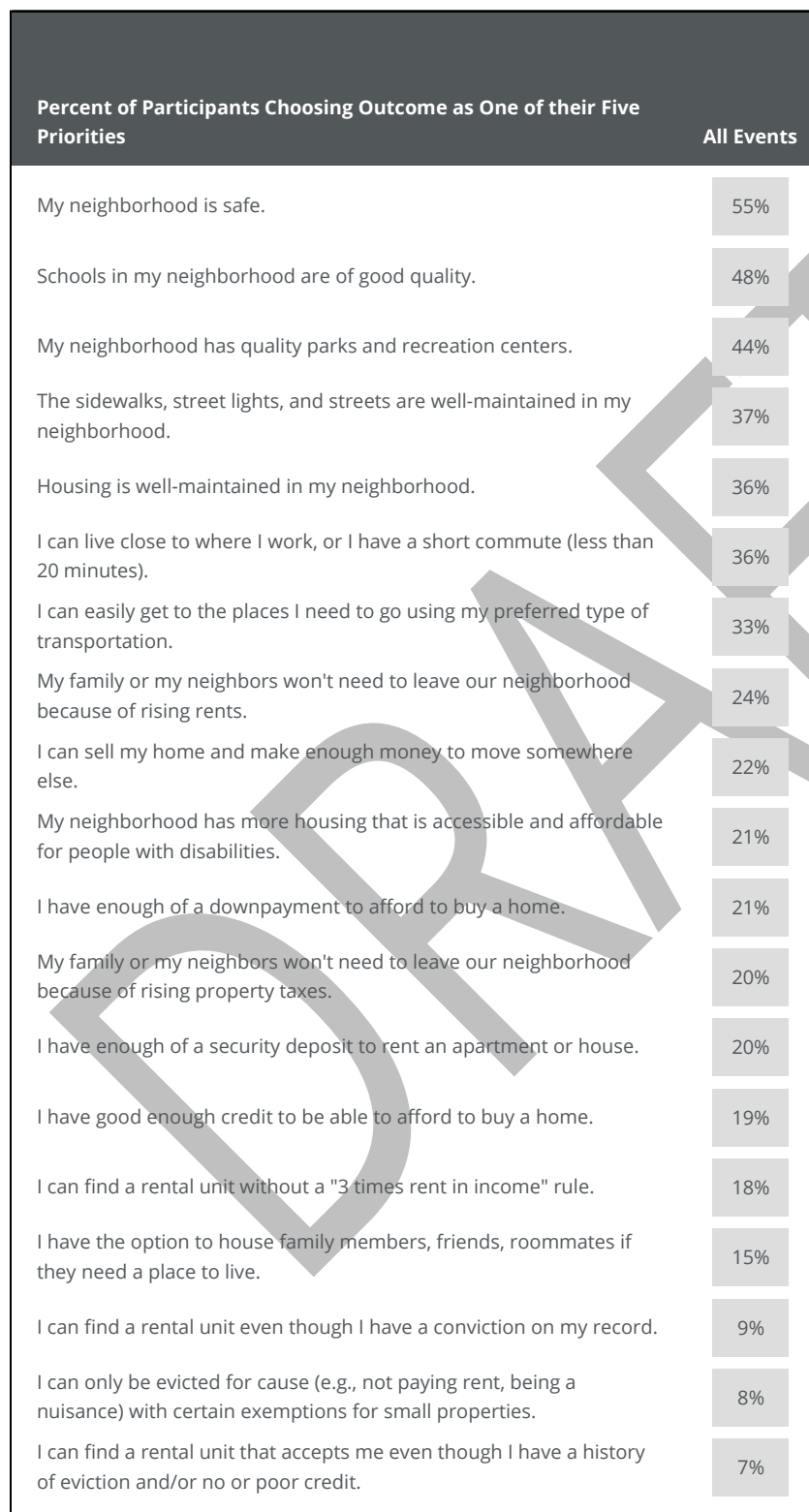
Residents attending local events, farmers markets, visiting libraries or participating in community meetings had the opportunity to prioritize housing and community outcomes most important to them.³ Where other engagement elements captured information about housing choice, challenges, and needs, the “pop up” engagement activities focused on desired outcomes—whether these outcomes are achieved in response to findings from the AI or resulting from other community efforts. Each participant was given five beans to allocate across 20 potential outcomes, including an option for the resident to “write in” their own preferred outcome; limiting choice to five outcomes reflected scarcity and forced residents to prioritize. The priorities each resident selected may already be true for the resident or are outcomes the resident wants to see from future community efforts.

At least one in three (33% or more) event attendees prioritize:

- “My neighborhood is safe” (55%);
- “Schools in my neighborhood are of good quality” (48%);
- “My neighborhood has quality parks and recreation centers (44%);
- “The sidewalks, street lights, and streets are well-maintained in my neighborhood” (37%);
- “Housing is well-maintained in my neighborhood” (36%);
- “I live close to where I work, or I have a short commute (less than 20 minutes)” (36%); and
- “I can easily get to the places I need to go using my preferred method of transportation” (33%).

³ Pop up engagement events were held: ACC Senior Services, Davis Farmer’s Market, Del Paso Heights Library, Denio’s Market in Roseville, Elk Grove Multicultural Festival, the Galt Farmers Market, Isleton Library, LGBTQ Mental Health Respite, the Oak Park Housing Fair, the Mack Park Family Game at the Mack Community Center, Meals on Wheels in Sacramento, Placer County Library in Rocklin, the Promise Zone Health Fair, the South Sacramento Free Community Housing Fair, Student HART Connect in Citrus Heights, Sunriver Community Dinner in Rancho Cordova, the Valley Mack Safety Meeting in South Sacramento; and the West Sacramento Library.

Figure VI-38.
Outcomes Prioritized by Event Attendees



Source: Root Policy Research from the 2018 Pop Up Event Outcome Prioritization Exercise.

SECTION VII.

GOALS AND STRATEGIES

SECTION VII.

Goals and Strategies

This section discusses the goals and strategies the Sacramento Valley Fair Housing Collaborative partners will take to address fair housing and economic opportunity barriers.

Considerations in Goal Development

The AI examines the many factors that contribute to equal housing choice and access to opportunity in the Sacramento Valley region. Many of the barriers are difficult to address and will require long-term regional solutions and resource commitments. Some are easier to address and can be accomplished quickly. In determining which challenges should be tackled first, and where resources should be allocated, the participating partners considered disproportionate needs and prioritization of fair housing issues.

Disproportionate needs. It is very important to note that many of the most significant challenges in the region affect residents who are “under” and “less” resourced compared to other residents. This is very often the result of historical patterns of segregation, denial of homeownership opportunities (a key component of wealth building in this country), limited access to good quality schools, and discrimination in both employment and housing markets. In many cases, these residents are also disproportionately likely to be racial and ethnic minorities, residents who have limited English proficiency, residents with disabilities, large families, and children living in poverty.

Residents with disproportionate needs and limited resources were given the most consideration in crafting solutions.

Prioritization of fair housing issues. Prioritization of the fair housing issues was guided by HUD’s direction in the Assessment of Fair Housing (AFH) rule, as the AI guidance provides less direction on prioritization. In prioritizing the contributing factors to address, highest priority was given to those contributing factors that, for one or more protected classes:

- Limit or deny fair housing choice;
- Limit or deny access to opportunity; and
- Negatively impact fair housing or civil rights compliance.

Fair Housing Barriers and Contributing Factors

The primary housing barriers—and the factors that contributed to those barriers—identified in the research conducted for this AI include the following. Where protected classes are disproportionately impacted, those are noted.

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

Contributing factors: Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.

Disproportionate impact: Across the region, Non-Hispanic White residents have very low poverty rates relative to Black and Hispanic families, and compared to Asian families in some jurisdictions (cities of Sacramento and Davis, and the Balance of Sacramento County).¹ The narrowest homeownership gap among the jurisdictions between Black and Non-Hispanic White households is 18 percentage points (Roseville) and exceeds 30 percentage points in Citrus Heights, Davis, Rancho Cordova, the Balance of Sacramento County, and Woodland. Compared to the Black/White difference, the homeownership gap between Hispanic and Non-Hispanic White households ranges from 10 percentage points in Elk Grove and Rocklin to more than 20 percentage points in Citrus Heights, Davis, Rancho Cordova, Woodland, and the Balance of Sacramento County.

Barrier: Affordable rental options in the region are increasingly limited.

Contributing factors: 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes, and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.

¹ Throughout, Balance of Sacramento County refers to areas of the County which exclude Citrus Heights, Elk Grove, Rancho Cordova, and the city of Sacramento, as data for these jurisdictions are reported independently.

Disproportionate impact: African American and Hispanic households in the region have the highest rates of experiencing a housing problem (e.g., cost burden, crowding). White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction. Through the community engagement process, residents participating in voucher programs described difficulty finding a landlord to accept their voucher; an analysis of concentration of voucher holders by neighborhood found that areas with greater proportions of voucher holders also tended to be R/ECAP neighborhoods or neighborhoods with less access to economic opportunity.

Barrier: Residents with disabilities need for and lack of access to affordable, accessible housing.

Contributing factors and disproportionate impact: 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents.

Barrier: Stricter rental policies further limit options.

Contributing factors and disproportionate impacts: 1) “3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from “unearned” sources such as child support. 2) Voucher tenants are not protected under California’s source of income protections. 3) Onerous criminal look back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.

Barrier: Disparities in the ability to access homeownership exist.

Contributing factors: 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.

Disproportionate impact: Analysis of lending data finds that denial rates for Hispanic applicants (24%) and other non-Asian minority groups (24%) were significantly higher than for non-Hispanic White applicants (15%), and gaps persist (albeit narrower) after controlling for income. Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).

Barrier: Public transportation has not kept up with growth.

Contributing factors: Outside of the downtown Sacramento “grid” public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.²

Disproportionate impact: A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes.

Barrier: Educational inequities persist in the region.

Contributing factors and disproportionate impacts: 1) Housing prices near high performing schools and school districts are out of reach for low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.

Barrier: Disparities in labor market engagement exist.

Contributing factors and disproportionate impact: 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lack of market rate job opportunities for people with disabilities.

Barrier: Residents with disabilities lack of access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, achieve and maintain housing stability.

Contributing factors and disproportionate impact: 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.

² Note that all community engagement and publicly available data on access to public transit was collected prior to RT Forward implementation. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of RT Forward.

Solutions

This section summarizes proposed solutions to addressing the contributing factors discussed above. The participating partners focused on strategies that:

- 1) Expand affordable rental opportunities;
- 2) Increase homeownership among under-represented groups; and
- 3) Focus on a range of equity issues.

Implementation. It is the intention of the participating partners to incorporate the AI strategies into their individual and regional Housing Elements, Consolidated Plans, Annual Action plans, and other regional and municipal planning processes.

Goals and Strategies to Address Fair Housing Barriers

Goal 1. Incentivize development of affordable homeownership products.

Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low income homebuyers, and affirmatively market to under-represented homeowners.

Goal 2. Expand affordable rental opportunities.

- a) ***Encourage reasonable policies for tenant criminal history, rental history, and credit history.*** Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis.
- b) ***Increase accessible and affordable housing opportunities.*** Set a goal for developing a range of affordability levels, handicapped-accessible housing units or otherwise incorporate affordable, handicapped-accessible housing in housing elements.
- c) ***Encourage residential infill opportunities.*** Increase residential infill opportunities through changes in zoning and long range plans.
- d) ***Engage the private sector in solutions.*** Through affirmative marketing requirements, development incentives, and mandatory affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goal 3. Expand equity in access to economic opportunity.

- a) ***Improve infrastructure and public facilities*** in disadvantaged communities.

- b) **Connect low income residents to job opportunities.** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.
- c) **Reduce housing instability by closing service gaps.** Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of re-institutionalization.

After public comment on the draft goals and strategies, the participating jurisdictions will develop specific action items to support implementation of the draft strategies and to measure progress.

PLACEHOLDER FOR REGIONAL AND JURISDICTIONAL ACTION ITEMS.

APPENDIX A.

JURISDICTION-LEVEL MAPS

Appendix A.

HUD AFFH Data and Mapping Tool – Access to Opportunity

HUD Opportunity Indicators

HUD provides several “opportunity indices” to assess and measure access to opportunity in a variety of areas, including education, poverty, transportation, and employment. The opportunity indices allow comparison of data indicators by race and ethnicity, for households below the poverty line, between jurisdictions, and for the region overall. They are also a good starting point for the opportunity analysis, identifying areas that should be examined in more detail.

HUD indices were available for all jurisdictions covered in this study with the exceptions of Folsom, Galt, Isleton, and Yolo County, for which HUD does not report data.

The HUD opportunity tables were the starting point for this Access to Opportunity analysis.

To interpret these indices, use the following rule: a higher number is always a better outcome. The indices should be thought of as an “opportunity score”, rather than a percentage.

The indices include the:

- **Low Poverty Index.** This index measures neighborhood exposure to poverty, with proximity to low poverty areas considered to be an advantage. Higher index scores suggest better access to economically strong (i.e. low poverty) neighborhoods.
- **School Proficiency Index.** This index measures neighborhood access to elementary schools with high levels of academic proficiency within 1.5 miles. Proficiency is measured by 4th grade scores on state-administered math and science tests. HUD uses elementary school scores only for this index because they are typically more reflective of school quality and access at the neighborhood level. Middle and high schools draw from larger boundaries and, especially in high school, have more transportation options.
- **Labor Market Engagement Index.** This index measures the employability of neighborhood residents based on unemployment, labor force participation, and educational attainment. Higher index scores suggest residents are more engaged in the labor market.

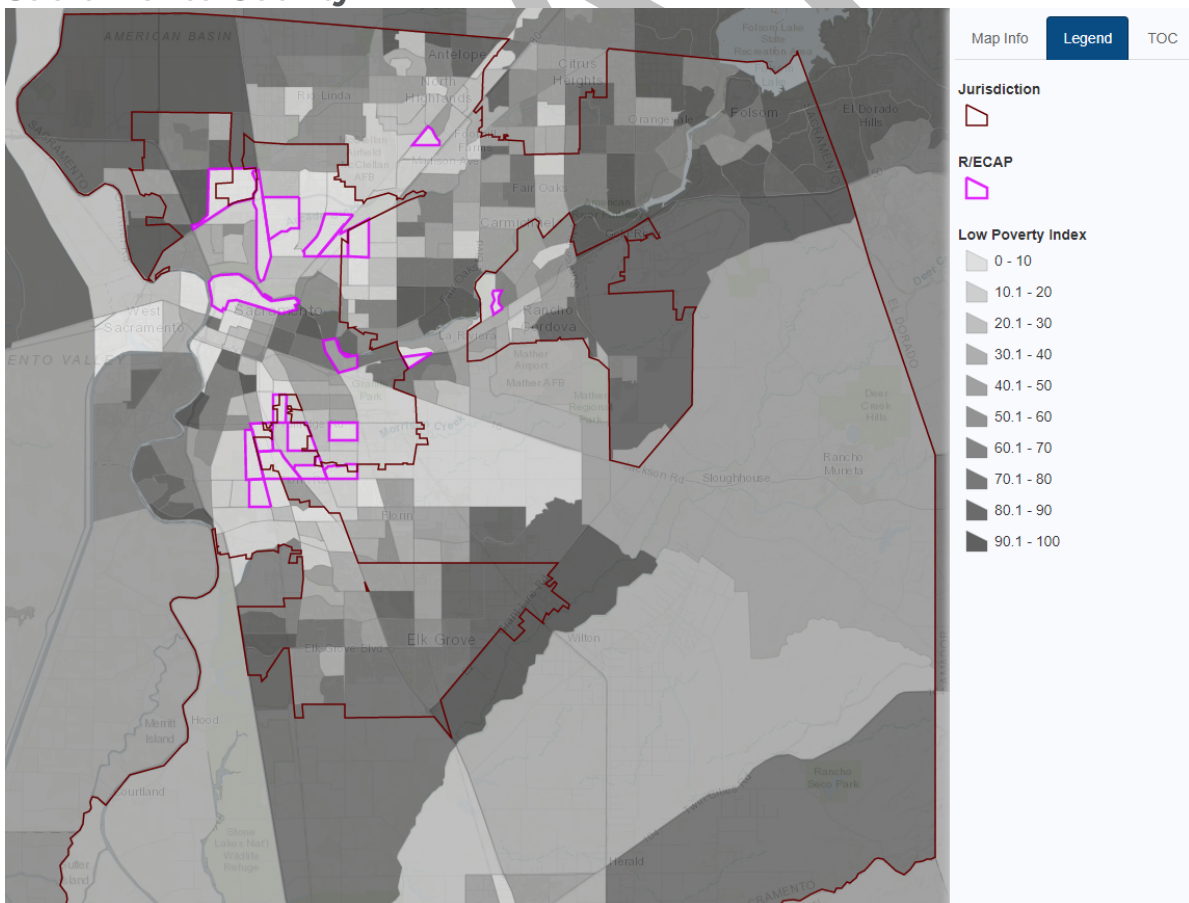
- **Jobs Proximity Index.** The jobs proximity index indicates how close residents live to major employment centers. The higher the index, the greater the access to nearby employment centers for residents in the area.
- **Transit Index.** The transit index measures use of public transit by low income families that rent. The higher the index, the more likely that residents in the area are frequent users of public transportation.
- **Low Cost Transportation Index.** This index measures the cost of transportation, based on estimates of the transportation costs for low income families that rent. Higher index values suggest more affordable transportation.

Source for the following maps is from the HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

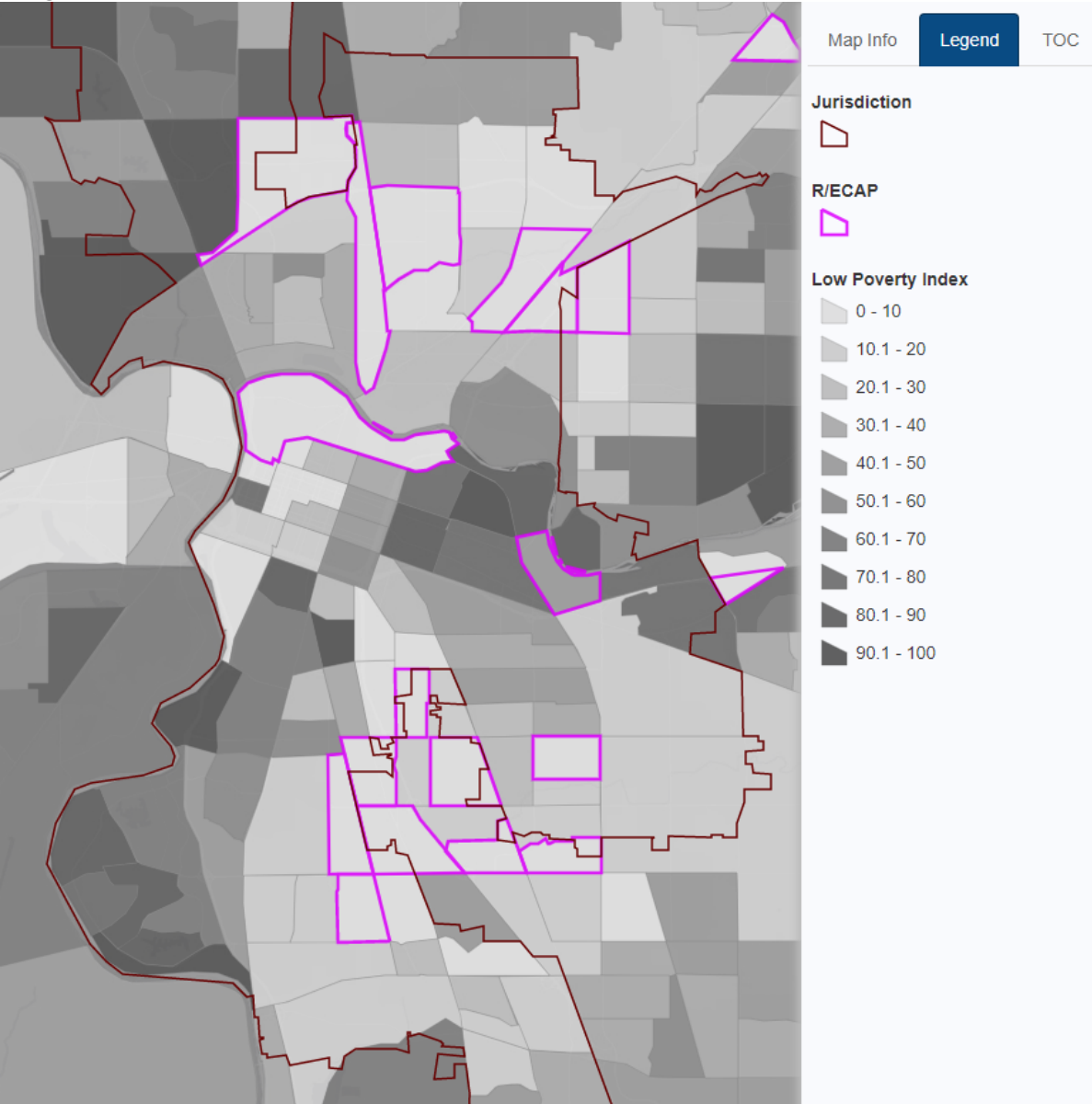
Map 12 –Low Poverty

This index measures neighborhood exposure to poverty, with proximity to low poverty areas considered to be an advantage. Higher index scores suggest better access to economically strong (i.e. low poverty) neighborhoods.

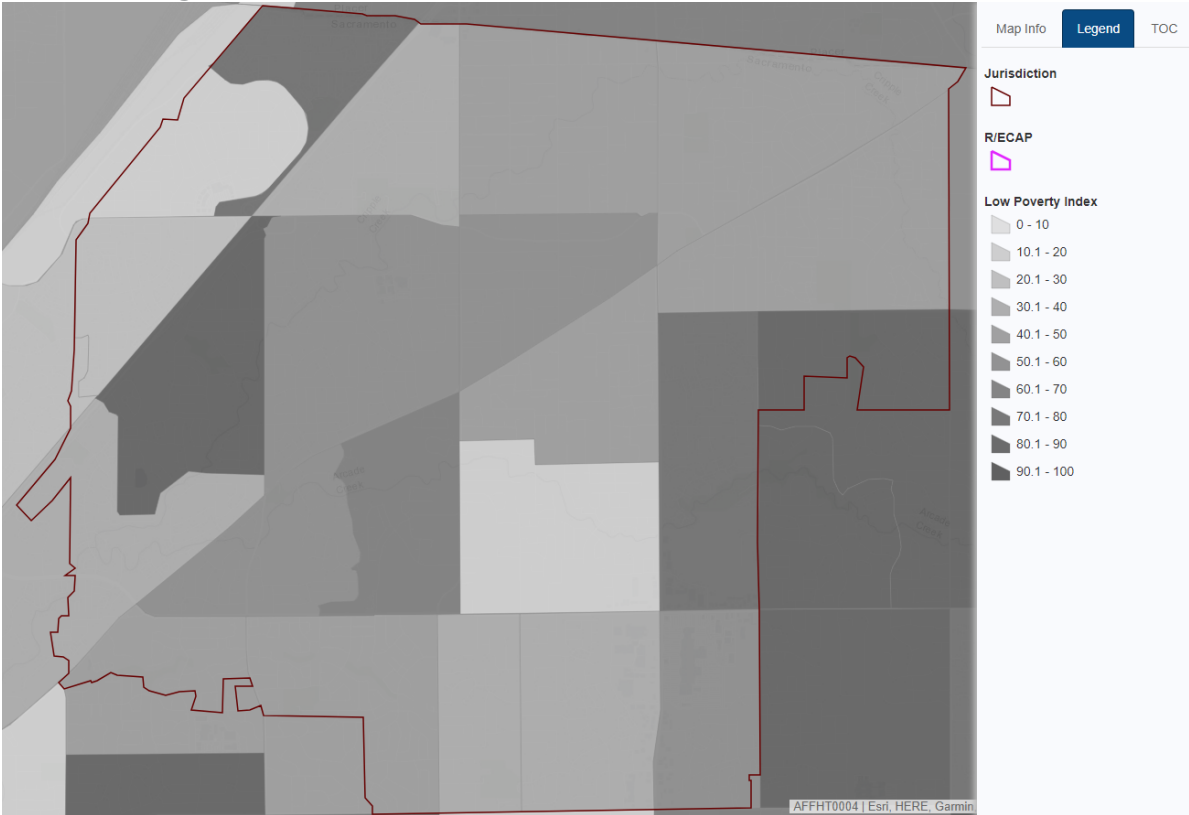
Sacramento County



City of Sacramento



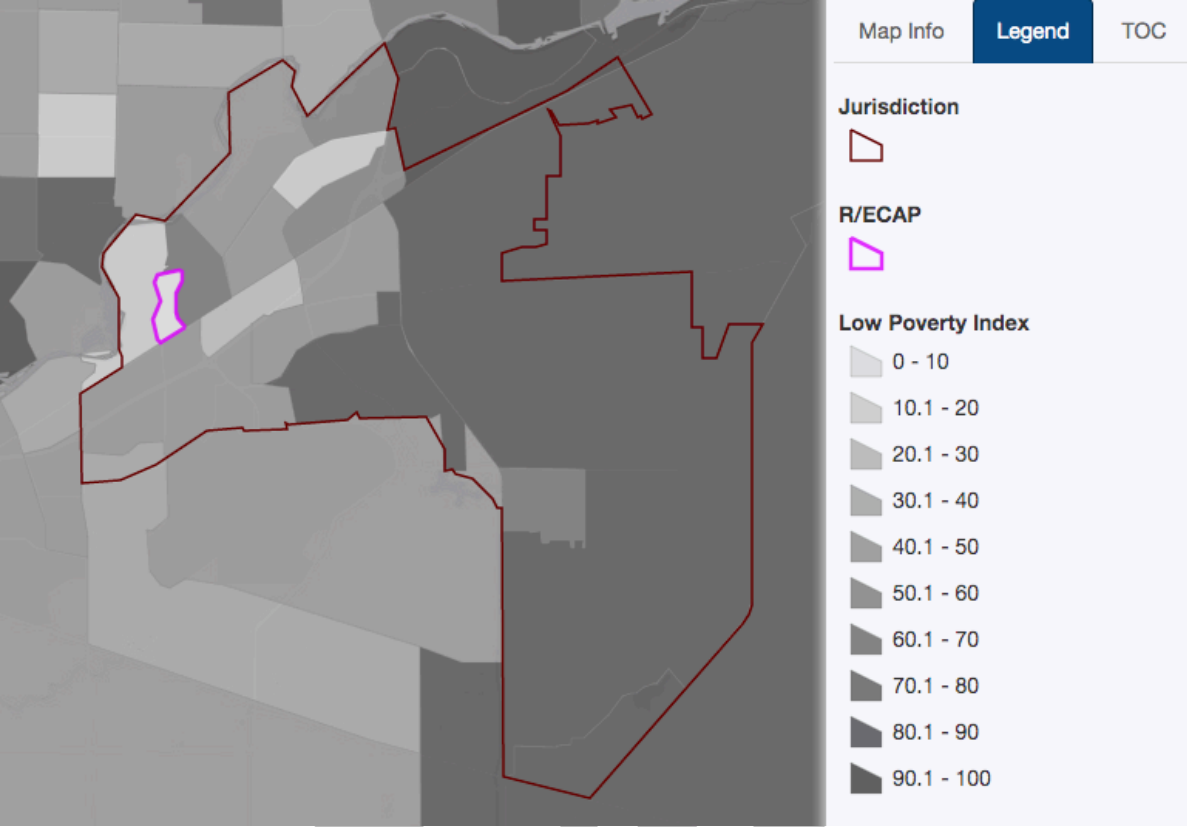
Citrus Heights



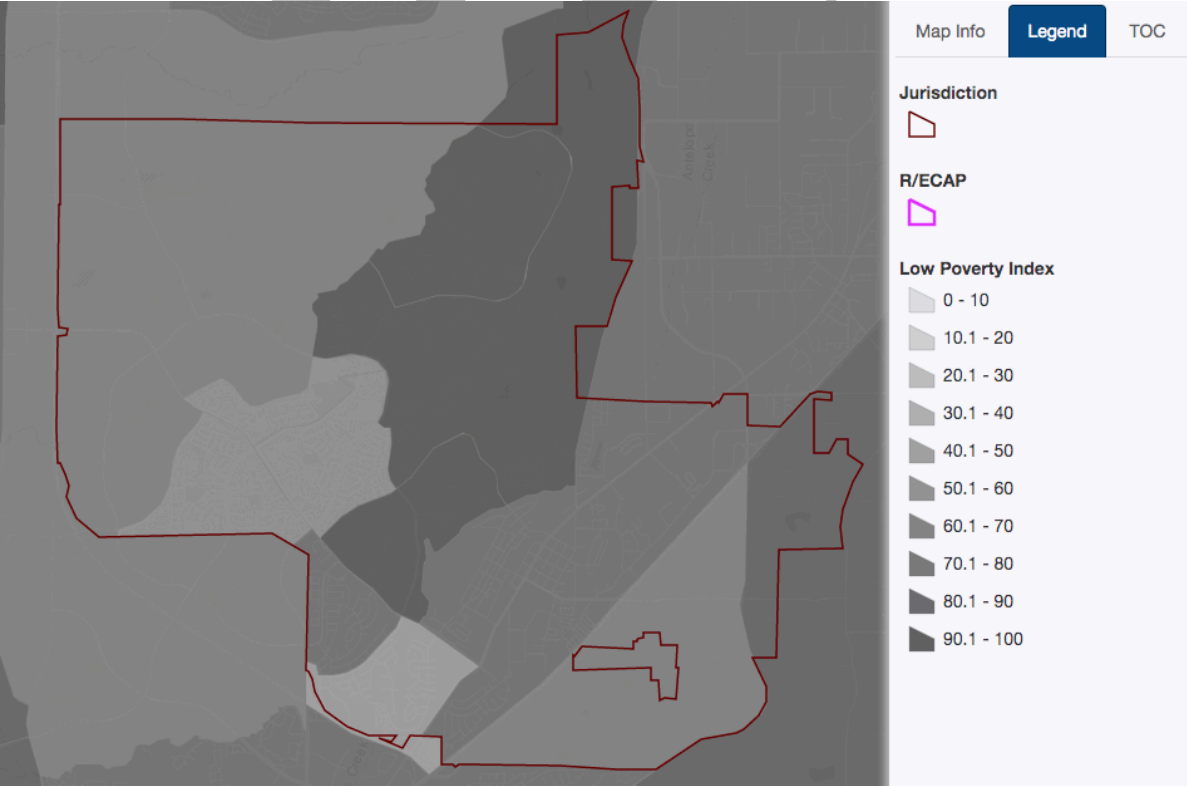
Elk Grove



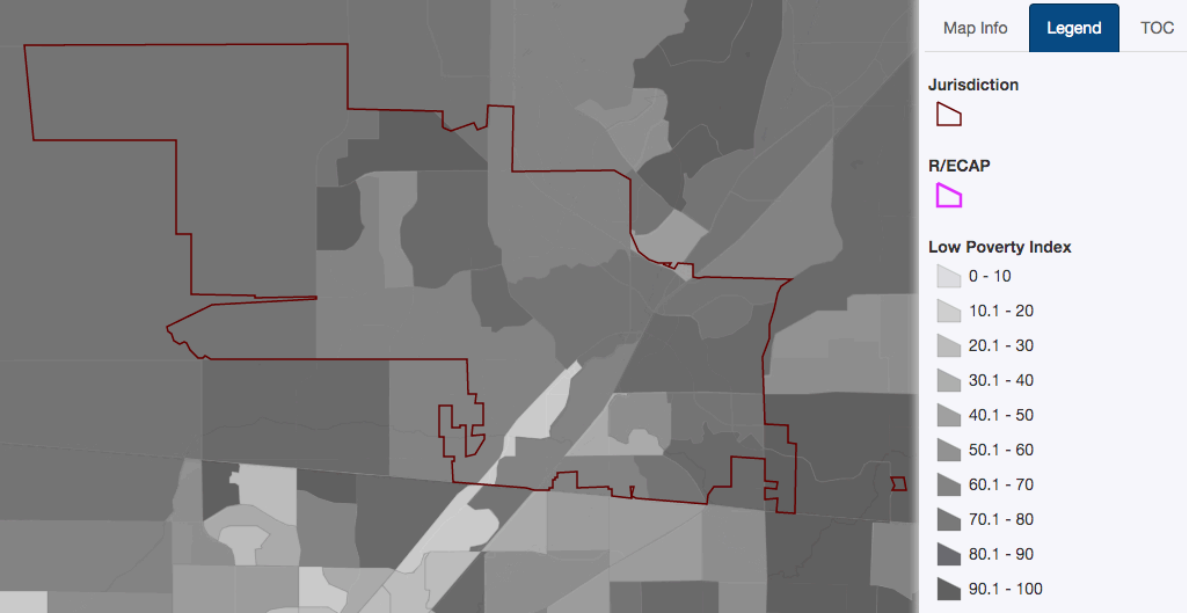
Rancho Cordova



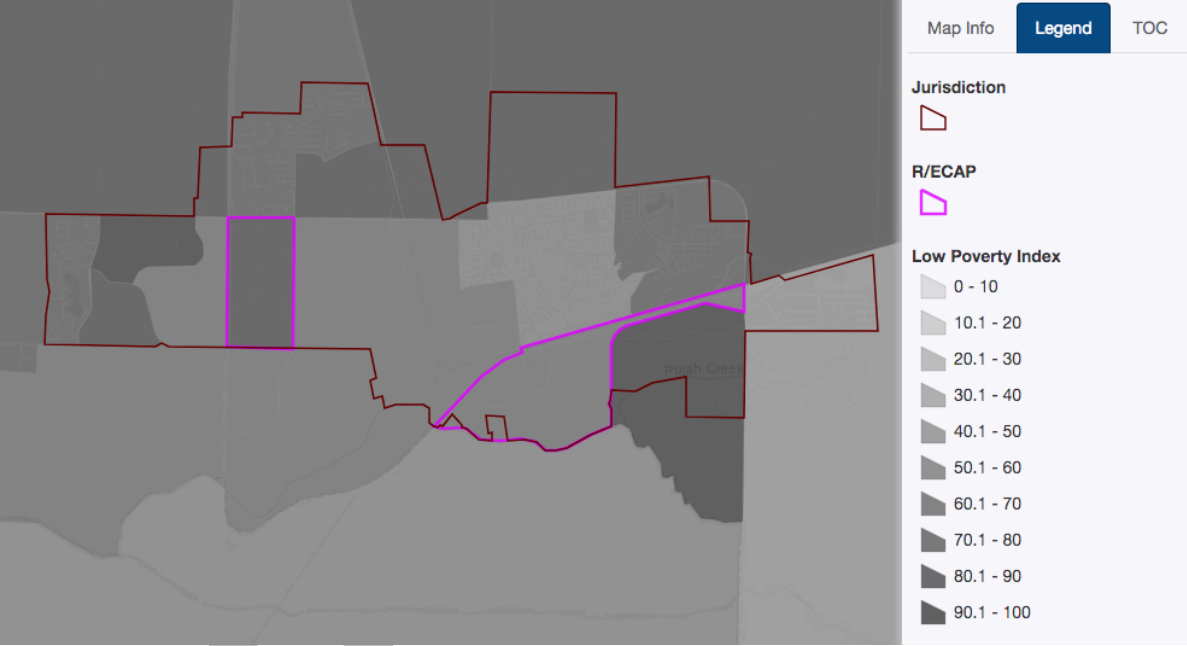
Rocklin



Roseville



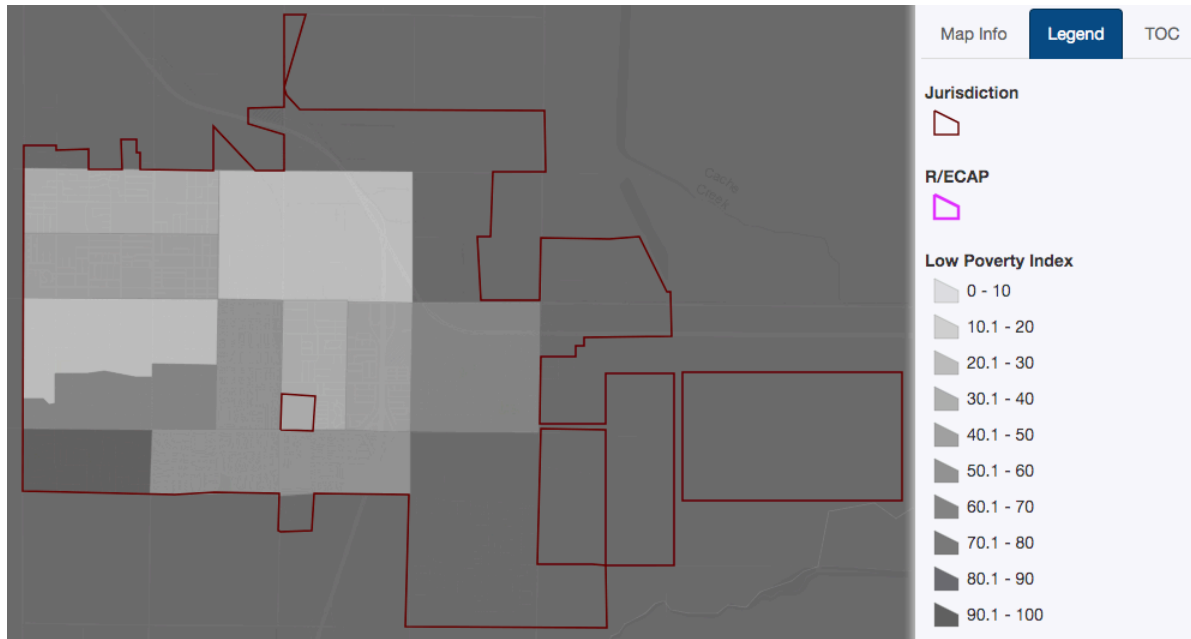
Davis



West Sacramento



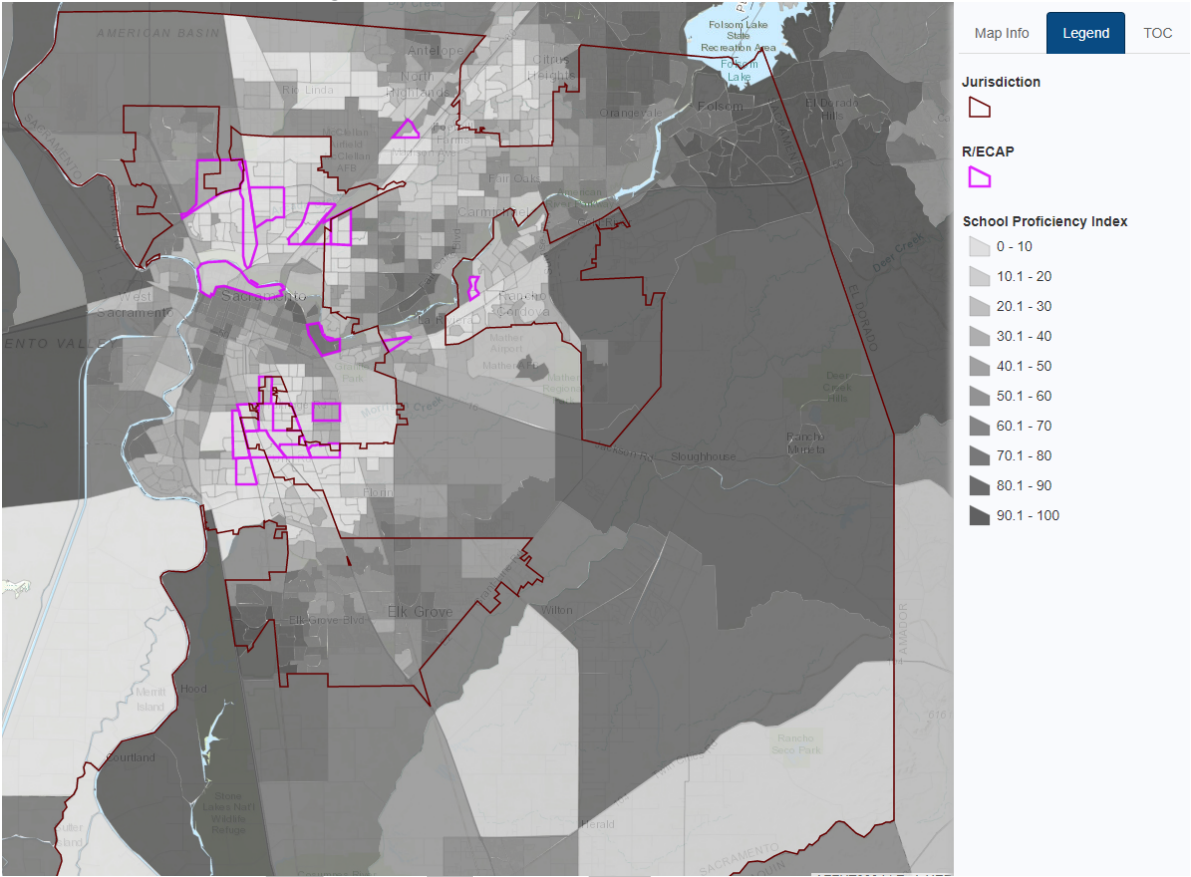
Woodland



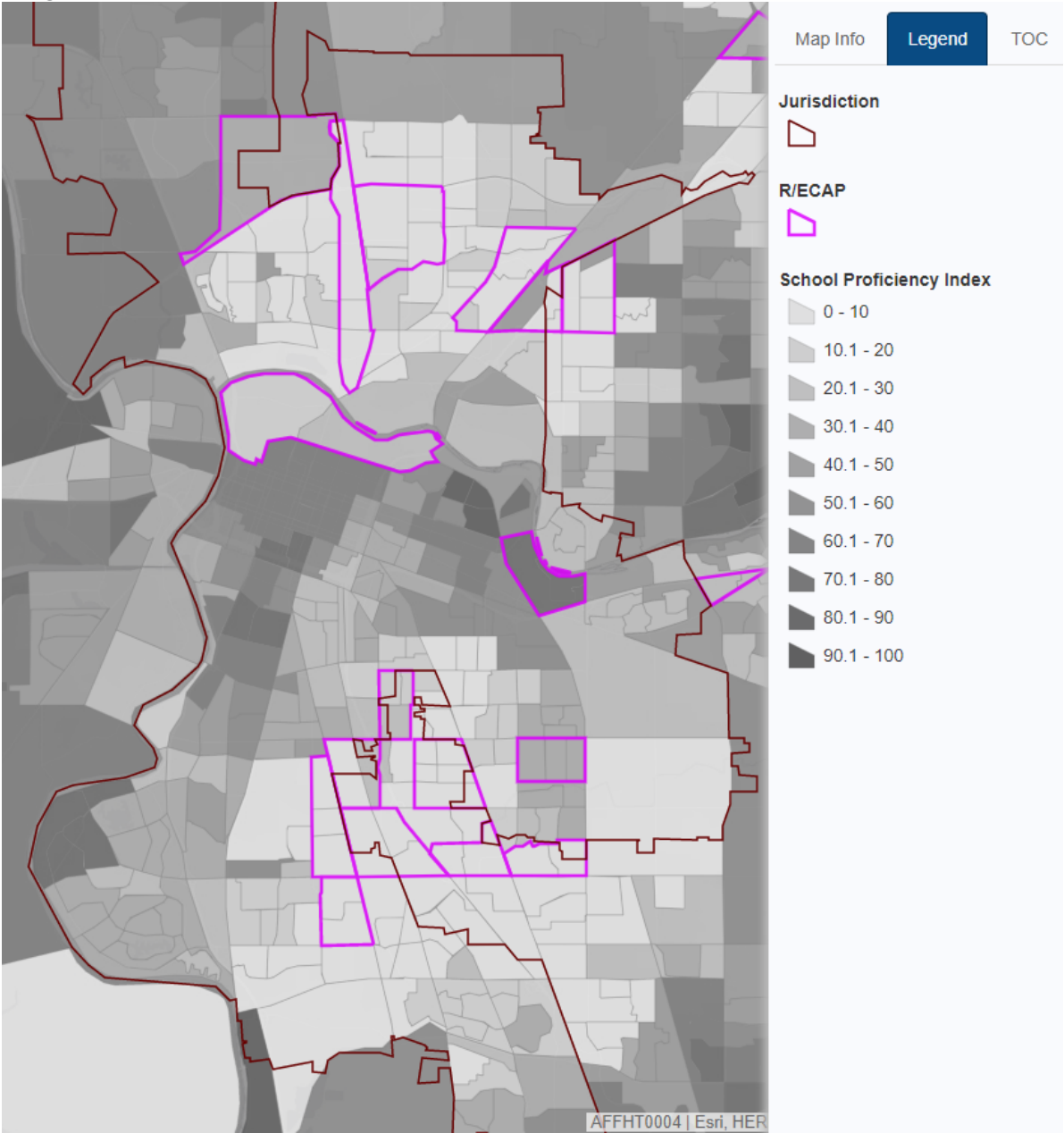
Map 7 –School Proficiency Index

This index measures neighborhood access to elementary schools with high levels of academic proficiency within 1.5 miles. Proficiency is measured by 4th grade scores on state-administered math and science tests. HUD uses elementary school scores only for this index because they are typically more reflective of school quality and access at the neighborhood level. Middle and high schools draw from larger boundaries and, especially in high school, have more transportation options.

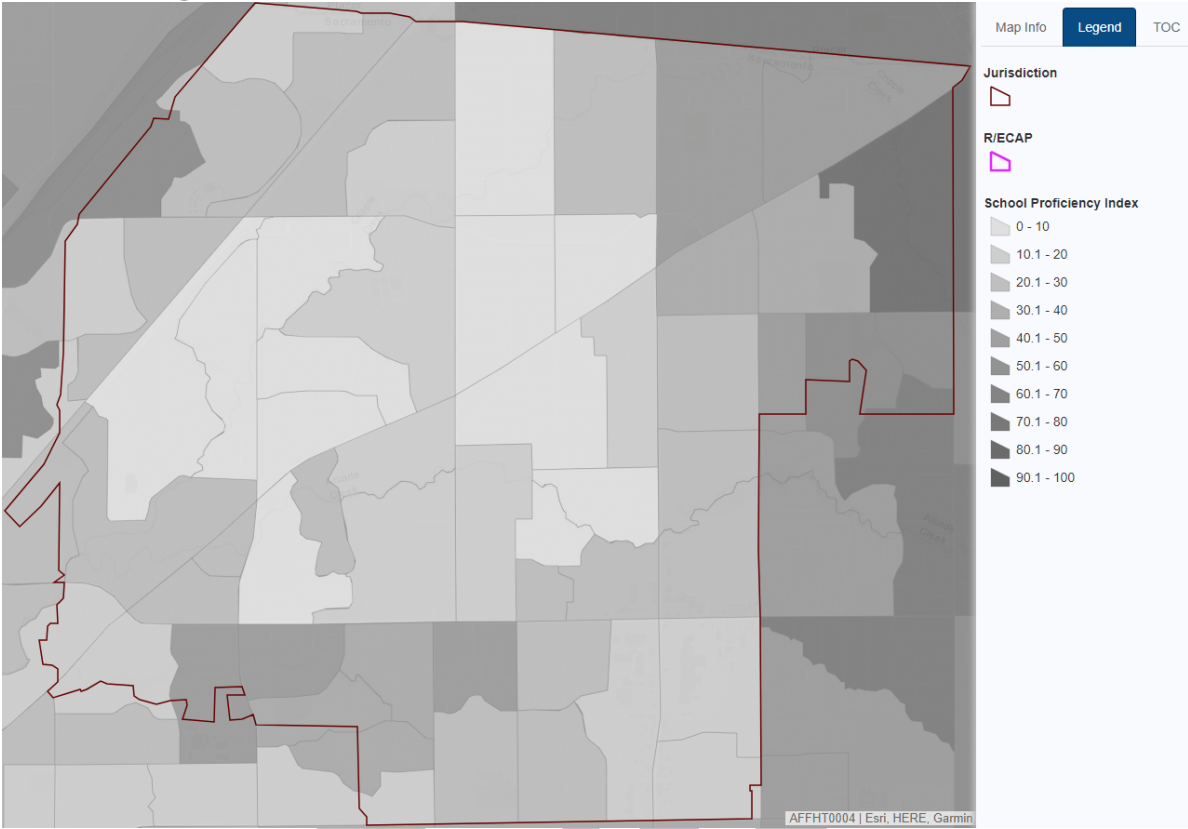
Sacramento County



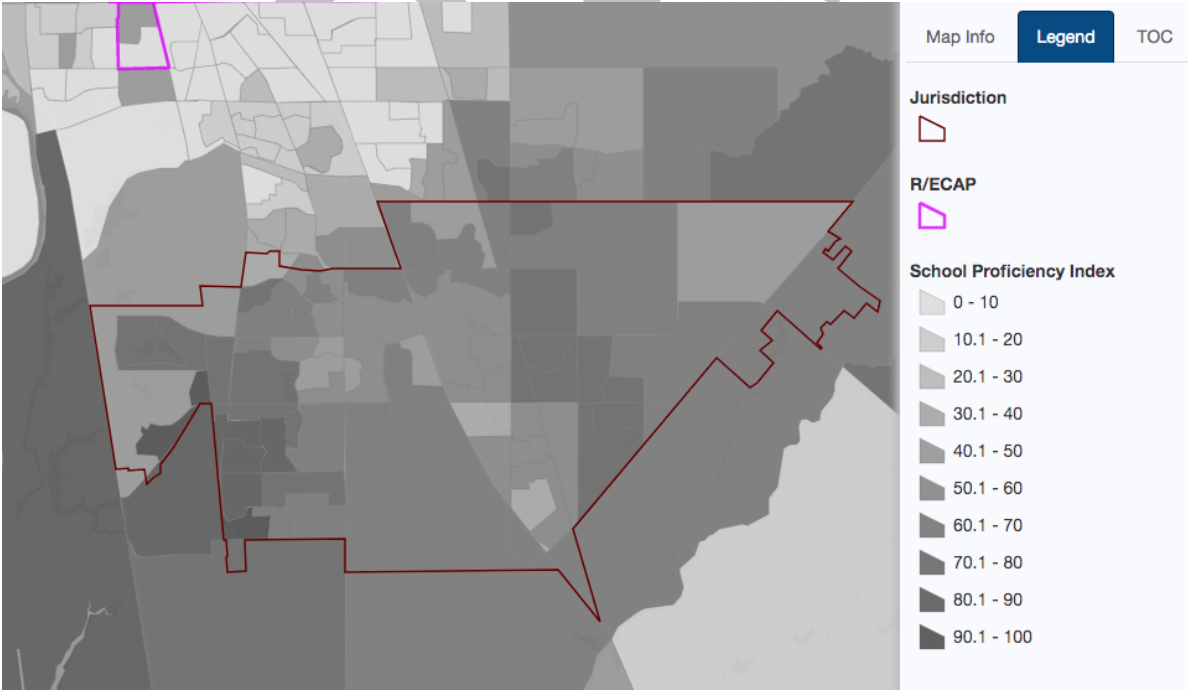
City of Sacramento



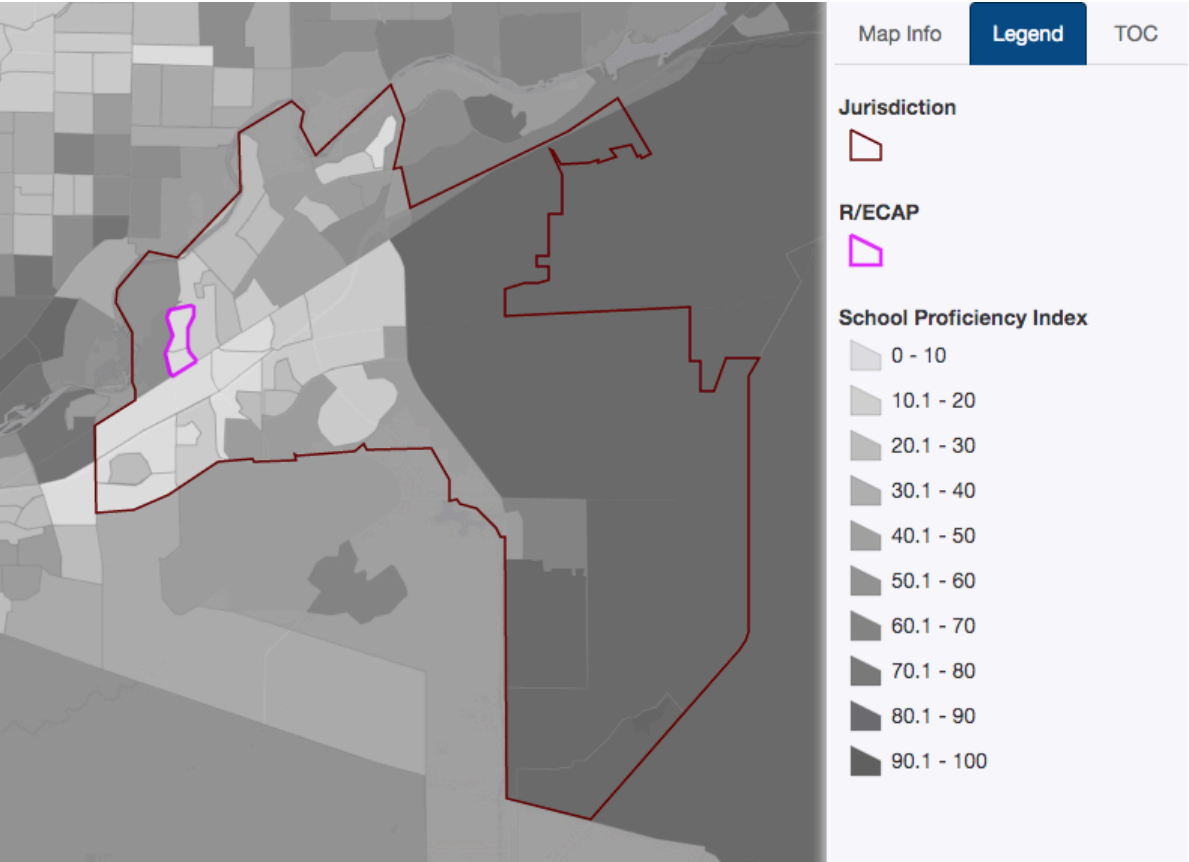
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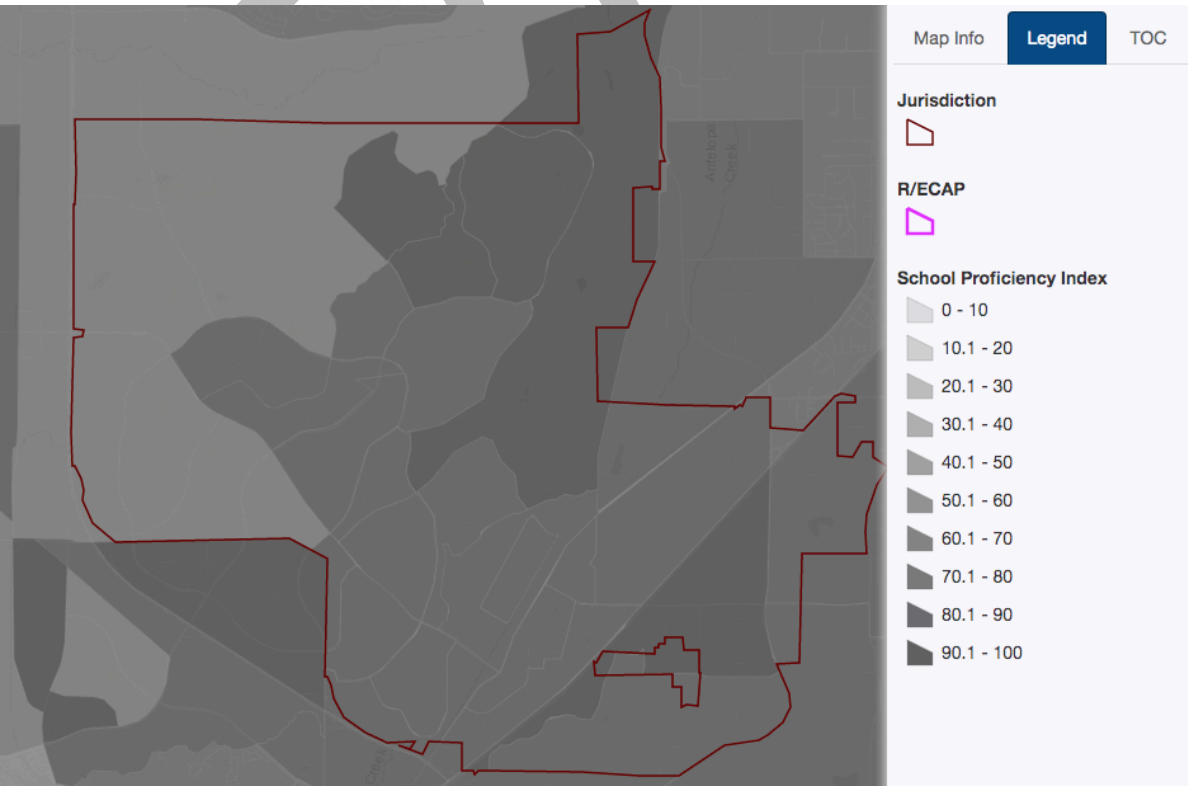
Elk Grove



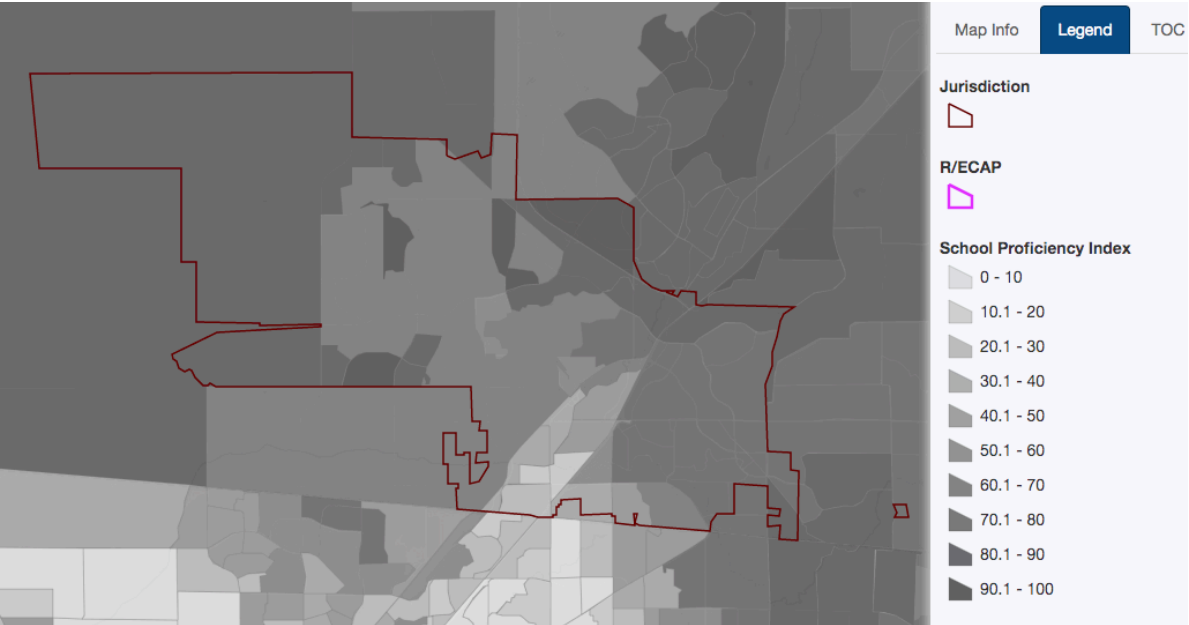
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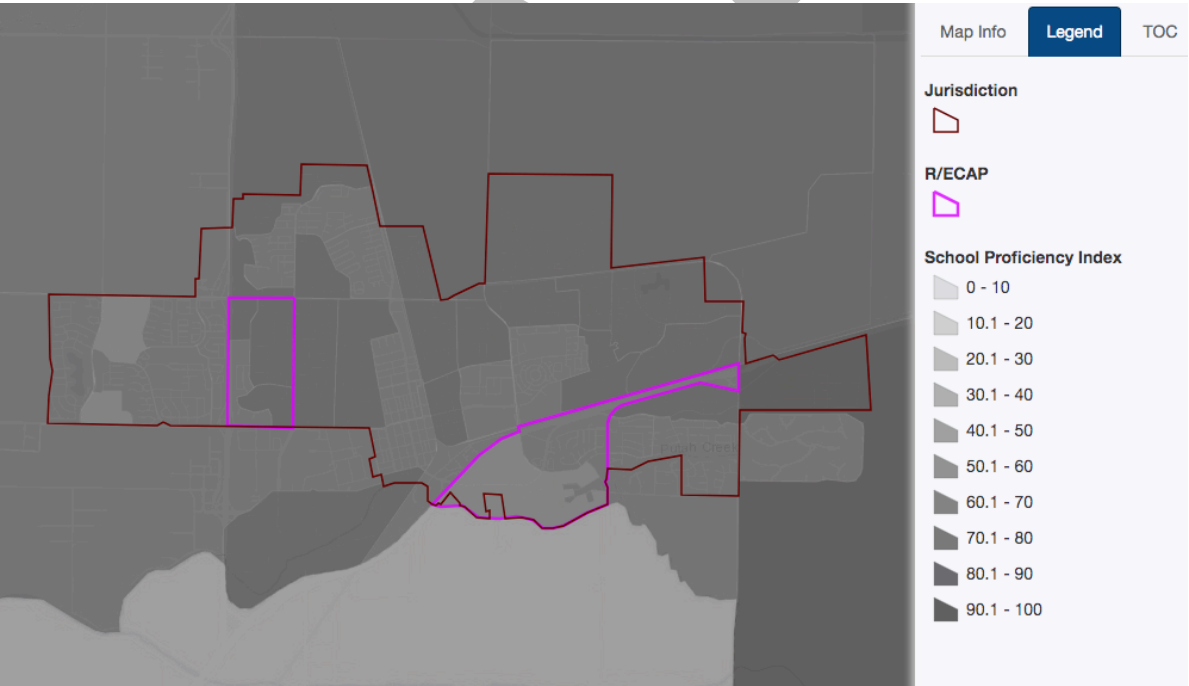
Rocklin



Roseville



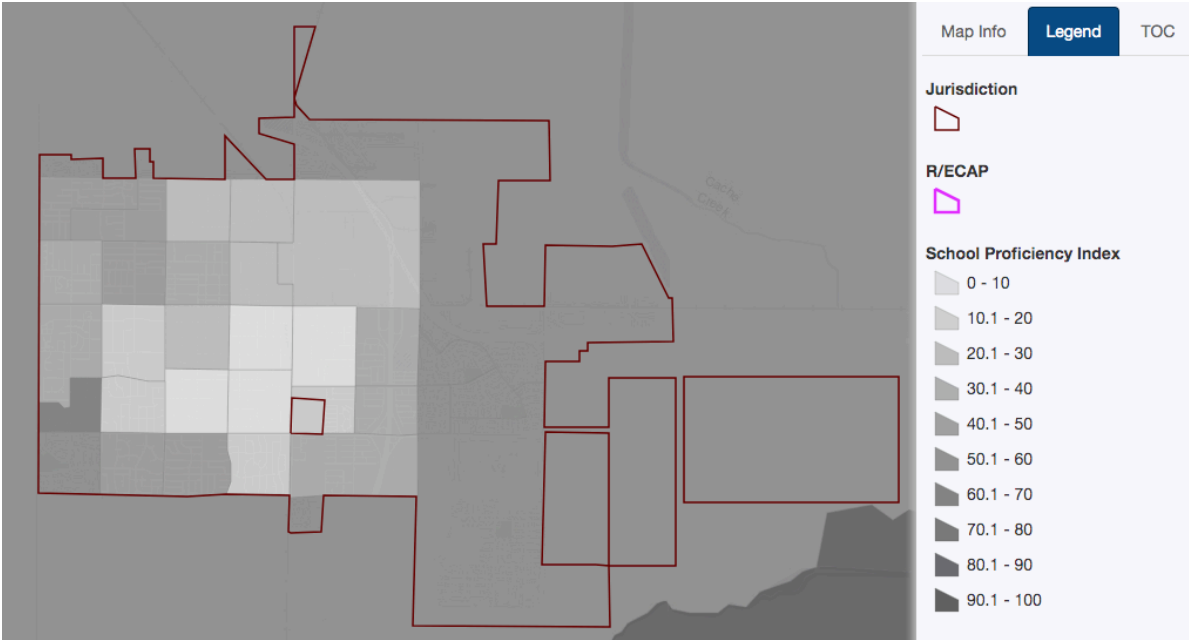
Davis



West Sacramento



Woodland

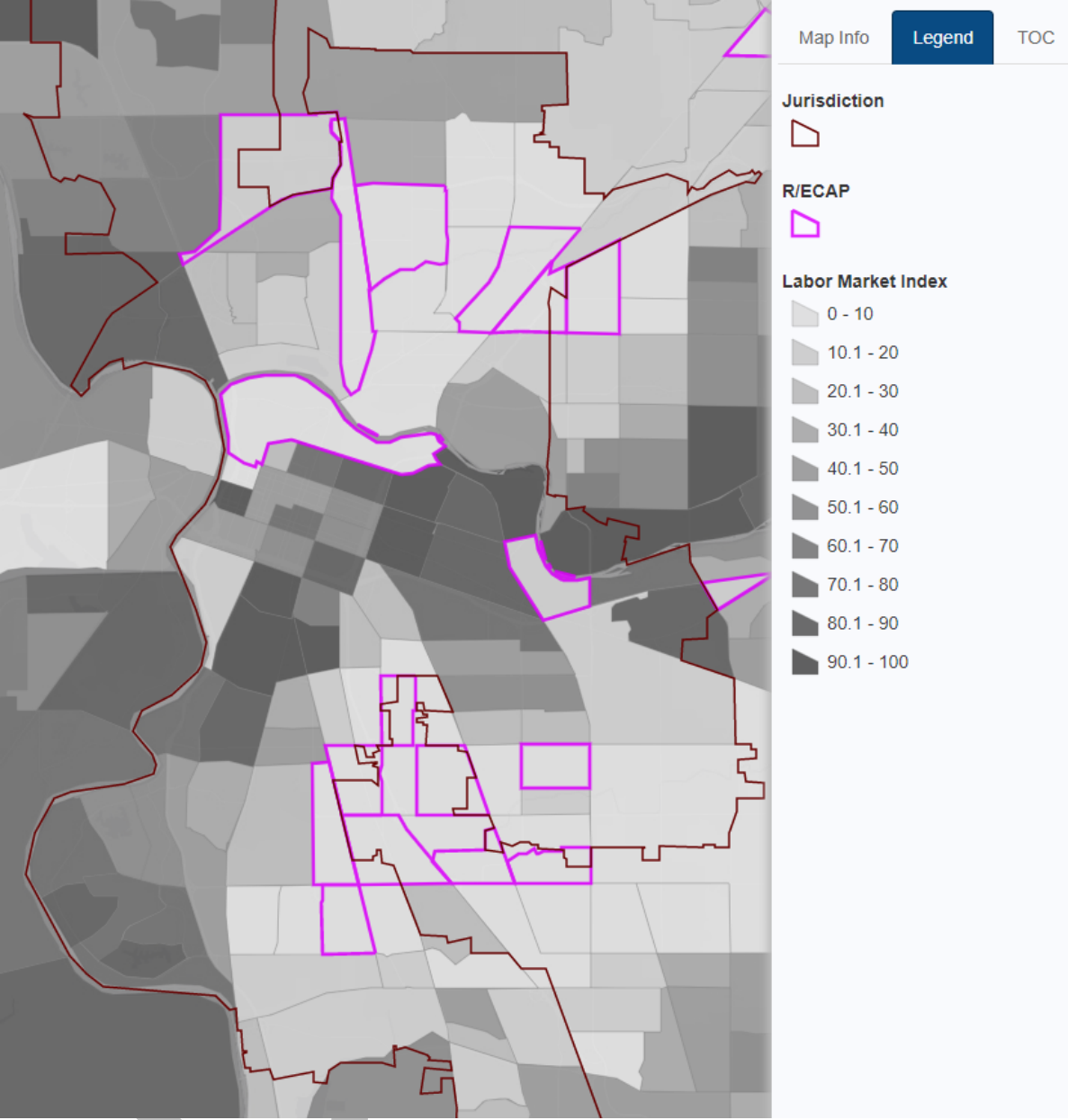


Map 9 –Labor Market

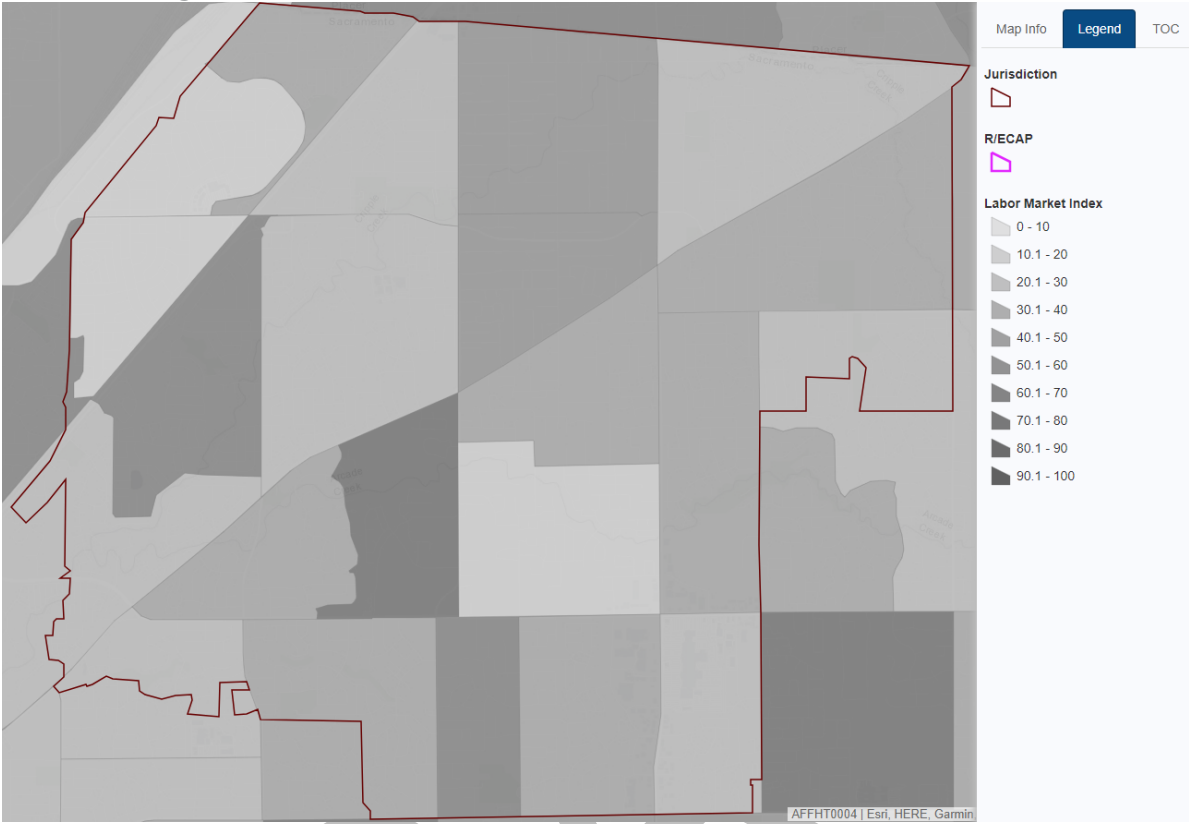
This index measures the employability of neighborhood residents based on unemployment, labor force participation, and educational attainment. Higher index scores suggest residents are more engaged in the labor market.

[illegible]

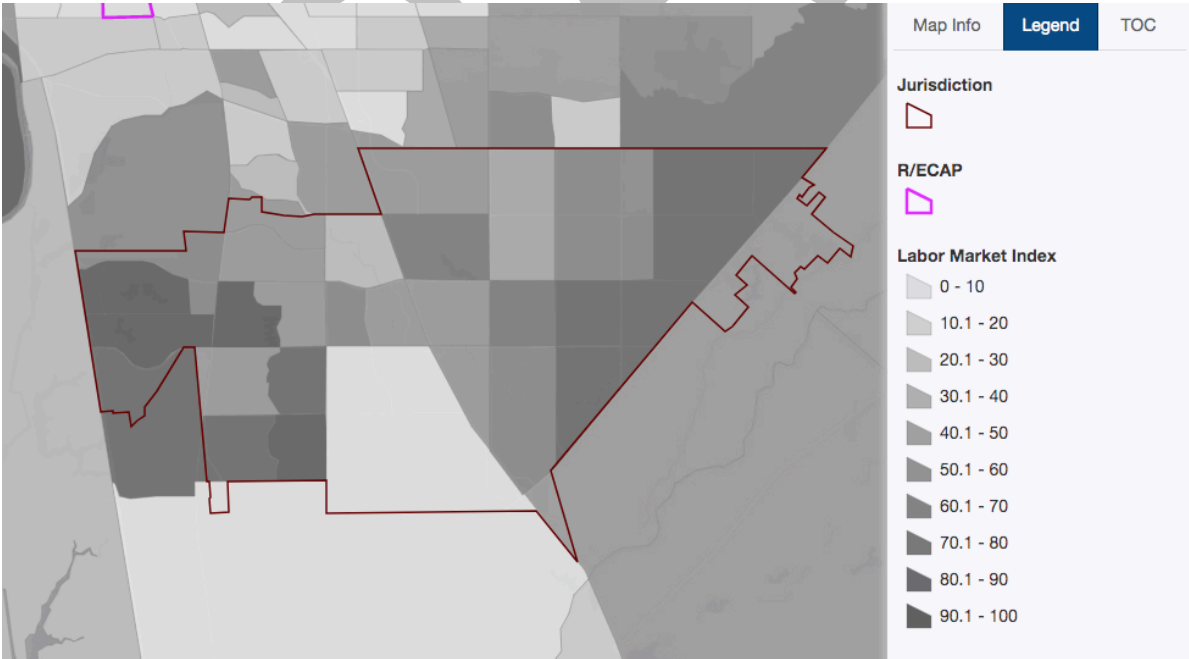
City of Sacramento



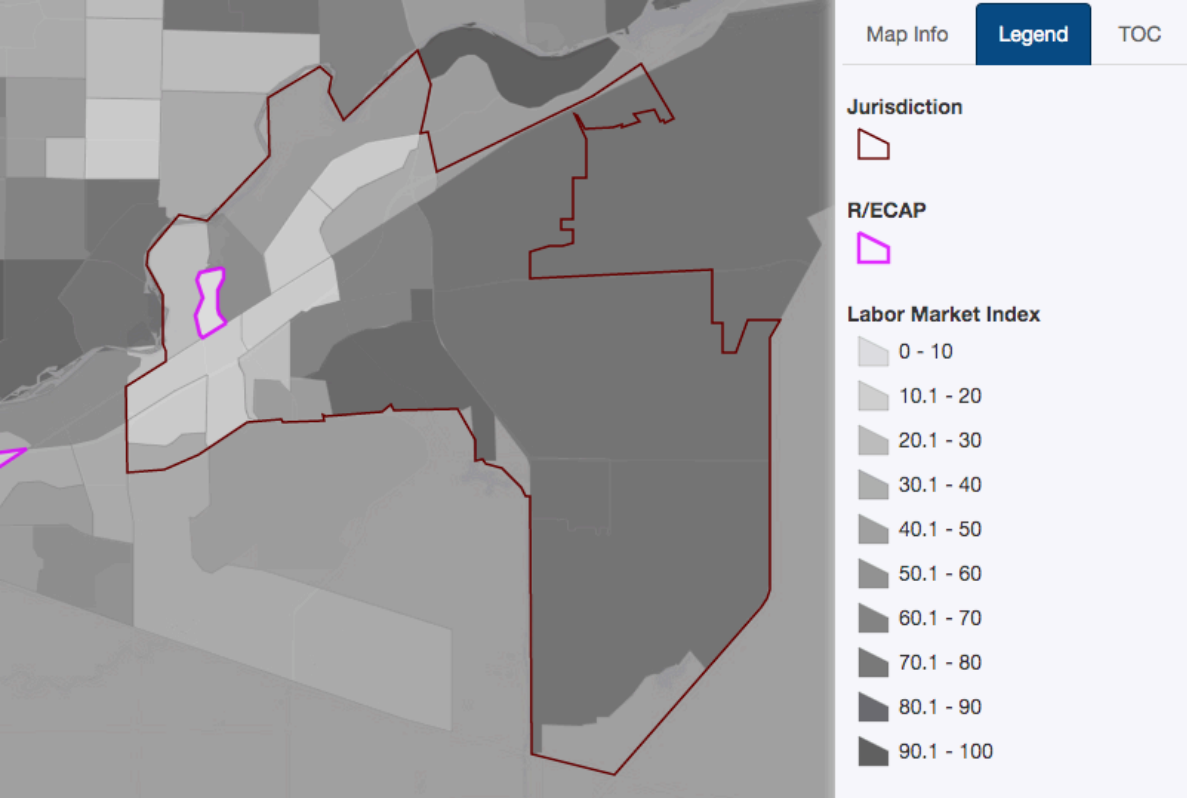
Citrus Heights



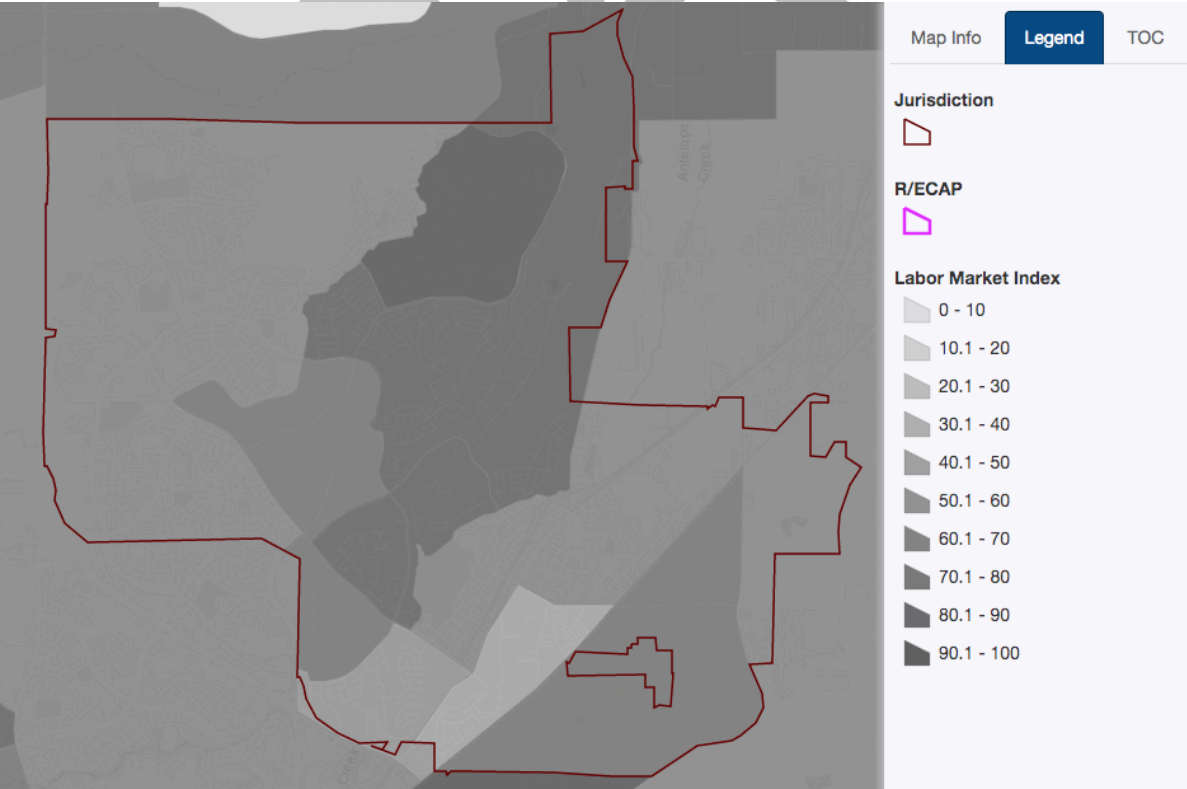
Elk Grove



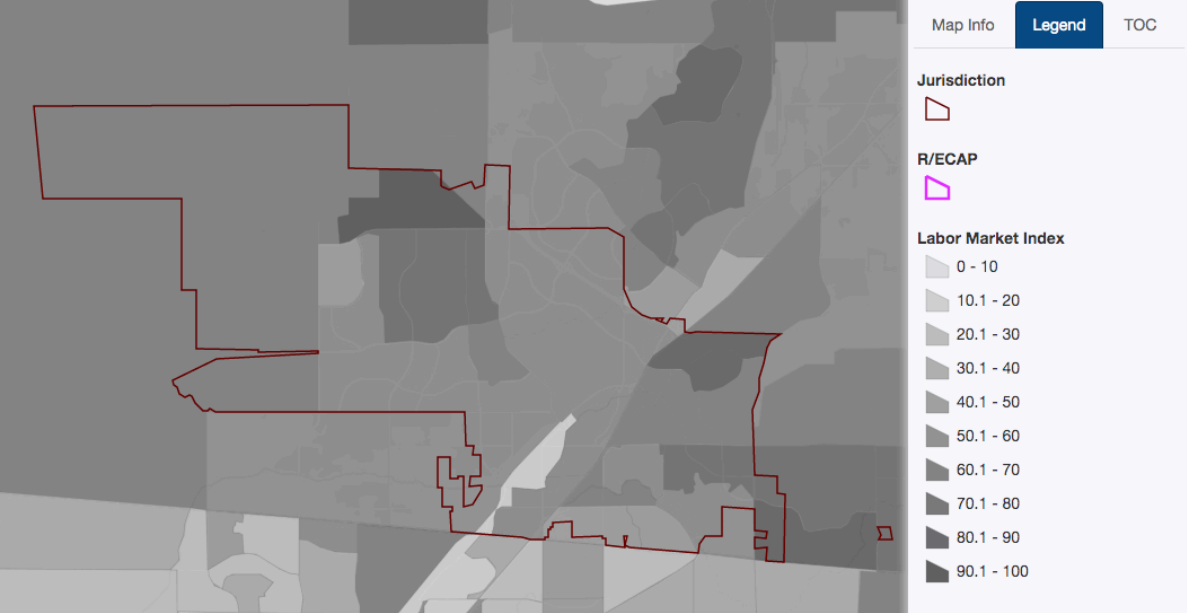
Rancho Cordova



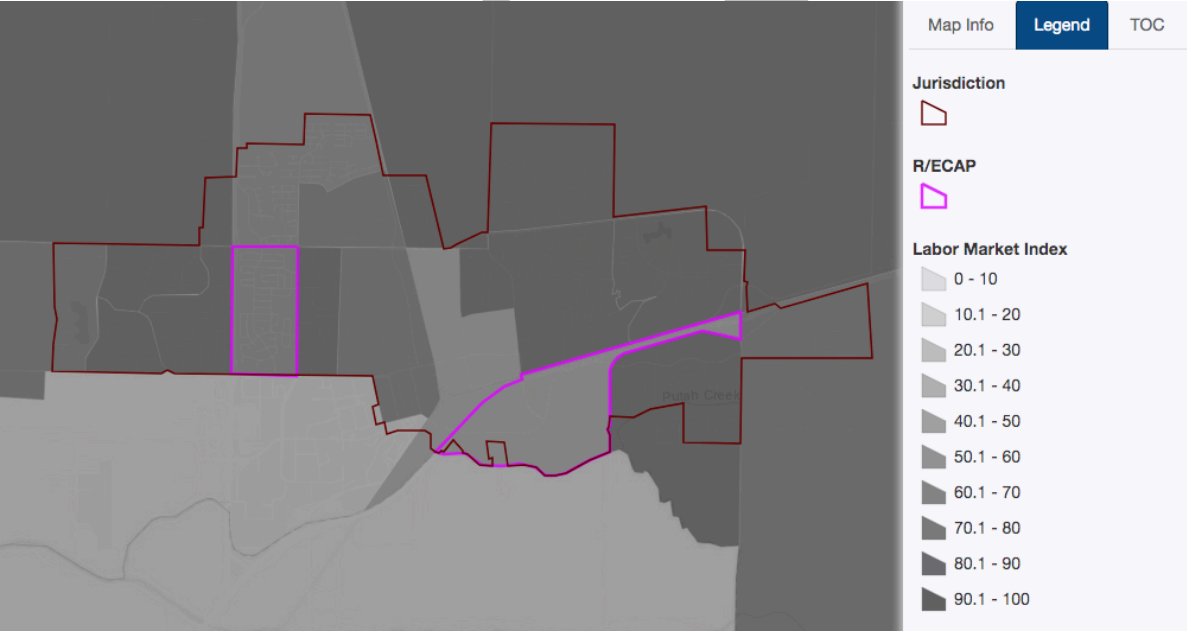
Rocklin



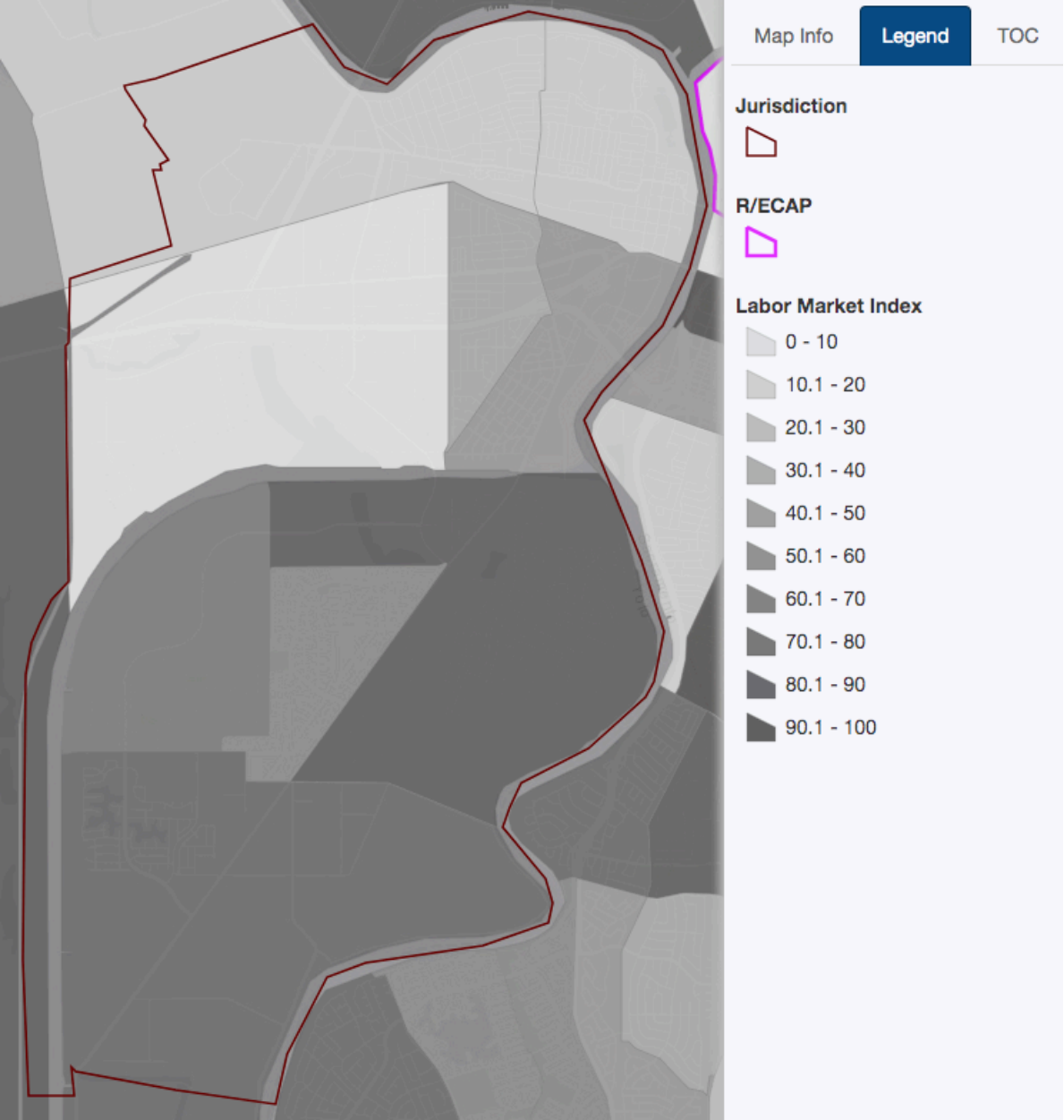
Roseville



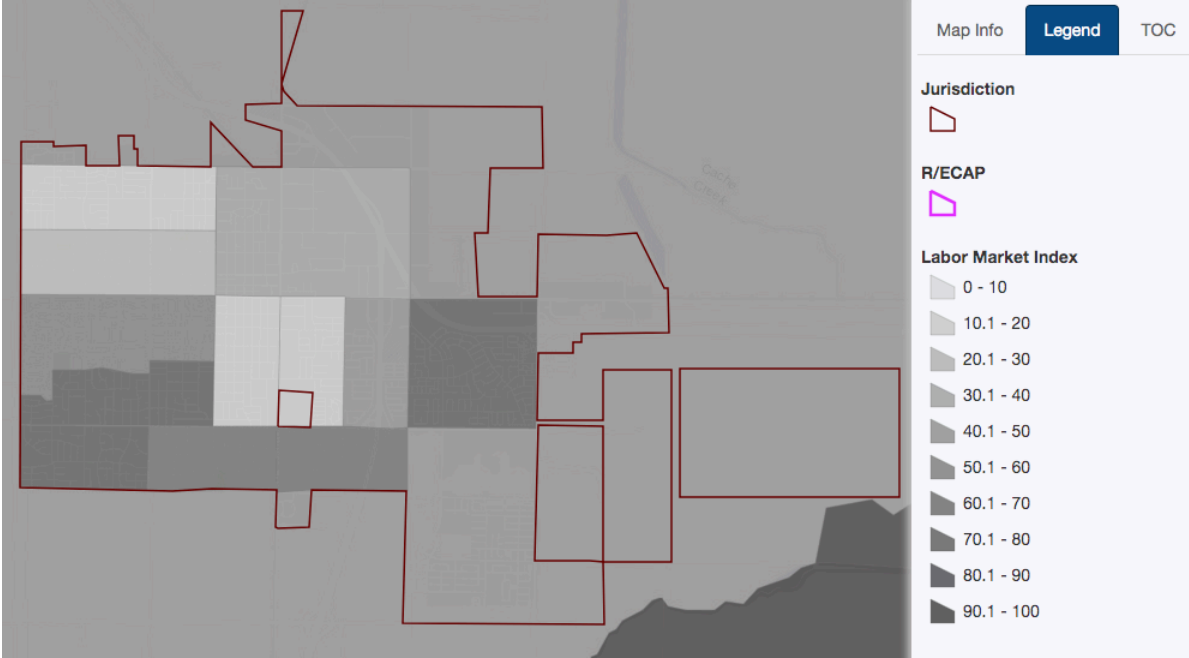
Davis



West Sacramento



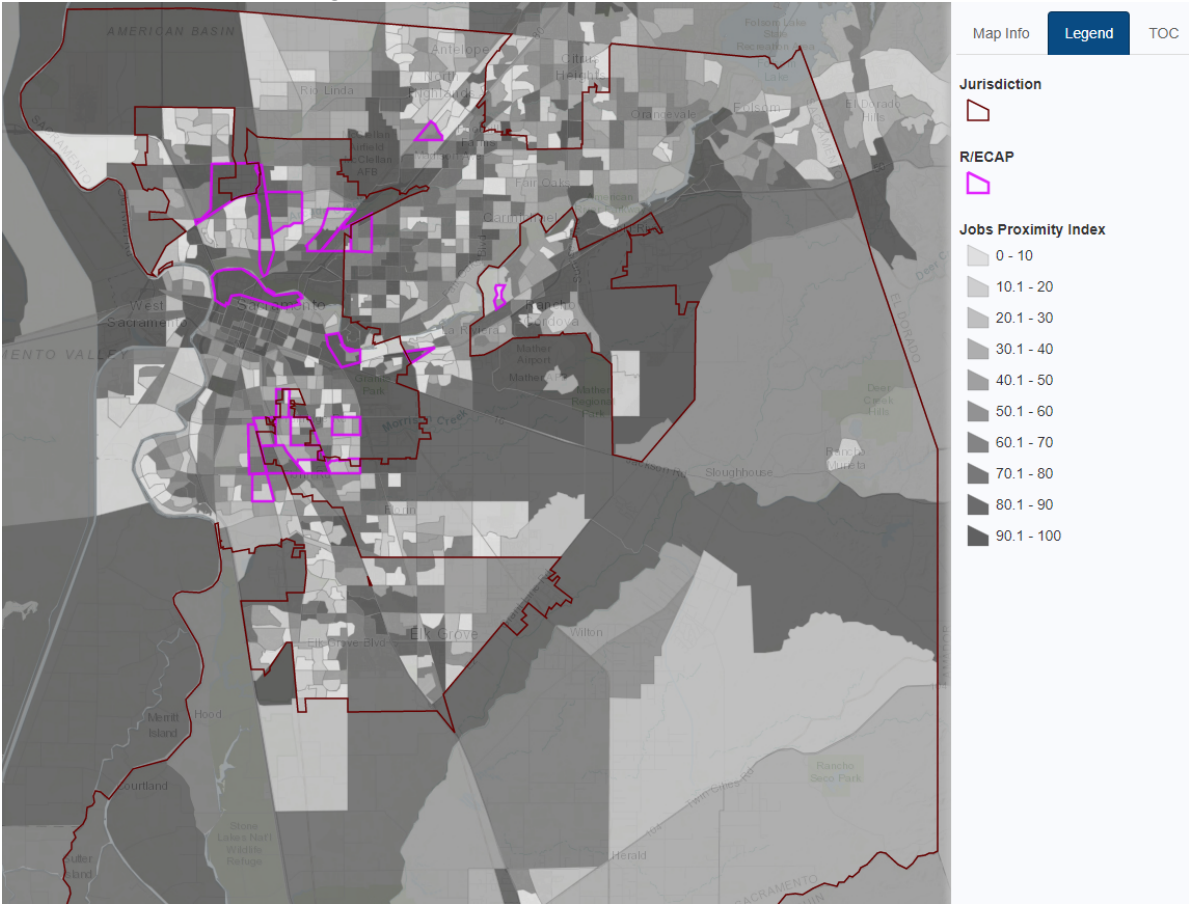
Woodland



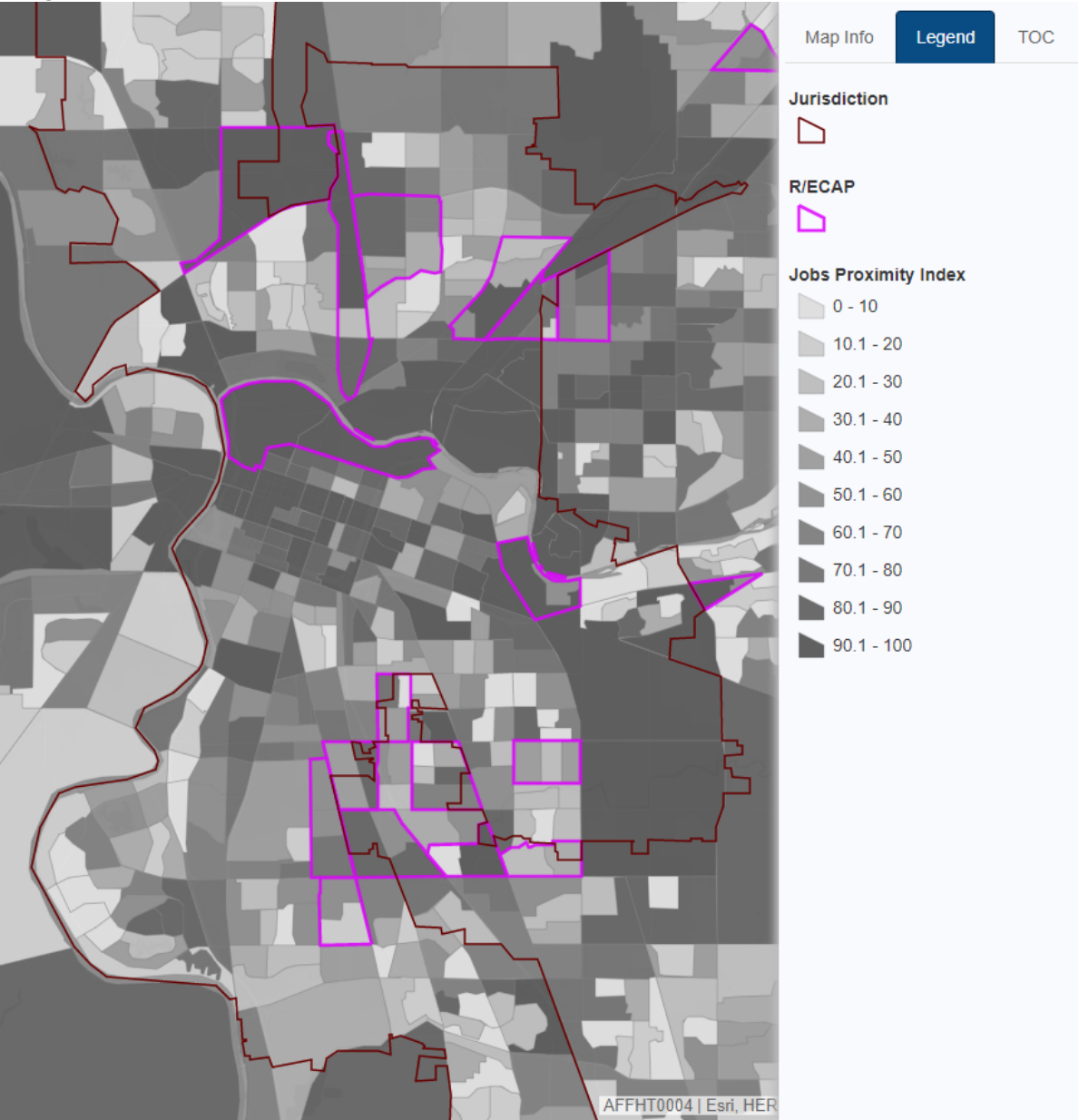
Map 8 –Job Proximity

The jobs proximity index indicates how close residents live to major employment centers. The higher the index, the greater the access to nearby employment centers for residents in the area.

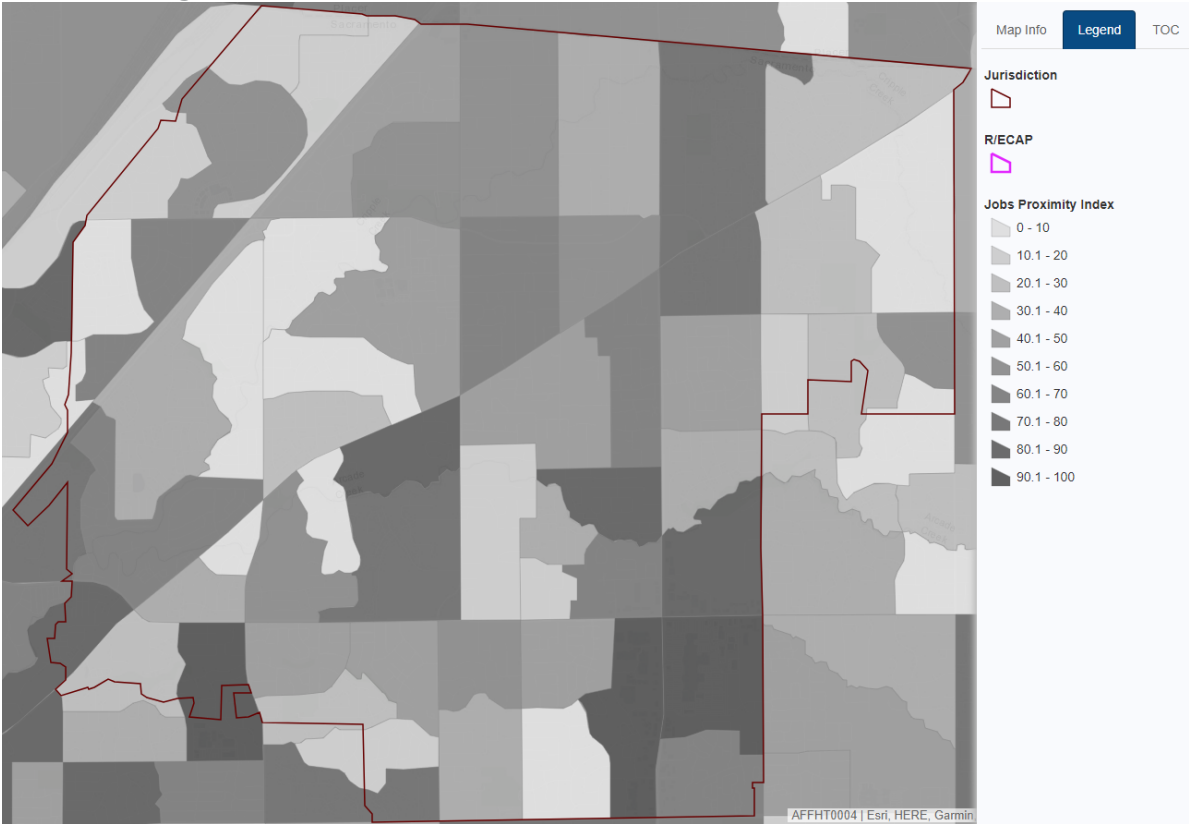
Sacramento County



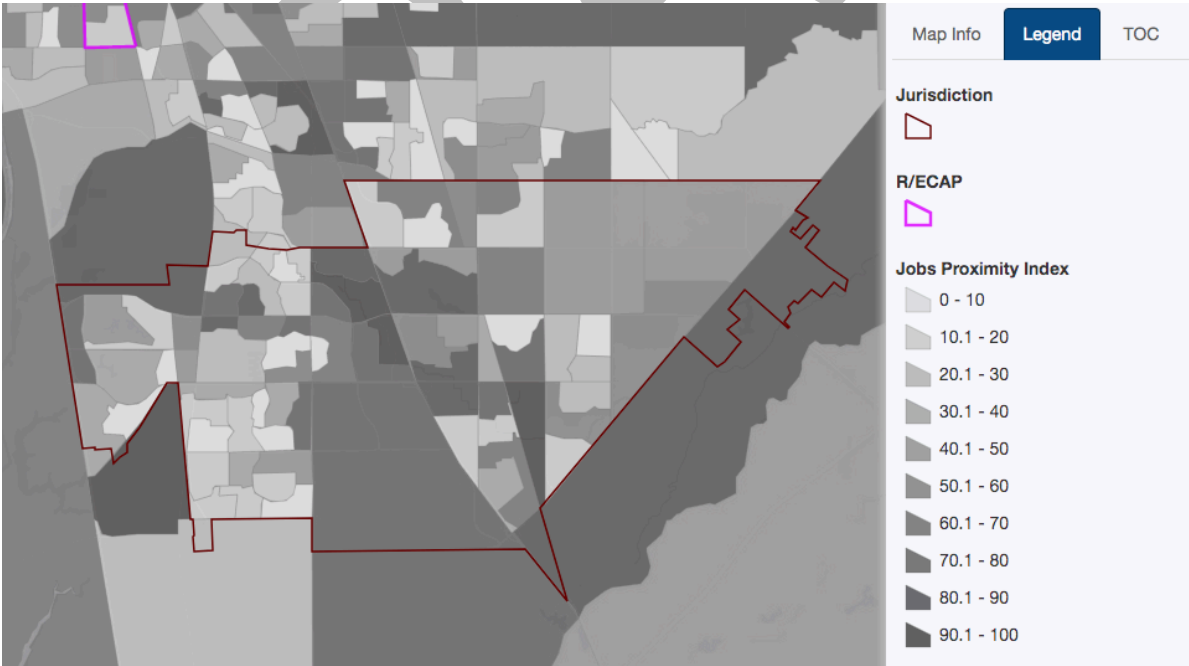
City of Sacramento



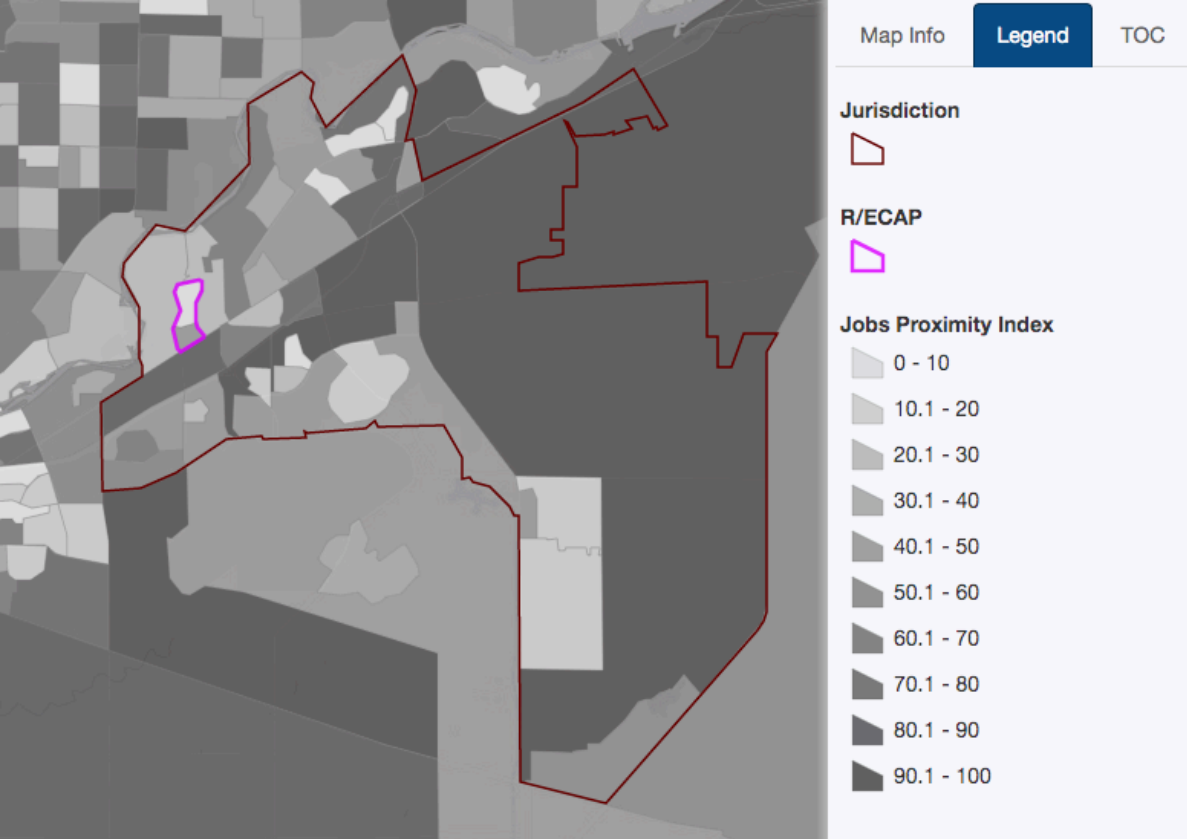
Citrus Heights



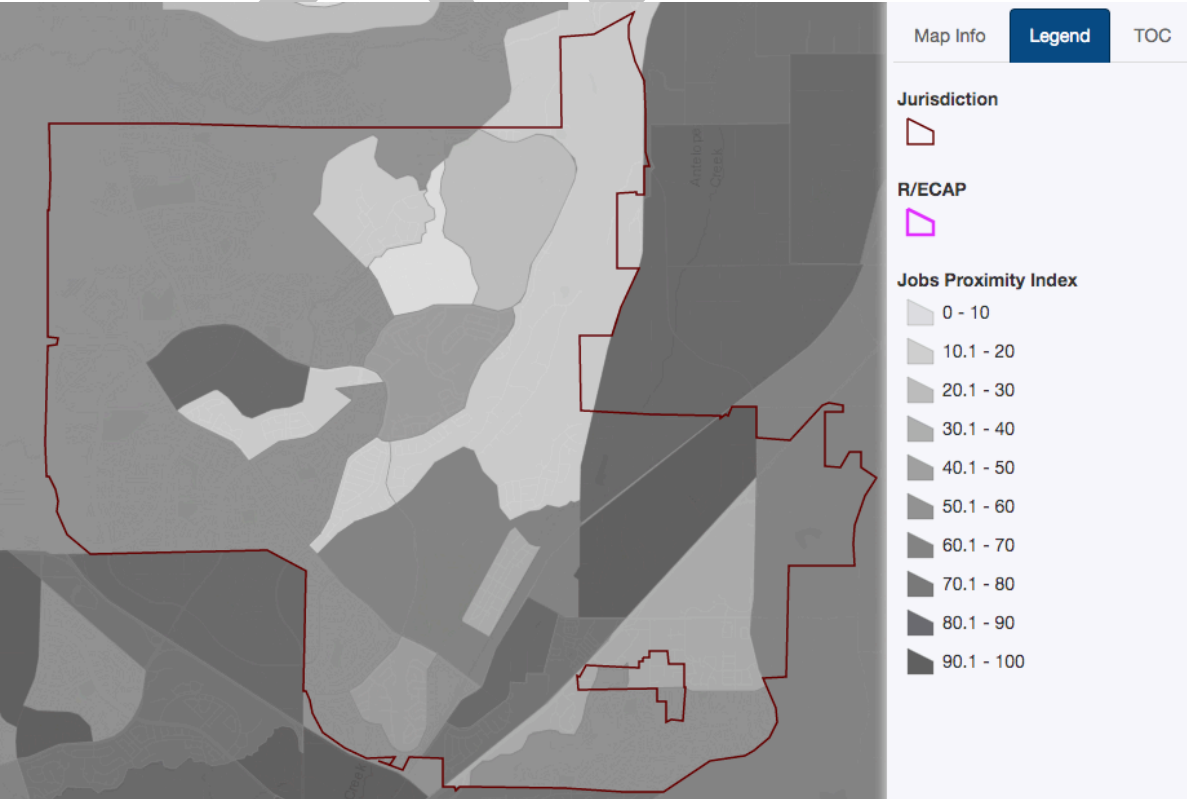
Elk Grove



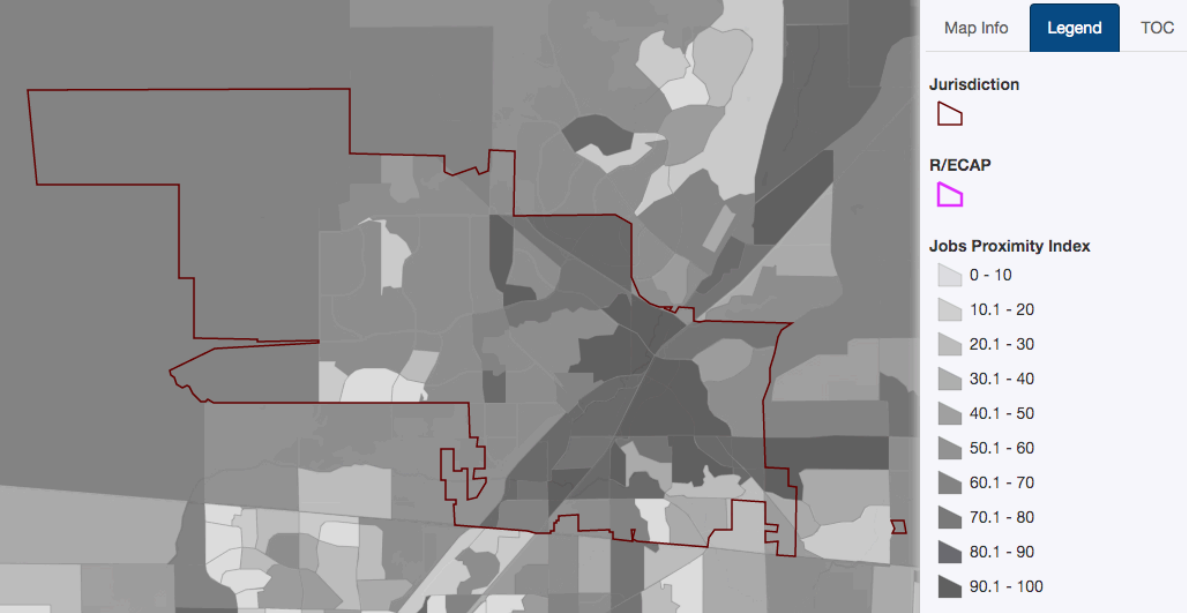
Rancho Cordova



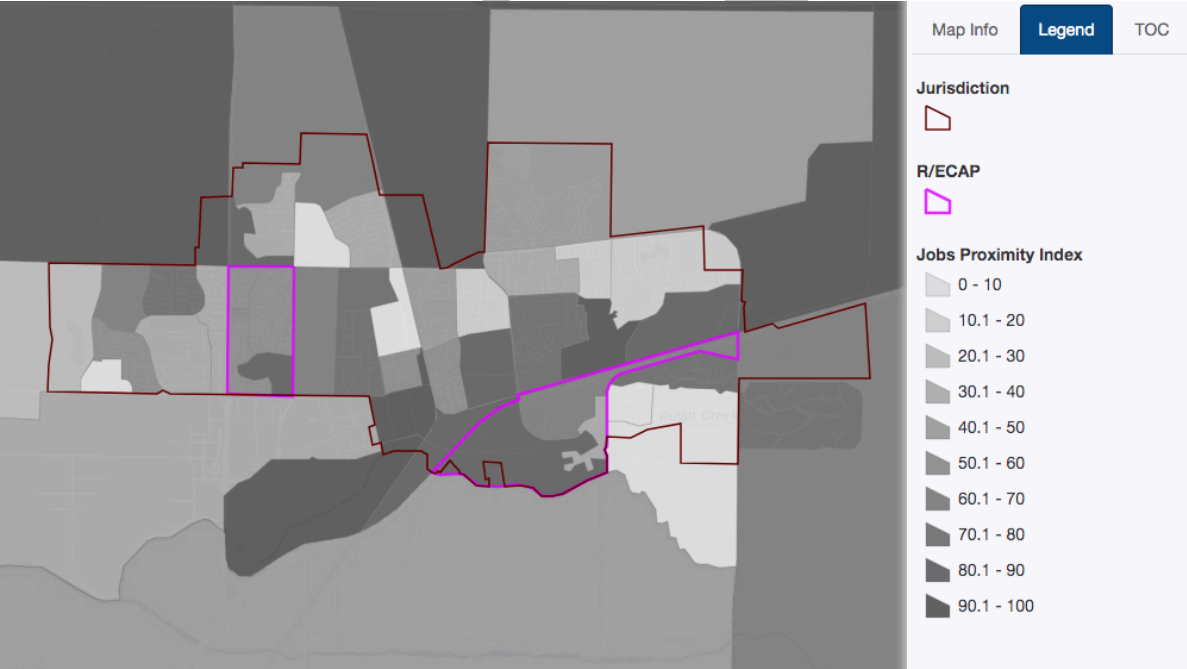
Rocklin



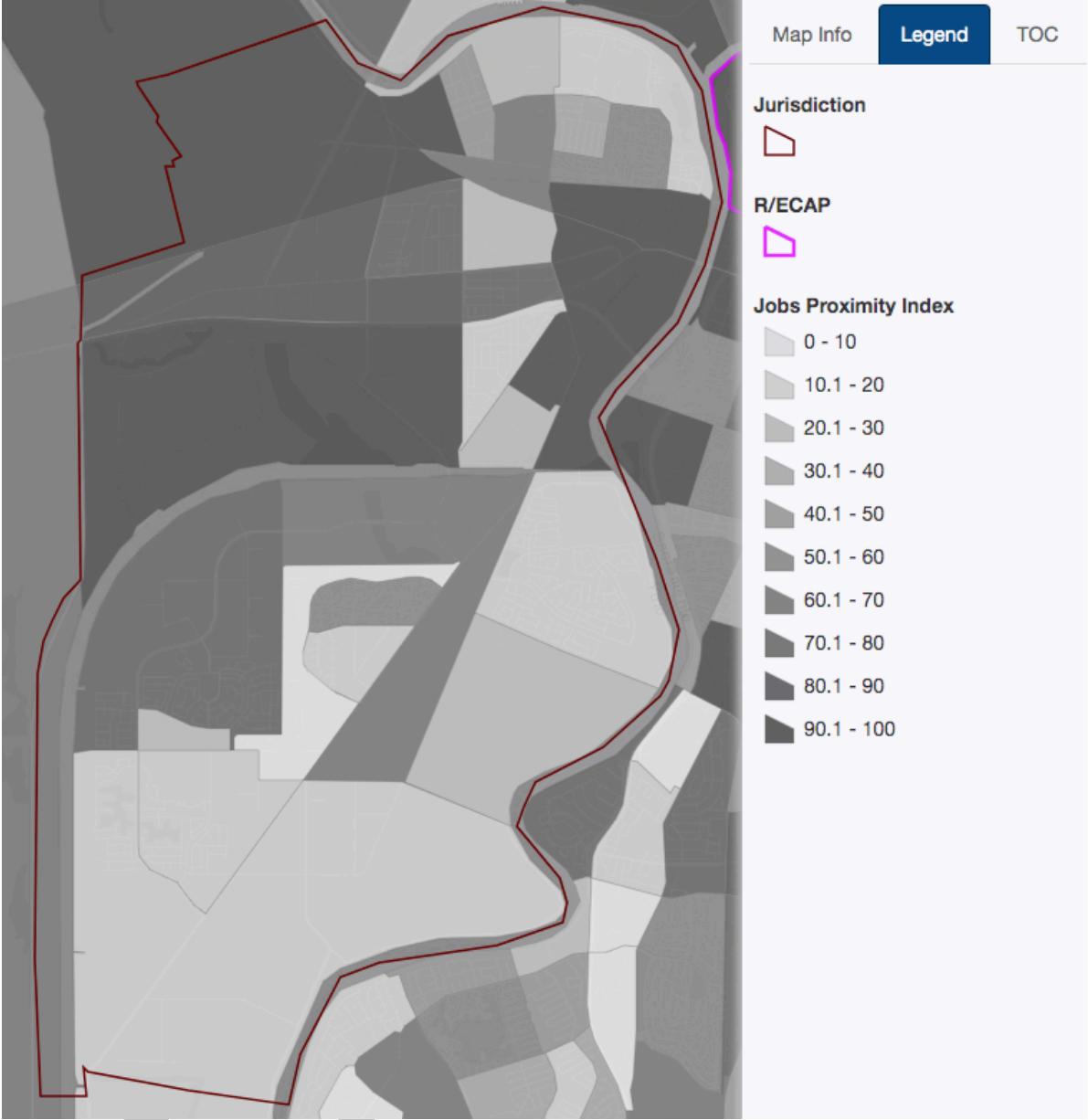
Roseville



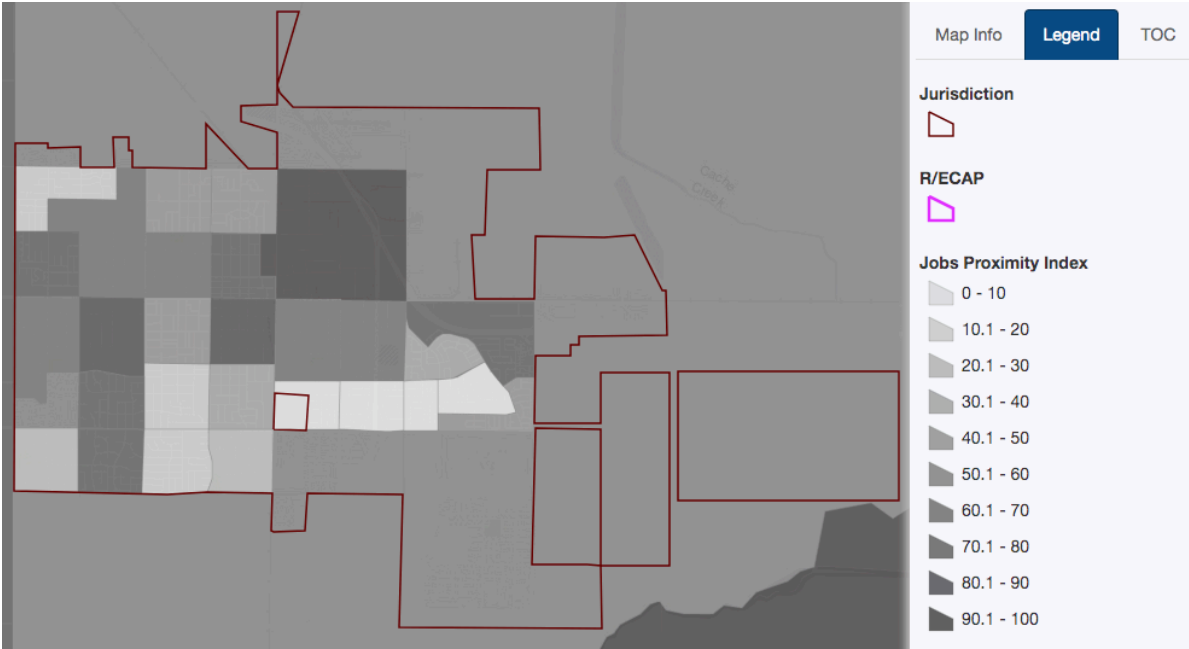
Davis



West Sacramento



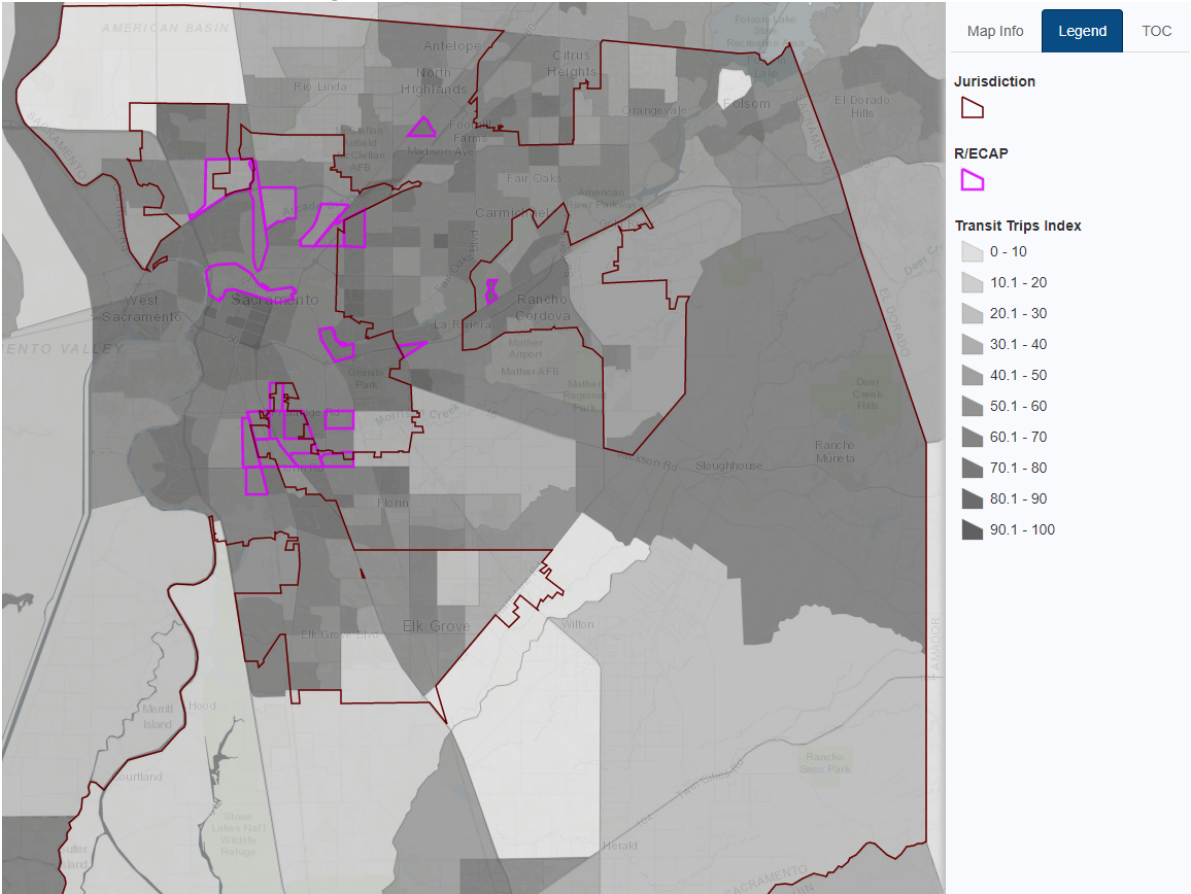
Woodland



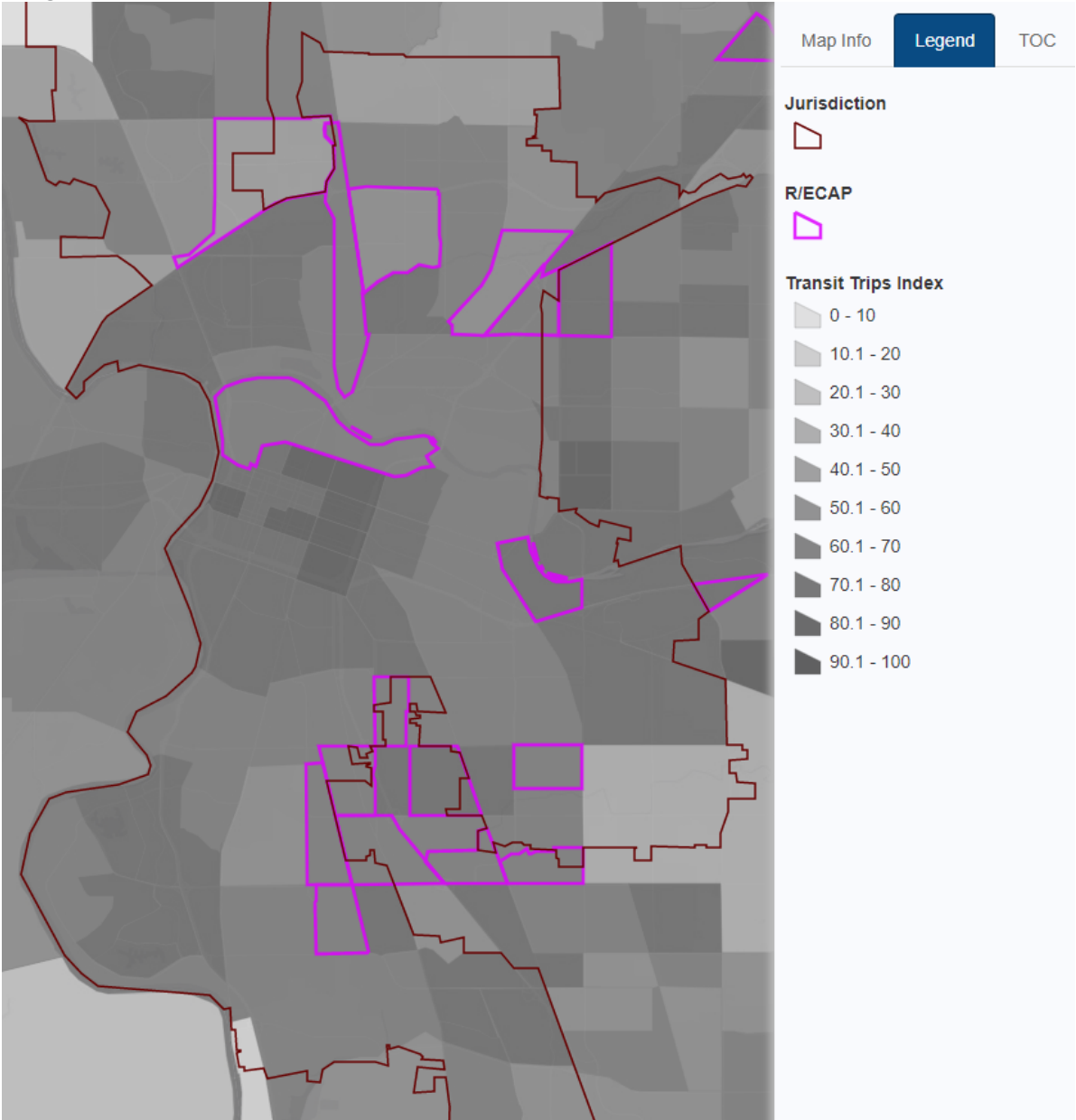
Map 10 –Transit Trips

The transit index measures use of public transit by low income families that rent. The higher the index, the more likely that residents in the area are frequent users of public transportation.

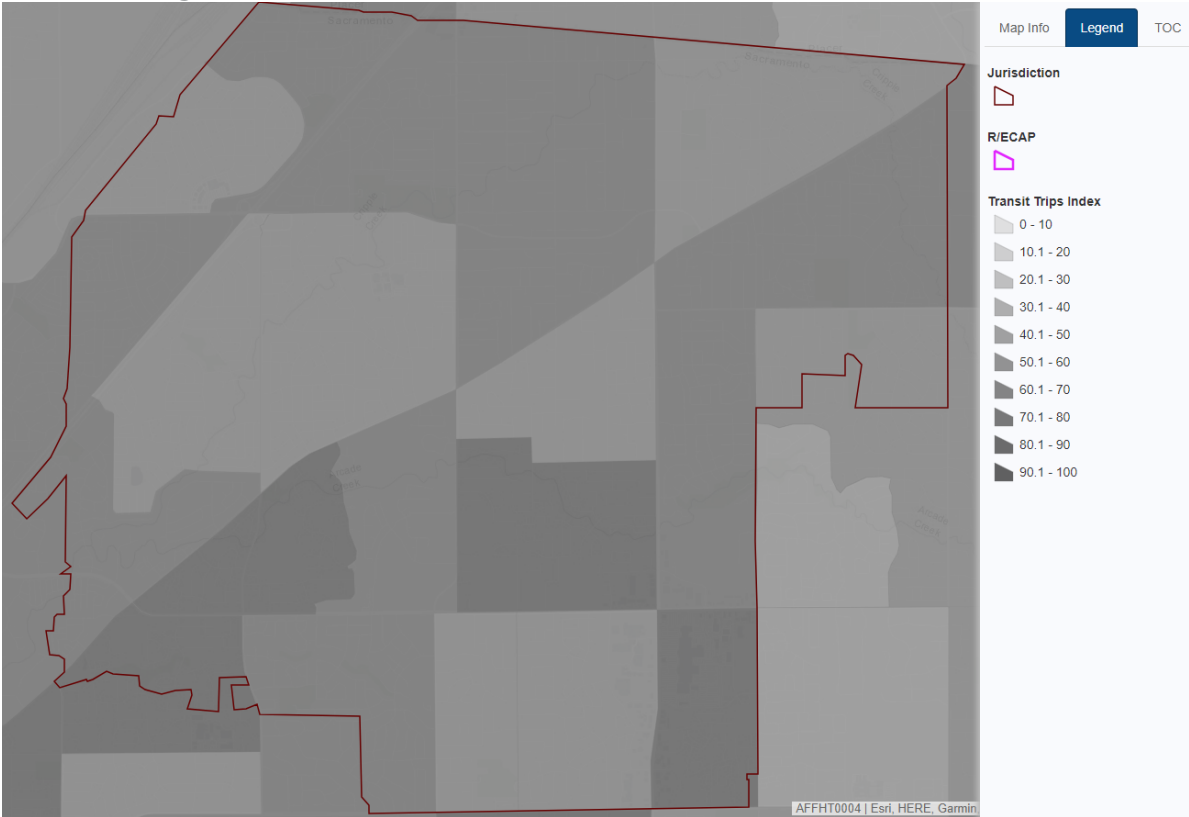
Sacramento County



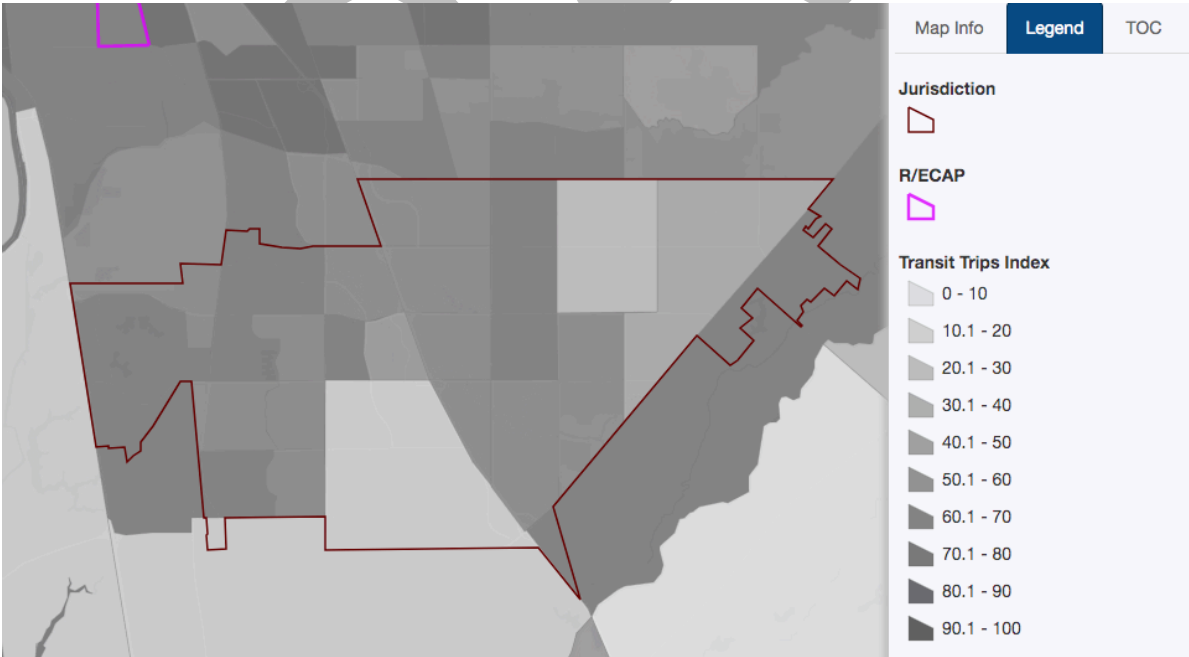
City of Sacramento



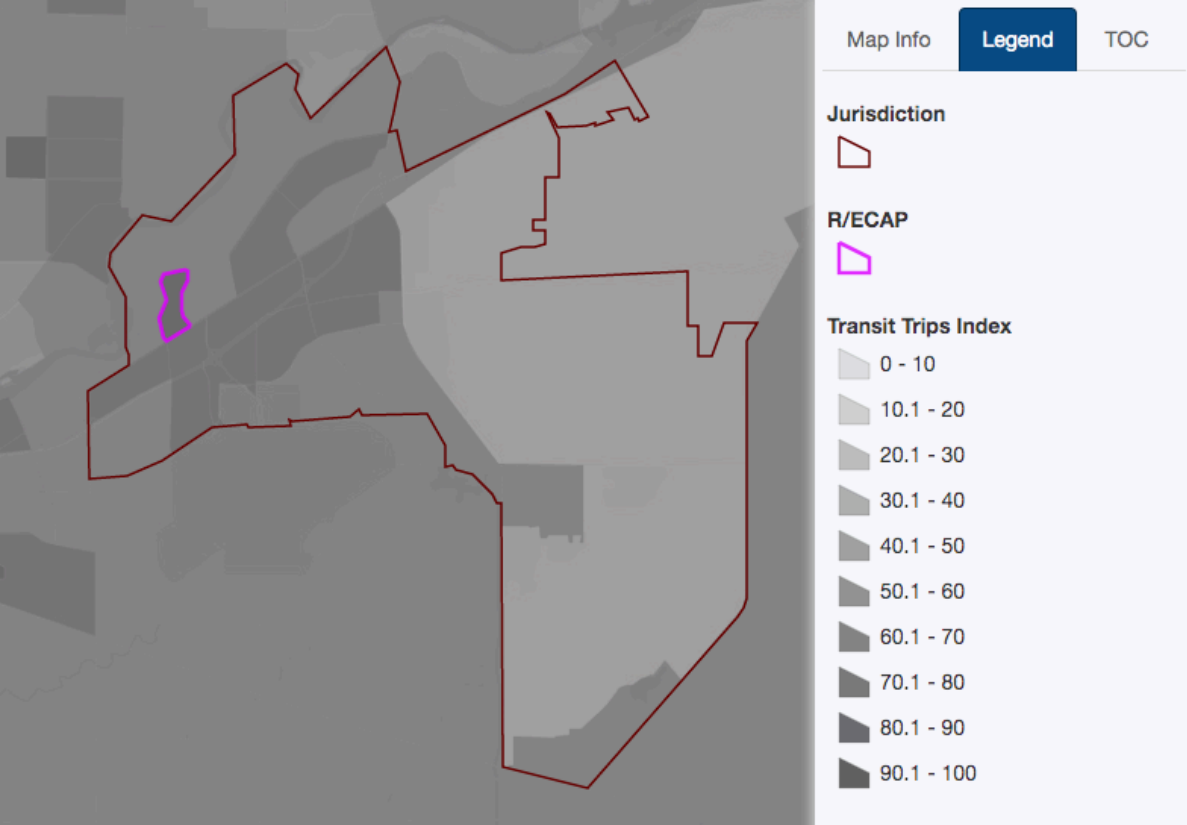
Citrus Heights



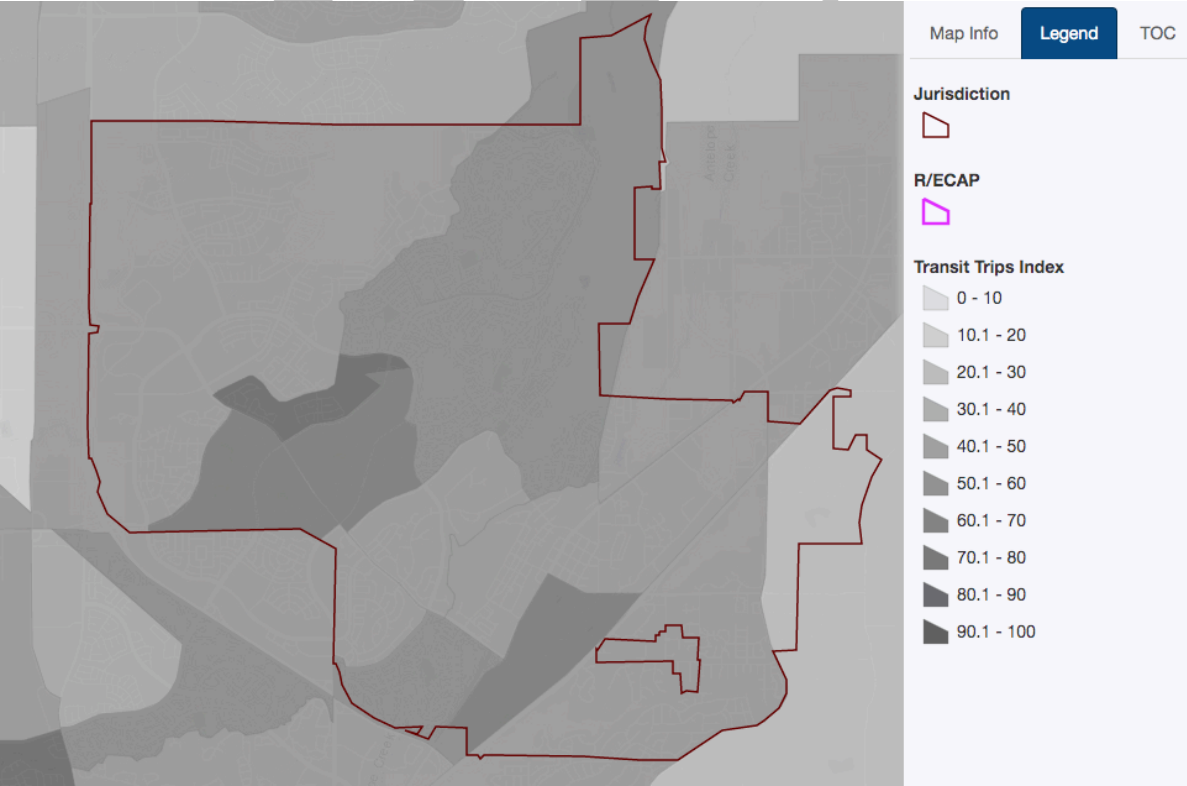
Elk Grove



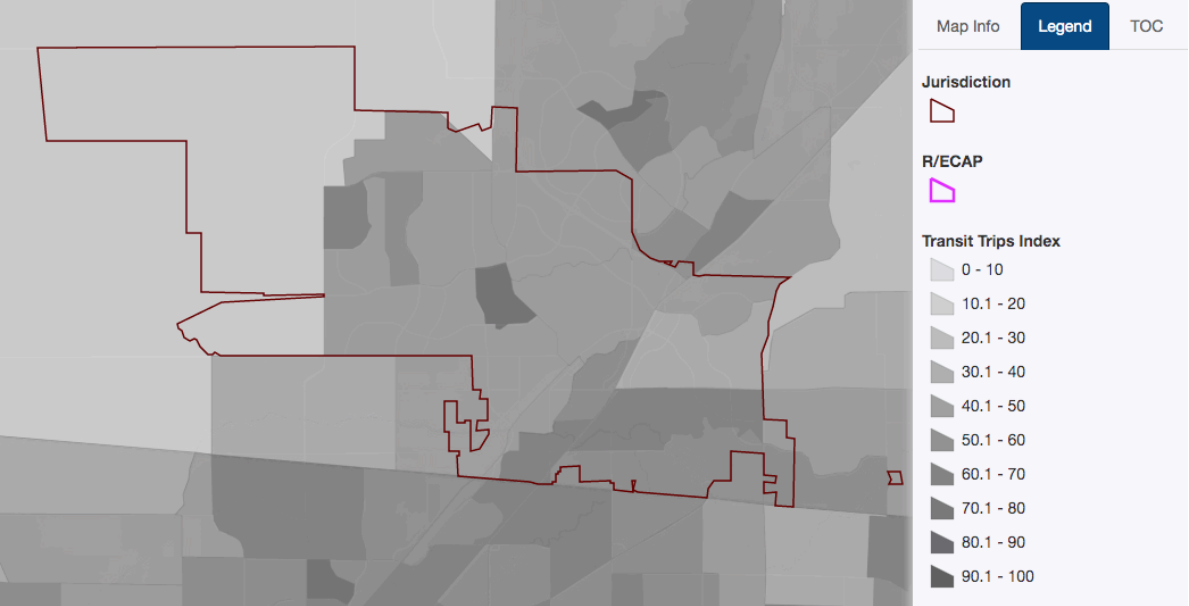
Rancho Cordova



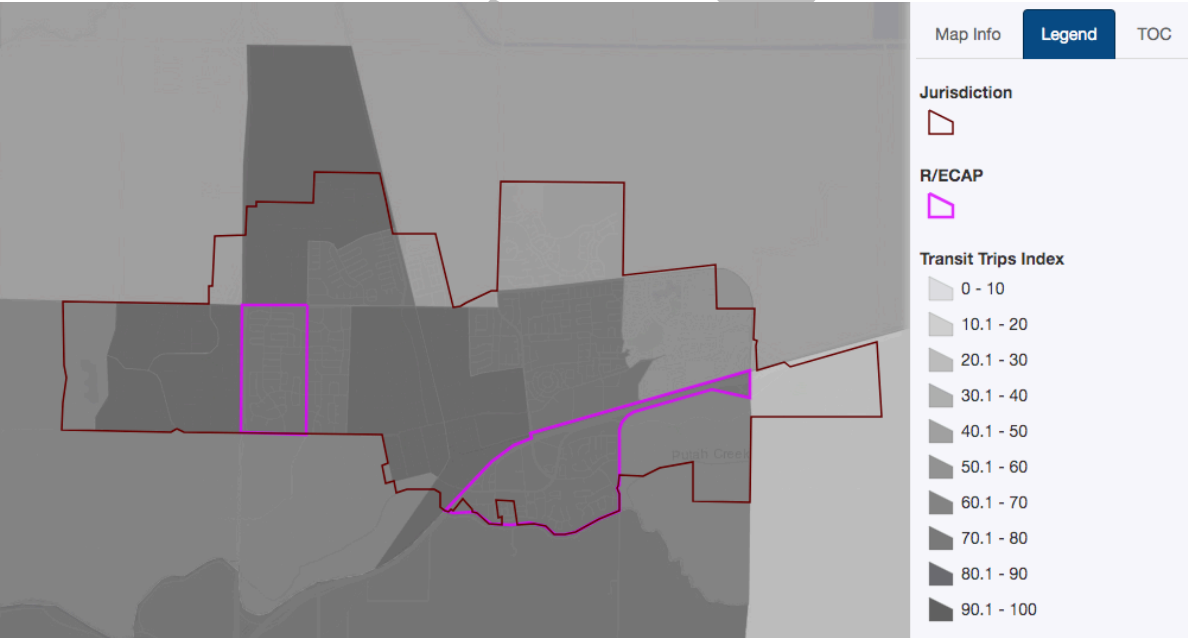
Rocklin



Roseville



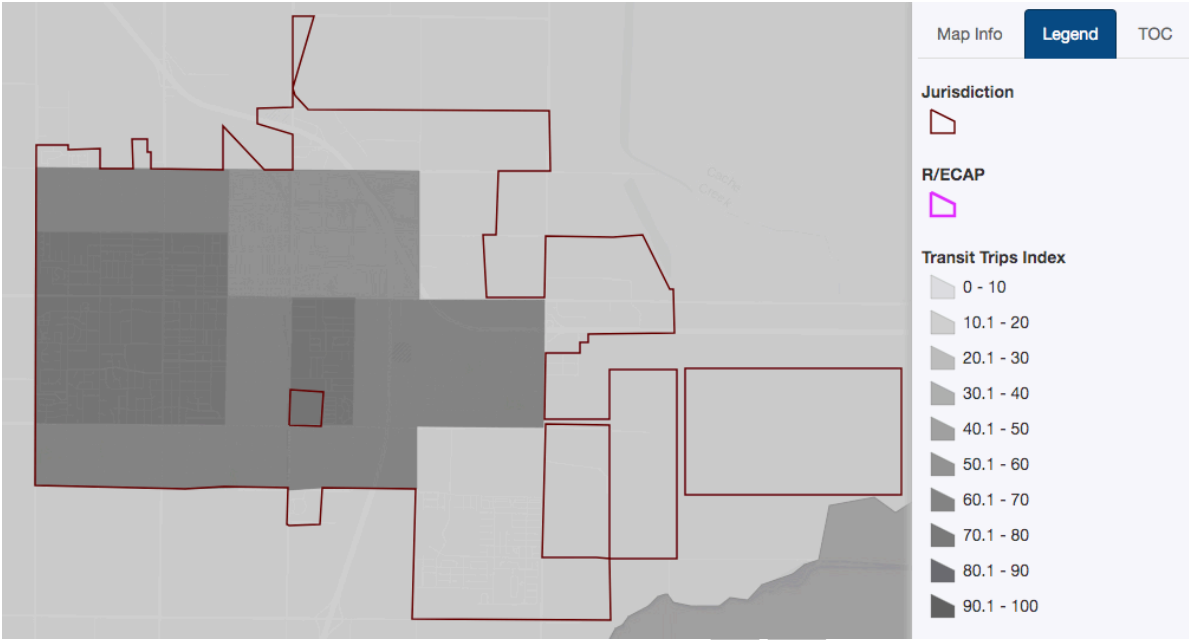
Davis



West Sacramento



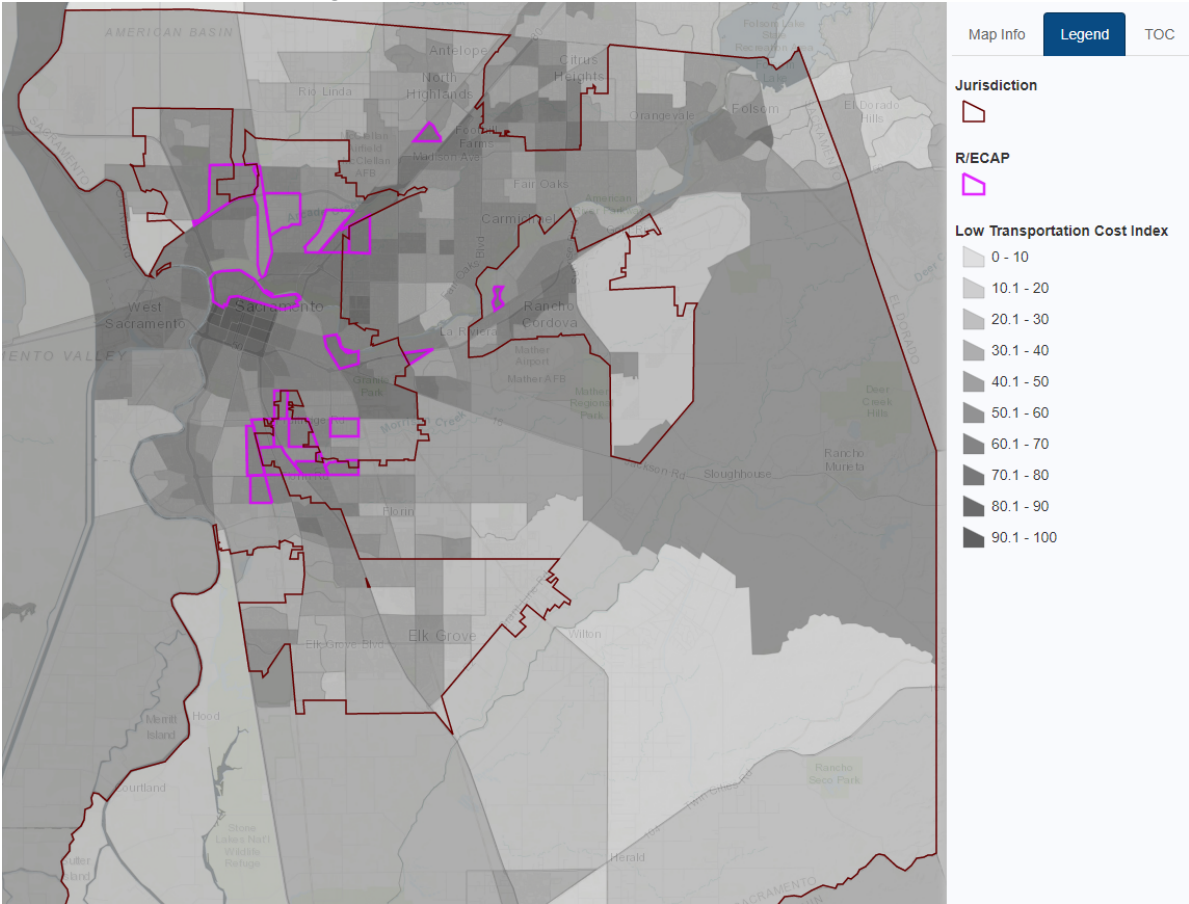
Woodland



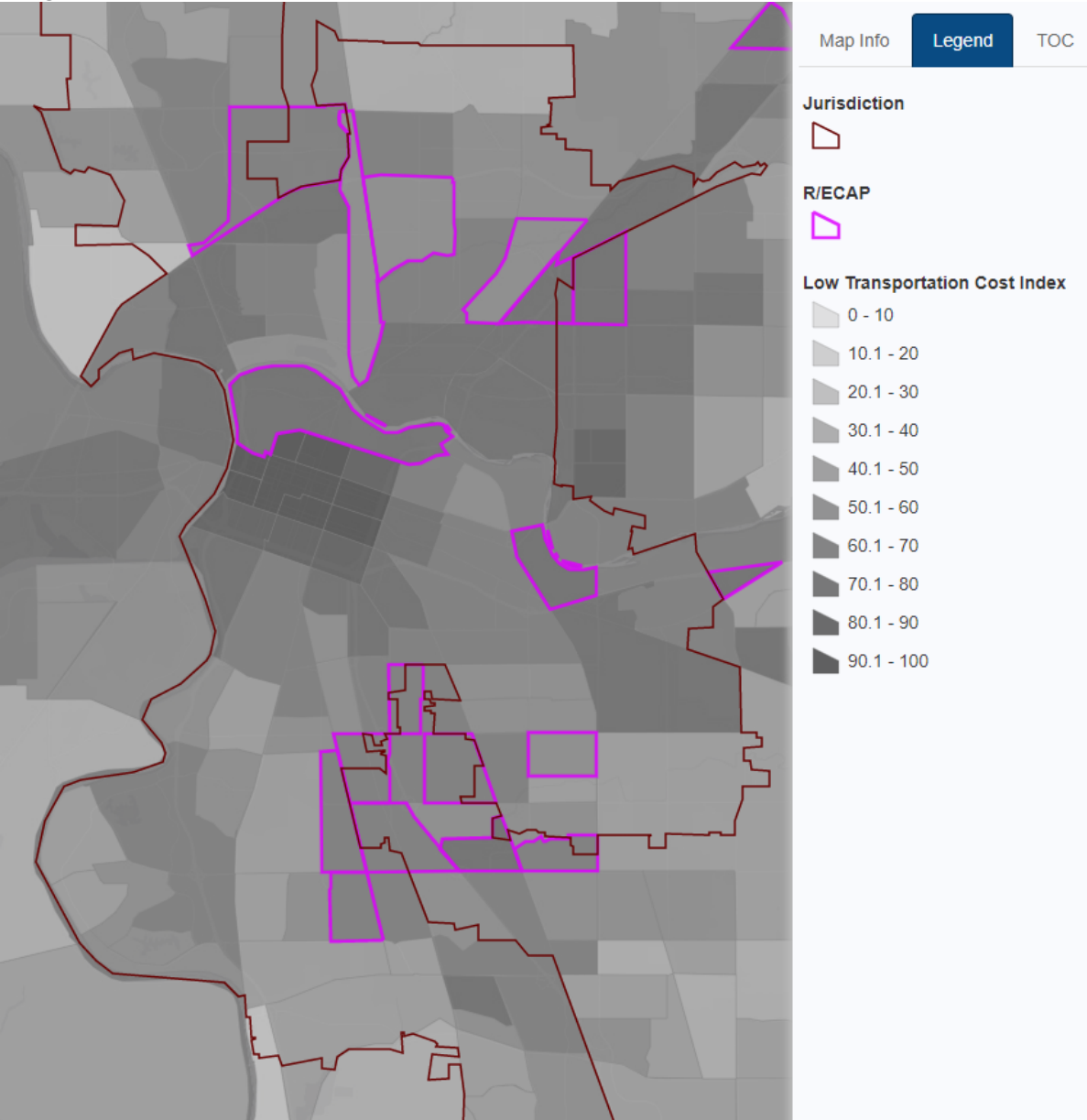
Map 11 –Low Transportation Cost

This index measures the cost of transportation, based on estimates of the transportation costs for low income families that rent. Higher index values suggest more affordable transportation.

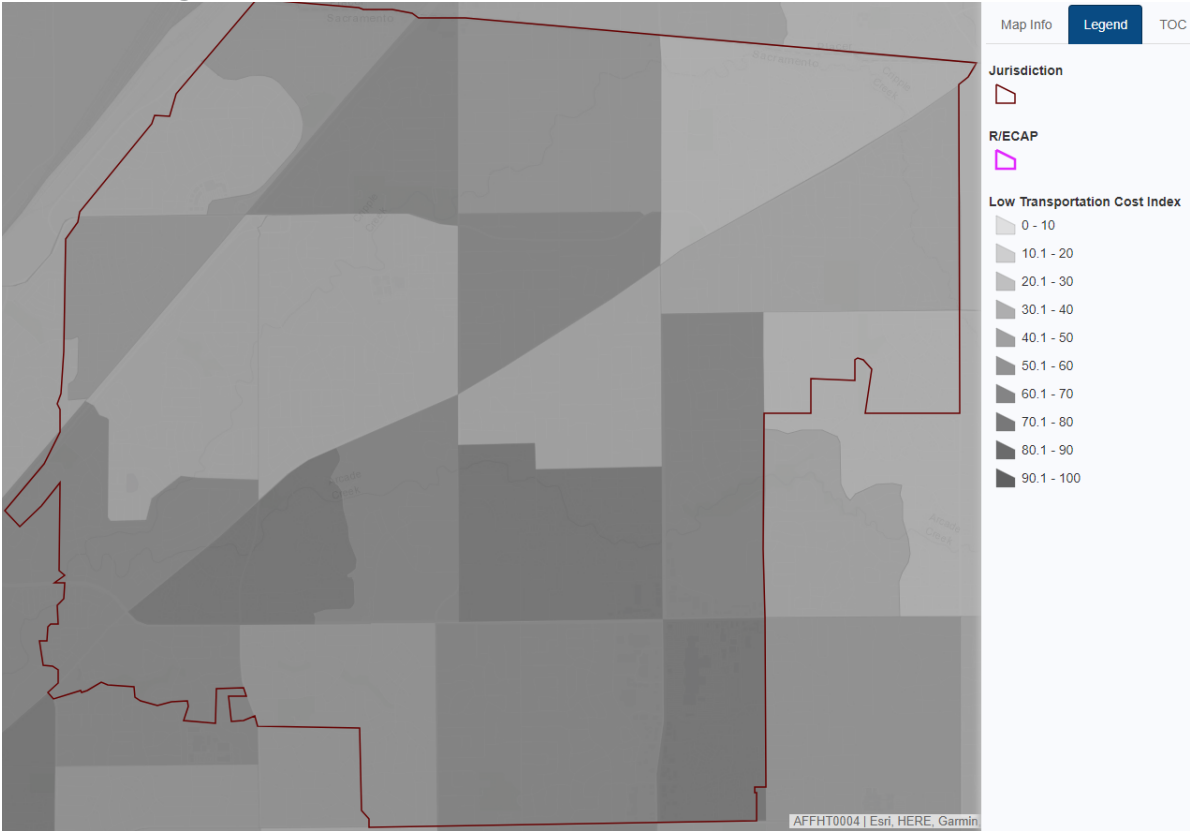
Sacramento County



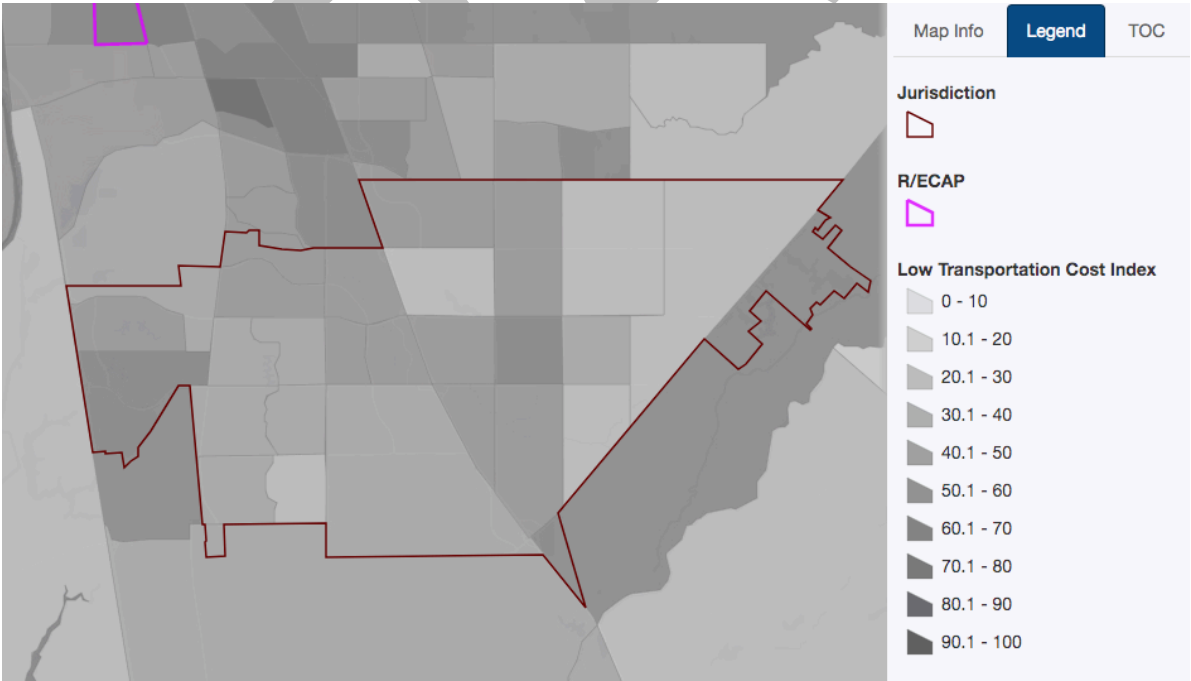
City of Sacramento



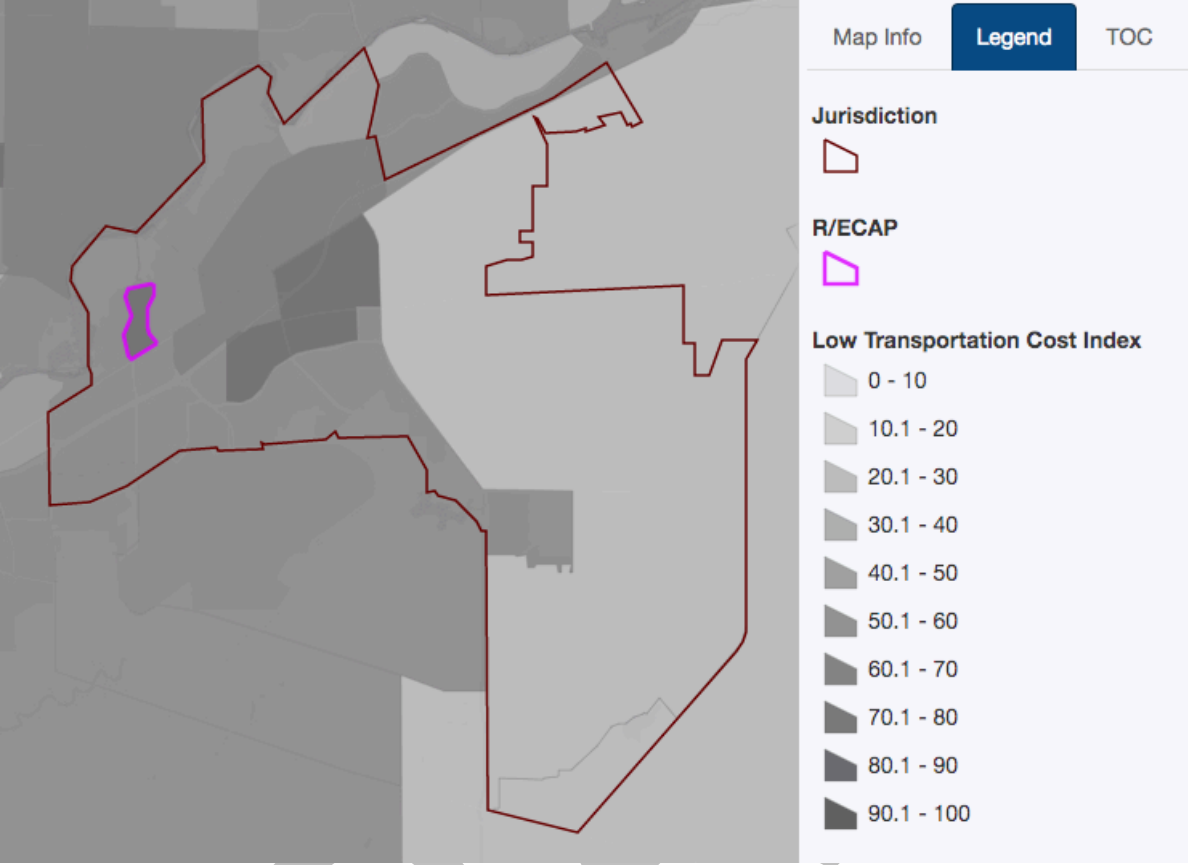
Citrus Heights



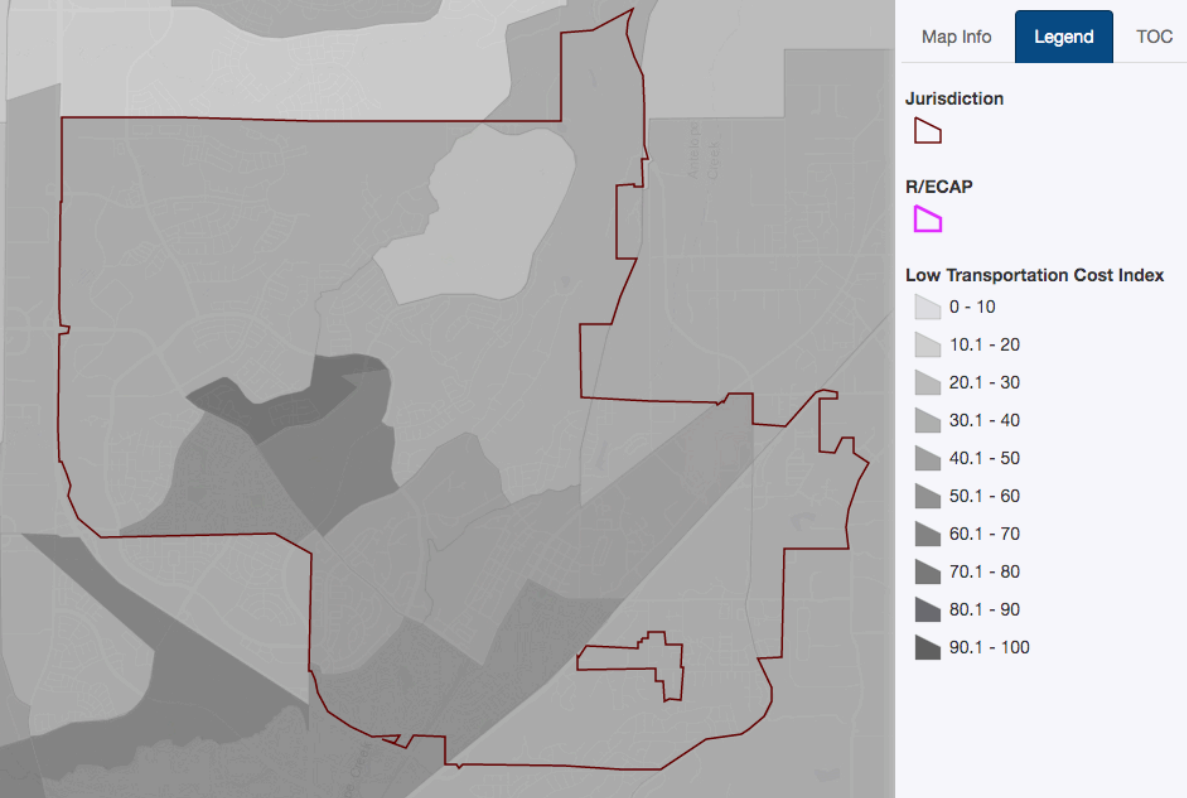
Elk Grove



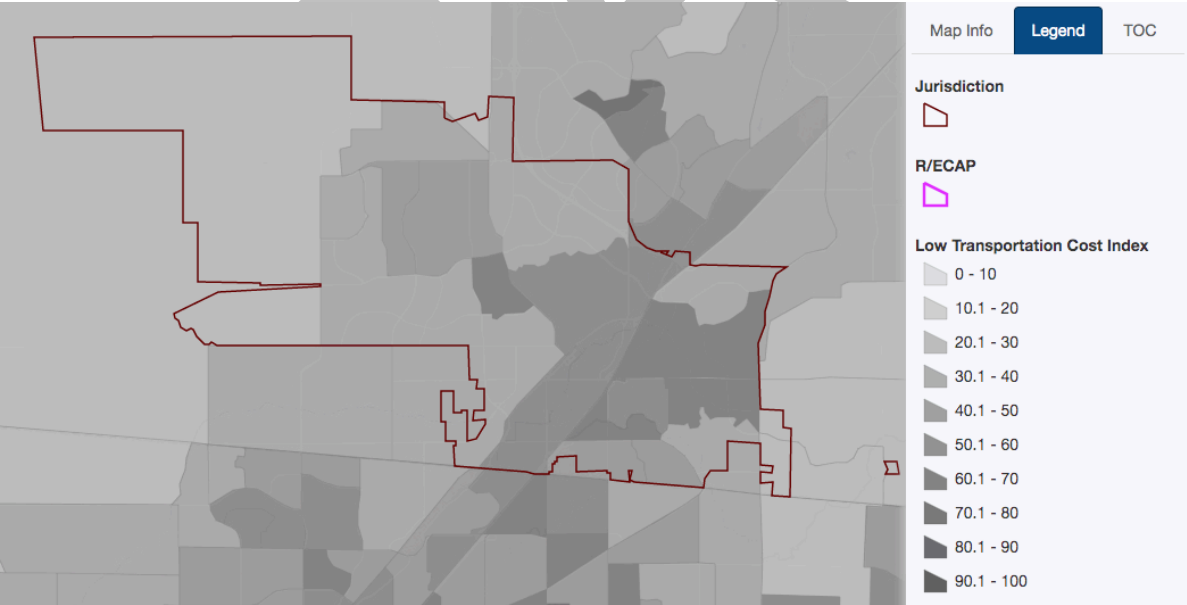
Rancho Cordova



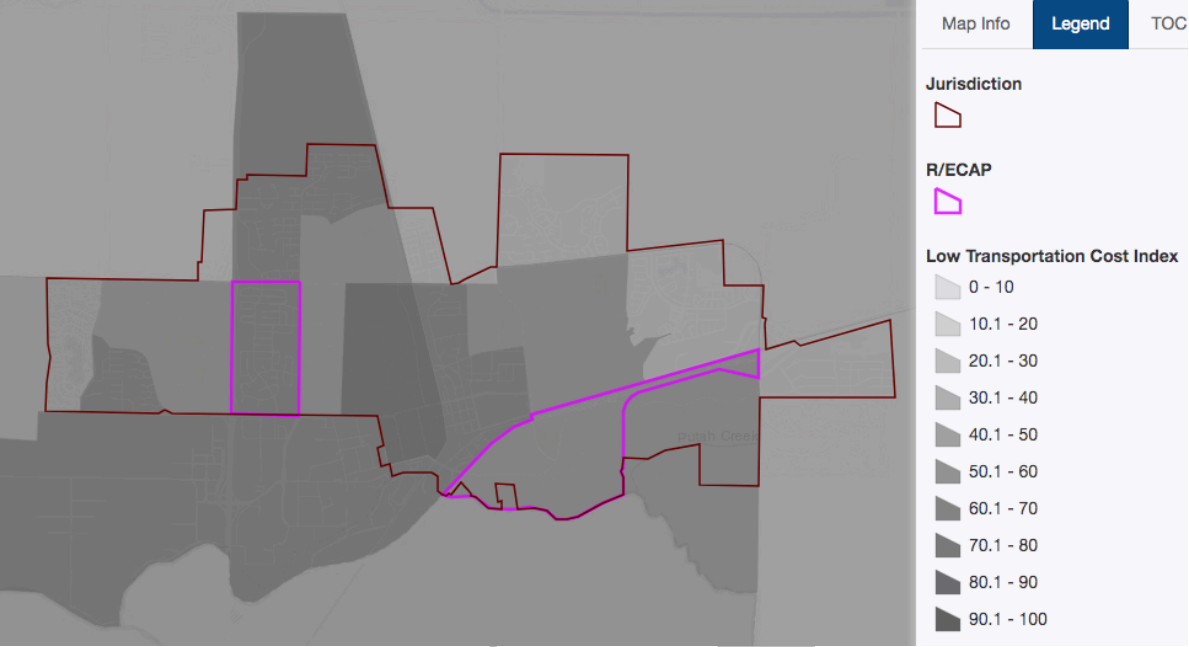
Rocklin



Roseville



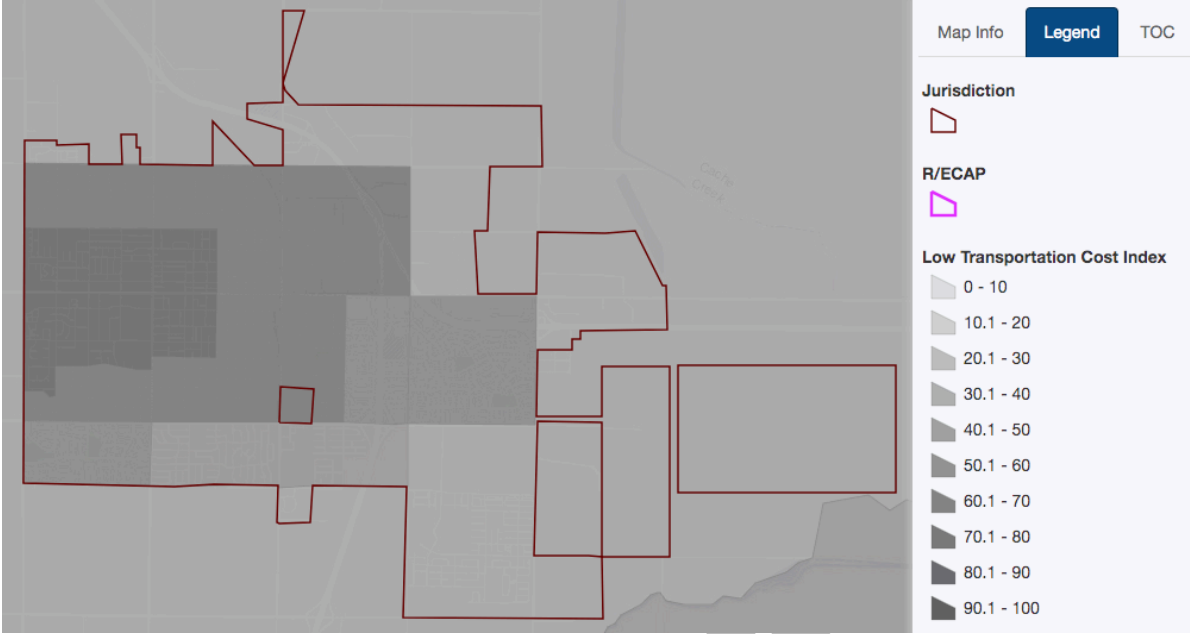
Davis



West Sacramento



Woodland



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND APPROVING THE ADOPTION OF THE ANALYSIS OF
IMPEDIMENTS TO FAIR HOUSING CHOICE AS PREPARED BY THE
SACRAMENTO VALLEY FAIR HOUSING COLLABORATIVE**

WHEREAS, the Department of Housing and Urban Development (HUD) requires jurisdictions that receive Federal funds to affirmatively further fair housing (AFFH); and

WHEREAS, in 1988 HUD developed Fair Housing Review Criteria that states if a grantee conducted an Analysis of Impediments (AI) and took actions to address any identified impediments, HUD would presume that the grantee had met the AFFH certification; and

WHEREAS, as part of the City of Woodland's Community Development Block Grant (CDBG) Annual Action Plan submission, HUD has required the City to submit an Update to the AI every 5 years;

WHEREAS, an Analysis of Impediment to Fair Housing Choice (AI) study was conducted in 2017-2019 for the Sacramento Valley region as a joint effort known as the Sacramento Valley Fair Housing Collaborative among the following entities: City of Citrus Heights, City of Davis, City of Elk Grove, City of Folsom, City of Galt, City of Isleton, City of Rancho Cordova, City of Rocklin, City of Roseville, City of Sacramento, Housing Authority of Sacramento, Sacramento County, Sacramento Housing and Redevelopment Agency, City of West Sacramento, City of Woodland, and Yolo County Housing, and a draft AI was prepared in September 2019; and

WHEREAS, the AI study assessed the region's fair housing landscape and developed actionable goals to increase housing choice and access to opportunity for all residents.

NOW, THEREFORE, BE IT RESOLVED that the City of Woodland approves the adoption of the Analysis of Impediments to Fair Housing Choice prepared by the Sacramento Valley Fair Housing Collaborative in September 2019 and the following goals for the Analysis of Impediments to Fair Housing Choice.

Goal 1 – Incentivize development of affordable homeownership products: Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low income homebuyers, and affirmatively market to under-represented homeowners.

Goal 2 – Expand affordable rental opportunities:

a) Encourage reasonable policies for tenant criminal history, rental history, and credit history: Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history and to consider applicants with poor rental/credit histories on a case-by-case basis.

b) Increase accessible and affordable housing opportunities: Set a goal for developing a range of affordability levels, handicapped-accessible housing units or otherwise incorporate affordable, handicapped-accessible housing in housing elements.

c) Encourage residential infill opportunities: Increase residential infill opportunities through

changes in zoning and long range plans.

d) Engage the private sector in solutions: Through affirmative marketing requirements, development incentives, and mandatory affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goal 3 – Expand equity in access to economic opportunity:

a) Improve infrastructure and public facilities in disadvantaged communities.

b) Connect low income residents to job opportunities: Improve connections between low income populations, especially Public Housing residents, and employment opportunities.

c) Reduce housing instability by closing services gaps: Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of reinstitutionalization.

PASSED AND ADOPTED by the City Council this 15th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney

City of Woodland, CDBG Funding for FY 2020/21

TOTAL CDBG FUNDS FY 2020/21 (NOTE 1)	\$513,364
Public Services (15% cap per CDBG)	\$77,004
Food/Shelter (at least 40% of Public Services)	\$30,802
Fair Housing (required funding)	\$10,000
Other Public Services	\$36,202
Construction (65%)	\$333,688
Administration (20% cap per CDBG)	\$102,672

PUBLIC INFRASTRUCTURE (65%)						
Applicant	Project Title	Funding Request	Panel Recommendation	Council Action	Category	FY 2019/20 Funding
CommuniCare Health Centers	Garden & Outdoor Class	\$8,168	\$8,168		Health Services	\$9,000
New Hope Community Development Corp.	Cottonwood Meadows Phase S-1 Rehab	\$65,000	\$65,000		Housing Rehabilitation	\$65,000
City of Woodland	ADA Accessibility Program	\$241,000	\$200,000		ADA Accessibility	\$205,000
Friends of the Mission	925 North St Water Heater Efficiency	\$27,540	\$26,408		Housing Rehabilitation	Did not apply
Friends of the Mission	Walter's House Water Heater Efficiency	\$34,112	\$34,112		Housing Rehabilitation	Did not apply
St. John's Retirement Village	Roofing Project	\$112,400	\$0		Non-Housing Rehab	Did not apply
TOTAL		\$488,220	\$333,688	\$0		
PUBLIC SERVICES (15%)						
Applicant	Project Title	Funding Request	Panel Recommendation	Council Action	Category	FY 2019/20 Funding
Eco-Apperformance LLC	Eco-Apperformance	\$15,000	0		Employment Training	Did not apply
Meals on Wheels Yolo County	Home Delivered Meals Program	\$15,000	\$11,000		Food & Shelter	\$9,250
Yolo Community Care Continuum	New Dimensions Supported Housing	\$10,000	\$7,335		Food & Shelter	\$8,250
Yolo Wayfarer Center	Emergency Shelter Services	\$15,000	\$11,000		Food & Shelter	\$10,250
Empower Yolo	Shelter Services	\$10,000	\$7,335		Food & Shelter	\$6,750
City of Woodland	Social Services Manager	\$6,000	\$0		Food & Shelter	\$6,000
Yolo Food Bank	Nourish Yolo Capacity Enhancement Proj	\$15,000	\$11,000		Food & Shelter	\$6,000
Short Term Emergency Aid Committee	Woodland Homeless Prevention Program	\$10,500	\$6,000		Food & Shelter	\$7,500
Yolo County Children's Alliance	MediCal & CalFresh Enrollment/ Retention	\$10,000	\$7,334		Food & Shelter/Health Svcs	\$6,000
Northern California Children's Therapy Center	Project HOPE	\$10,000	\$6,000		Health Services	\$6,000
Legal Services of Northern CA (NOTE 3)	Fair Housing Services	\$10,000	\$10,000		Fair Housing	\$10,000
TOTAL		\$126,500	\$77,004	\$0		

NOTE 1 - The City's allocation for FY 2020/21 is \$513,364. Pursuant to CDBG regulations, no more than 15% and 20% of the City's allocation can be spent on public services and administration, respectively.

NOTE 2 - New Hope is the non-profit development affiliate of Yolo County Housing (YCH).

NOTE 3 - Pursuant to a 2005 Voluntary Compliance Agreement and Conciliation Agreement, the City is required to provide Legal Services with annual funding of at least \$10,000 for fair housing services as long as the City receives CDBG funding.

Housing and Community Development Activities		Need	Current	Gap	Priority Need: H, M, L, N*	Estimated Allocations for 5-Year ConPlan Period	Plan to Fund? Yes or No	Fund Source
01 Acquisition of Real Property					L			
02 Disposition					L			
Public Facilities	03 Public Facilities and Improvements (General, including accessibility)	10	0	10	H	\$1,150,000	Y	CDBG
	03A Senior Centers				L			
	03B Handicapped Centers				L			
	03C Homeless Facilities (not operating costs)				M			
	03D Youth Centers	1	0	1	H	\$75,000	Y	CDBG and/or other
	03E Neighborhood Facilities				M			
	03F Parks, Recreational Facilities	4	0	4	H	Not known	Y	Other
	03G Parking Facilities				L			
	03H Solid Waste Disposal Improvements				L			
	03I Flood Drainage Improvements				L			
	03J Water/Sewer Improvements				M			
	03K Street Improvements				M			
	03L Sidewalks				L			
	03M Child Care Centers				M			
	03N Tree Planting				M			
	03O Fire Station/Equipment				L			
	03P Health Facilities				M			
	03Q Abused and Neglected Children Facilities				M			
	03R Asbestos Removal				L			
	03S Facilities for AIDS Patients (not operating costs)				L			
	03T Operating Costs of Homeless/AIDS Patients Programs				L			
04 Clearance and Demolition					L			
04A Cleanup of Contaminated Sites					L			
Public Services	05 Public Services (Other: Emergency Food & Shelter)	2,500	0	2,500	H	\$250,000	Y	CDBG and other
	05A Senior Services				M			
	05B Handicapped Services				L			
	05C Legal Services				L			
	05D Youth Services	250	0	250	H	\$125,000	Y	Other
	05E Transportation Services				L			
	05F Substance Abuse Services				L			
	05G Battered and Abused Spouses				M			
	05H Employment Training	100	0	100	H	\$20,000	Y	CDBG or other
	05I Crime Awareness				M			
05J Fair Housing Activities (Subject to Public Svcs Cap)		500	0	500	H	\$50,000	Y	CDBG
05K Tenant/Landlord Counseling					L			

Public Services	05L Child Care Services				L			
	05M Health Services	250	0	250	H	\$35,000	Y	CDBG
	05N Abused and Neglected Children				M			
	05O Mental Health Services				M			
	05P Screening for Lead Based Pain/Lead Hazards				L			
	05Q Subsistence Payments				M			
	05R Homeownership Assistance (not direct)				L			
	05S Rental Housing Subsidies				L			
	05T Security Deposits				L			
	05U Housing Counseling				L			
	06 Interim Assistance				L			
	07 Urban Renewal Completion				L			
	08 Relocation				L			
	09 Loss of Rental Income				L			
	10 Removal of Architectural Barriers (This matrix code should not be used anymore)							
	11 Privately Owned Utilities				L			
	12 Construction of Housing				L			
	13 Direct Homeownership Assistance				M			
	14A Rehab; Single Unit Residential	5	0	5	H	\$200,000	Y	CDBG or other
	14B Rehab: Multi-Unit Residential	4	0	4	H	\$210,000	Y	CDBG
	14C Public Housing Modernization				L			
	14D Rehab; Other Publicly-Owned Residential Buildings				N			
	14E Rehab; Publicly or Privately-Owned				L			
	14F Energy Efficiency Improvements				M			
	14G Acquisition for Rehabilitation				L			
	14H Rehabilitation Administration	5	0	5	H	\$30,000	Y	CDBG or other
	14I Lead Based Paint/Hazards Test/Abatement				M			
	15 Code Enforcement				M			
	16A Residential Historic Preservation				L			
	16B Non-Residential Historic Preservation				M			
	17A CI Land Acquisition/Disposition				L			
	17B CI Infrastructure Development				L			
	17C CI Building Acquisition, Construction, Rehabilitation				L			
	17D Other Commercial/Industrial Improvements				L			
	18A ED Direct Financial Assistance to For-Profits				L			
	18B ED Technical Assistance				L			
	18C Micro-enterprise Assistance				M			
	19A CDBG Funding of HOME Administration				N			
	19B CDBG Funding of HOME CHDO Operating Costs				N			
	19C CDBG Non-profit Organization Capacity Building				N			
	19D CDBG Assistance to Institutes of Higher				L			

	Education						
	19E CDBG Operation and Repair of Foreclosed Property				L		
	19F Planned Payments of Section 108 Loans				N		
	19G Unplanned Repayments of Section 108 Loans				N		
	19H State CDBG Technical Assistance to Grantees				N		
20	Planning (CDBG Entitlement Communities Grantees)						
	21A General Program Administration				M		
	21B Indirect Costs				M		
	21C Public Information				M		
	21D Fair Housing Activities (subject to Admin Cap)				N		
	21E Submissions or Applications for Federal Programs				N		
	21H CDBG Funding of HOME Administration				N		
	21I CDBG Funding of HOME CHDO Operating Costs				N		
22	Unprogrammed Funds				N		
*H = High Priority, M = Medium Priority, L = Low Priority, N = No Such Need							



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: I.29
SUBJECT: PUBLIC HEARING - Amended and Restated Resolution for Participation in the Statewide Community Infrastructure Program (SCIP)

Recommendation for Action: Staff recommends that the City Council (1) hold a public hearing and (2) approve Resolution No. _____, making certain findings and authorizing certain matters necessary for the City to confirm its participation in the Statewide Community Infrastructure Program.

Staff Contact:

Kim McKinney, Director of Administrative Services, (530) 661-5849,
kimberly.mckinney@cityofwoodland.org

Fiscal Impact:

No fiscal impact results from this action. The City is currently a participant in the Statewide Community Infrastructure Program (SCIP), and these changes simply update the existing parameters of participation.

Background:

California Statewide Communities Development Act (CSCDA) is a joint powers authority sponsored by the League of California Cities and the California State Association of Counties. 530 cities, counties and special districts throughout California are members of CSCDA, including the City of Woodland. The Statewide Community Infrastructure Program (SCIP) was instituted by CSCDA in 2002 to allow owners of property in participating cities and counties to finance the development impact fees that would be payable by property owners upon receiving development entitlements or building permits through pooled special assessment districts program. SCIP was expanded to include financing of public capital improvements directly in addition to just fees, and has now been further expanded to include community facilities districts (CFD), as provided for in the attached Resolution. Since its inception, SCIP has issued over \$800 million in land secured special assessment and CFD bonds for development projects in California.

The City joined SCIP in 2007 and participated in the SCIP 2008A bond series for the Gateway Project funding approximately \$4.2 MM for off-site infrastructure through a SCIP assessment district. Modifications to the original resolution of participation are necessary to allow financing of fees and facilities through the formation of Community Facilities Districts in addition to the current assessment district program. By adding CFDs, developers can finance a broader range of City fees such as the police, fire, library, general city fee and the housing in-lieu fee. It will also allow the developer more flexibility in adjusting tax rates by specific product type, assist in forming separate improvement areas when projects need to be phased, and provide for more facilities to be financed similar in type to the fees.

Discussion:

If a property owner chooses to participate, and the City approves the application, the selected public capital improvements, facilities and/or development impact fees owed to the City will be financed by the issuance of tax-exempt bonds by CSCDA. CSCDA will form the district and impose an assessment or special tax, as applicable, on the owner's property to repay the portion of the bonds issued to finance the fees paid with respect to the property (no developer within the SCIP pool is responsible for the payment related to any other

project). With respect to impact fees, the property owner will either pay the impact fees at the time of permit issuance, and will be reimbursed from the SCIP bond proceeds when the SCIP bonds are issued; or the fees will be funded directly from the proceeds of the SCIP bonds. In both cases the fees are subject to requisition by the City at any time to make authorized fee expenditures, and the City is never at risk for payment of its fees. If improvements or facilities are contemplated, the Resolution include a form of acquisition agreement which outlines how the developer will be reimbursed for those improvements as they are certified complete by the City.

The benefits to the property owner for participation in SCIP include:

- Only property owners who choose to participate in the program will have assessments or special taxes imposed on their property.
- Instead of paying cash for public capital improvements and/or development impact fees, the property owner receives low-cost, long-term tax-exempt financing of those fees, freeing up capital for other purposes.
- The property owner can choose to pay off the assessments or special taxes at any time.
- For home buyers, paying for the costs of public infrastructure through an assessment or special tax is superior to having those costs "rolled" into the cost of the home. Although the tax bill is higher, the amount of the mortgage is smaller, making it easier to qualify. Moreover, because the assessment/special tax financing is at tax-exempt rates, it typically comes at lower cost than mortgage rates.
- Owners of smaller projects, both residential and commercial, can have access to tax-exempt financing of infrastructure. Before the inception of SCIP, only projects large enough to justify the formation of an assessment or community facilities district had access to tax-exempt financing. SCIP can finance projects as low \$500,000, which would not be economical on a stand-alone basis.

The benefits to the City include:

- As in conventional assessment district and community facilities district financing, the City is not liable to repay the bonds issued by CSCDA or the assessments or special taxes, as applicable, imposed on the participating properties.
- CSCDA handles all district formation, district administration, bond issuance and bond administration functions. A participating city or county can provide tax-exempt financing to property owners through SCIP while committing virtually no staff time to administer the program.
- Providing tax-exempt financing helps participating cities and counties cushion the impact of rising public capital improvements costs and development impact fees on new development. Many developers rely on assessment or CFD financing through SCIP in making the decision to purchase land thereby improving a City's competitive advantage in attracting new development.
- The availability of financing will encourage developers to pull permits and pay fees in larger blocks, giving the participating city or county immediate access to revenues for public infrastructure, rather than receiving a trickle of revenues stretched out over time. As part of the entitlement negotiation process, the possibility of tax-exempt financing of fees can be used to encourage a developer to pay fees up front.
- In some cases, the assessments or special taxes on successful projects can be refinanced through refunding bonds. Savings achieved through refinancing may be directed back to the participating city or county for use on public infrastructure, or lower property taxes subject to applicable federal tax

limitations.

The proposed Amended and Restated Resolution authorizes CSCDA to accept applications from owners of property within our planning jurisdiction to apply for tax-exempt financing of public capital improvements and development impact fees through SCIP. It also authorizes CSCDA to form assessment districts and community facilities districts within our City's boundaries, conduct assessment and special tax proceedings and levy assessments and special taxes against the property of participating owners. The authorization of CSCDA to form assessment districts within the City's boundaries, conduct assessment proceedings, and levy assessments against the property of participating owners previously approved by this City Council would remain in effect. It approves the form of an acquisition agreement, attached to the Amended and Restated Resolution as Exhibit B, to be entered into between the City and the participating property owner/developer, if applicable, to provide the terms and conditions under which financing for public capital improvements will be provided and to establish the procedure for disbursement of bond proceeds to pay for completed facilities. It also authorizes miscellaneous related actions and makes certain findings and determinations required by law.

Conclusion:

Staff recommends that the City Council (1) hold a public hearing and (2) approve Resolution No. _____, making certain findings and authorizing certain matters necessary for the City to confirm its participation in the Statewide Community Infrastructure Program.

Prepared By: Kim McKinney, Director of Administrative Services

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a stylized, flowing script.

Ken Hiatt
City Manager

Attachments:

1. Amended and Restated SCIP Resolution City of Woodland

RESOLUTION NO. _____

AMENDED AND RESTATED RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY TO JOIN THE STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT SPECIAL ASSESSMENT PROCEEDINGS AND LEVY ASSESSMENTS AND SPECIAL TAXES AND TO FORM ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS WITHIN THE TERRITORY OF THE CITY OF WOODLAND; EMBODYING A JOINT COMMUNITY FACILITIES AGREEMENT SETTING FORTH THE TERMS AND CONDITIONS OF COMMUNITY FACILITIES DISTRICT FINANCINGS; APPROVING FORM OF ACQUISITION AGREEMENT FOR USE WHEN APPLICABLE; AND AUTHORIZING RELATED ACTIONS

WHEREAS, the California Statewide Communities Development Authority (the “Authority”) is a joint exercise of powers authority, lawfully formed and operating within the State pursuant to an agreement (the “Joint Powers Agreement”) entered into as of June 1, 1988 under the authority of Title 1, Division 7, Chapter 5 (commencing with Section 6500) of the California Government Code (the “JPA Law”), the members of which include numerous cities, counties and local agencies in the State of California, including the City of Woodland (the “City”);

WHEREAS, the Joint Powers Agreement authorizes the Authority to undertake financing programs under any applicable provisions of State law to promote economic development, the stimulation of economic activity, and the increase of the tax base within the jurisdictional boundaries of its members (such members, the “Program Participants”);

WHEREAS, as one of the Programs under the Joint Powers Agreement, the Authority has established the Statewide Community Infrastructure Program (“SCIP”) to allow the financing of certain public capital improvements to be constructed by or on behalf of property owners for acquisition by the City or another public agency (the “Improvements”) and improvements eligible for funding from certain development impact fees (the “Fees”) levied in accordance with the Mitigation Fee Act (California Government Code Sections 66000 and following) and other authority providing for the levy of fees on new development to pay for public capital improvements (collectively, the “Fee Act”) through the levy of special assessments pursuant to the Municipal Improvement Act of 1913 (Streets and Highways Code Sections 10000 and following) (the “1913 Act”) and the issuance of improvement bonds (the “Local Obligations”) under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the “1915 Act”) upon the security of the unpaid special assessments;

WHEREAS, the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State (the “Mello-Roos Act”) is an applicable provision of State law available to, among other things, finance public improvements necessary to meet increased demands placed upon local agencies as a result of development;

WHEREAS, the Authority also uses SCIP to allow the financing of Fees and Improvements through the levy of special taxes and the issuance of Local Obligations under the Mello-Roos Act upon the security of the special taxes;

WHEREAS, the City desires to allow the owners of property being developed within its jurisdiction (“Participating Developers”) to participate in SCIP and to allow the Authority to conduct proceedings and to form community facilities districts (“CFDs”) and to issue Local Obligations under the Mello-Roos Act, as well as to conduct assessment proceedings to form assessment districts (“Assessment Districts”) under the 1913 Act and to issue Local Obligations under the 1915 Act, to finance Fees levied on such properties and Improvements, provided that such Participating Developers voluntarily agree to participate and consent to the levy of such assessments or special taxes, as applicable;

WHEREAS, from time to time when eligible property owners within the jurisdiction of the City elect to be Participating Developers, the Authority will conduct proceedings under the 1913 Act and the Mello-Roos Act and issue Local Obligations under the 1915 Act and the Mello-Roos Act to finance Fees payable by such property owners and Improvements and, at the conclusion of such proceedings, will levy assessments or special taxes, as applicable on such property within the territory of the City;

WHEREAS, both the Authority and the City are “local agencies” under the Mello-Roos Act;

WHEREAS, the Mello-Roos Act permits two or more local agencies to enter into a joint community facilities agreement to exercise any power authorized by the Mello-Roos Act;

WHEREAS, the City desires to enter into such an agreement with the Authority to authorize the Authority to form CFDs from time to time within the territorial limits of the City to Fees payable by such property owners and Improvements;

WHEREAS, the City has previously presented Resolution No. 4873 of the City Council of the City of Woodland authorizing the City to join the Statewide Community Infrastructure Program; authorizing the California Statewide Communities Development Authority to accept applications from property owners, conduct special assessment proceedings and levy assessments within the territory of the City of Woodland; approving a form of acquisition agreement; and authorizing related actions (the “Prior Resolution”), and such Prior Resolution was adopted on October 16, 2007;

WHEREAS, the City now wishes to amend and restate the Prior Resolution;

WHEREAS, there has been presented to this meeting a proposed form of Resolution of Intention to be adopted by the Authority in connection with assessment proceedings (the “ROI”), a copy of which is attached hereto as Exhibit A, and the territory within which assessments may be levied for SCIP (provided that each Participating Developer consents to such assessment) shall be coterminous with the City’s official boundaries of record at the time of adoption of such ROI (the “Proposed Boundaries”), and reference is hereby made to such boundaries for the plat or map required to be included in this Amended and Restated Resolution pursuant to Section 10104 of the Streets and Highways Code;

WHEREAS, there has also been presented to this meeting a proposed form of Acquisition Agreement (the “Acquisition Agreement”), a copy of which is attached hereto as Exhibit B, to be approved as to form for use with respect to any Improvements to be constructed and installed by a Participating Developer and for which the Participating Developer requests acquisition financing as part of its SCIP application;

WHEREAS, the City will not be responsible for the conduct of any proceedings; the levy or collection of assessments or special taxes or any required remedial action in the case of delinquencies in such assessment or special tax payments; or the issuance, sale or administration of the Local Obligations or any other bonds issued in connection with SCIP;

WHEREAS, the Authority will issue revenue bonds pursuant to the Marks-Roos Local Bond Pooling Act of 1985 (the “Marks-Roos Act”) to acquire the Local Obligations and thereby provide the proceeds to finance the Fees and Improvements; and

WHEREAS, pursuant to Government Code Section 6586.5, notice was published at least five days prior to the adoption of this Amended and Restated Resolution at a public hearing, which was duly conducted by this City Council concerning the significant public benefits of SCIP and the financing of the Improvements and the public capital improvements to be paid for with the proceeds of the Fees;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

Section 1. This Amended and Restated Resolution shall constitute full “local approval,” under Section 9 of the Joint Powers Agreement, and under the Authority’s Local Goals and Policies (defined below), for the Authority to undertake and conduct proceedings in accordance herewith and under the Mello Roos Act to form CFDs with boundaries that shall be coterminous with the City’s official boundaries of record at the time of such proceedings or any portion thereof (the “Proposed Boundaries”), and to authorize a special tax and to issue bonds with respect thereto; provided that the Participating Developers, who shall be the legal owners of such property at the time of formation of the CFD, execute a written consent to the levy of special tax in connection with SCIP by the Authority and execute a ballot in favor of the formation of such CFD and the Mello-Roos Act.

Section 2. The City hereby consents to the conduct of special assessment proceedings by the Authority in connection with SCIP pursuant to the 1913 Act and the issuance of Local Obligations under the 1915 Act on any property within the Proposed Boundaries; provided, that:

(1) Such proceedings are conducted pursuant to one or more Resolutions of Intention in substantially the form of the ROI; and

(2) The Participating Developers, who shall be the legal owners of such property at the time of the formation of the Assessment District, execute a written consent to the levy of assessments in connection with SCIP by the Authority and execute an assessment ballot in favor of such assessment in compliance with the requirements of Section 4 of Article XIID of the State Constitution.

Section 3. The Joint Powers Agreement, together with the terms and provisions of this Amended and Restated Resolution, shall together constitute a separate joint community facilities agreement between the City and the Authority under the Mello-Roos Act for each CFD formed. As, without this Amended and Restated Resolution, the Authority has no power to finance City Fees and/or City Improvements (as such terms are defined herein) in proceedings under the Act to form the CFD, adoption by the Commission of the Authority of each Resolution of Intention to form a CFD under the Mello-Roos Act to finance City Fees and City Improvements shall constitute acceptance of the terms hereof by the Authority with respect to such CFD.

Section 4. This Amended and Restated Resolution and the agreement it embodies are determined to be beneficial to the residents/customers of the City and are in the best interests of the residents of the City, and of the future residents of the area within the proposed CFDs and Assessment Districts. The City hereby finds and declares that the issuance of revenue bonds by the Authority to purchase Local Obligations in connection with SCIP will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs, and the more efficient delivery of local agency services to residential and commercial development within the City.

Section 5. The Authority has adopted Local Goals and Policies as required by Section 53312.7 of the Mello-Roos Act. The City approves the use of those Local Goals and Policies in connection with the formation of CFDs. The City hereby agrees that the Authority may act in lieu of the City under those Local Goals and Policies in forming and administering the CFDs.

Section 6. The Authority has prepared and will update from time to time the “SCIP Manual of Procedures” (the “Manual”), and the City will handle Fee revenues and funds for Improvements for properties participating in SCIP in accordance with the procedures set forth in the Manual.

Section 7. Pursuant to the Mello-Roos Act and this Amended and Restated Resolution, the Authority may conduct proceedings under the Mello-Roos Act to form the CFDs and to have such CFDs authorize the financing of any or all of the facilities and Fees set forth on Exhibit C, attached hereto. All of the facilities, whether to be financed directly or through Fees, shall be facilities that have an expected useful life of five years or longer and are facilities that the City or other local public agencies, as the case may be, are authorized by law to construct, own or operate, or to which they may contribute revenue. Exhibit C may be modified from time to time by written agreement between an authorized representative of the Authority and of the City. The facilities are referred to herein as the “Improvements,” and the Improvements to be owned by the City are referred to as the “City Improvements.” The Fees paid or to be paid to the City are referred to as the “City Fees.”

Section 8. For Fees paid or to be paid to another agency by any particular CFD (an “Other Local Agency”), the Authority will obtain the written consent of that Other Local Agency before issuing Local Obligations to fund such Fees, as required by the Mello-Roos Act. For the Improvements to be owned by an Other Local Agency, the Authority will separately identify them in its proceedings, and will enter into a joint community facilities agreement with

such Other Local Agency prior to issuing Local Obligations to finance such Improvements, as required by the Mello-Roos Act. Each joint community facilities agreement with each Other Local Agency will contain a provision that the Other Local Agency will provide indemnification to the City to the same extent that the City provides indemnification to the Other Local Agency under the terms of this Amended and Restated Resolution.

Section 9. At the time of formation of each CFD, the City will certify to the Commission of the Authority that all of the City Improvements including the improvements to be constructed or acquired with the proceeds of City Fees to be funded by such CFD are necessary to meet increased demands placed upon the City as a result of development occurring or expected to occur within the proposed CFDs in the form attached hereto as Exhibit D. Any appropriate officer or staff of the City is authorized to execute and deliver such certificate in substantially the form attached hereto as Exhibit D, with such changes as such signatory shall approve. Joint community facilities agreements with other local agencies will each contain a requirement that each Other Local Agency will make identical certification in connection with respect to the Improvements to be owned by, and Fees paid or to be paid to, such Other Local Agency equivalent to that made by the City in this paragraph.

Section 10. The Authority will apply the special tax collections initially as required by the documents under which any Local Obligations are issued; and thereafter, to the extent not provided in the Local Obligations documents, may pay its own reasonable administrative costs incurred in the administration of the CFDs. The Authority will remit any special tax revenues from any particular CFD remaining after the final retirement of all related Local Obligations to the City and to the other local agencies in the proportions specified in the Authority's proceedings. The City will apply any such special tax revenues it receives for authorized City Improvements or City Fees and its own administrative costs only as permitted by the Mello-Roos Act. The joint community facilities agreements with each Other Local Agency must require the Other Local Agency to apply the special tax revenues they receive for their authorized Improvements and Fees under the CFDs and for their own related administrative costs only as permitted by the Mello-Roos Act.

Section 11. The Authority will administer the CFDs, including employing and paying all consultants, annually levying the special tax and all aspects of paying and administering the Local Obligations, and complying with all State and Federal requirements appertaining to the proceedings, including the requirements of the United States Internal Revenue Code. The City will cooperate fully with the Authority in respect of the requirements of the Internal Revenue Code and to the extent information is required of the City to enable the Authority to perform its disclosure and continuing disclosure obligations with respect to the Local Obligations and any revenue bonds, although the City will not participate in nor be considered to be a participant in the proceedings respecting the CFDs (other than as a party to the agreement embodied by this Amended and Restated Resolution) nor will the City be or be considered to be an issuer of the Local Obligations nor any revenue bonds. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Other Local Agency.

Section 12. In the event the Authority completes issuance and sale of Local Obligations, and Local Obligation proceeds become available to finance the Improvements, the

Authority shall establish and maintain a special fund for each development project (the "Acquisition and Construction Fund"). The portion of Local Obligation proceeds which is intended to be utilized to finance the Improvements and Fees shall be deposited in the Acquisition and Construction Fund. The Acquisition and Construction Fund will be available both for City Improvements and City Fees and for the Improvements and Fees pertaining to each Other Local Agency. Subaccounts shall be created as necessary.

Section 13. As respects the Authority and each Other Local Agency, the City agrees to fully administer, and to take full governmental responsibility for, the construction or acquisition of the City Improvements and for the administration and expenditure of the City Fees including but not limited to environmental review, approval of plans and specifications, bid requirements, performance and payment bond requirements, insurance requirements, contract and construction administration, staking, inspection, acquisition of necessary property interests in real or personal property, the holding back and administration of retention payments, punch list administration, and the Authority and each Other Local Agency shall have no responsibility in that regard. The City reserves the right, as respects each Participating Developer, to require the Participating Developer to contract with the City to assume any portion or all of this responsibility. The Authority is required to obtain provisions equivalent to this paragraph in the joint community facilities agreement with each Other Local Agency.

Section 14. The City agrees to indemnify and to hold the Authority, its other members, and its other members' officers, agents and employees, and each Other Local Agency and their officers, agents and employees (collectively, the "Indemnified Parties") harmless from any and all claims, suits and damages (including costs and reasonable attorneys' fees) arising out of the design, engineering, construction and installation of the City Improvements and the improvements to be financed or acquired with the City Fees. The City reserves the right, as respects each Participating Developer, to require the Participating Developer to assume by contract with the City any portion or all of this responsibility. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Other Local Agency naming the City and its officers, agents and employees as Indemnified Parties with respect to each Other Local Agency's respective Improvements and the improvements to be constructed or acquired with each Other Local Agency's Fees.

Section 15. As respects the Authority and each Other Local Agency, the City agrees – once the City Improvements are constructed according to the approved plans and specifications, and the City and the Participating Developer have put in place their agreed arrangements for the funding of maintenance of the City Improvements – to accept ownership of the City Improvements, to take maintenance responsibility for the City Improvements, and to indemnify and hold harmless the Indemnified Parties to the extent provided in the preceding paragraph from any and all claims, etc., arising out of the use and maintenance of the City Improvements. The City reserves the right, as respects the Participating Developer, to require the Participating Developer by contract with the City to assume any portion or all of this responsibility. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Other Local Agency naming the City and its officers, agents and employees as Indemnified Parties.

Section 16. The City acknowledges the requirement of the Mello-Roos Act that if the City Improvements are not completed prior to the adoption by the Commission of the Authority of the Resolution of Formation of the CFD for each respective development project, the City Improvements must be constructed as if they had been constructed under the direction and supervision, or under the authority of, the City. The City acknowledges that this means all City Improvements must be constructed under contracts that require the payment of prevailing wages as required by Section 1720 and following of the Labor Code of the State of California. The Authority makes no representation that this requirement is the only applicable legal requirement in this regard. The City reserves the right, as respects the Participating Developer, to assign appropriate responsibility for compliance with this paragraph to the Participating Developer.

Section 17. The form of the Acquisition Agreement attached hereto as Exhibit B is hereby approved, and the City Manager or such officer's designee (the "Authorized Officer") is authorized to execute, and deliver to the Participating Developer, the Acquisition Agreement on behalf of the City in substantially that form, with such changes as shall be approved by the Authorized Officer after consultation with the City Attorney and the Authority's bond counsel, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 18. After completion of the City Improvements and appropriate arrangements for the maintenance of the City Improvements, or any discrete portion thereof as provided in Section 53313.51 of the Mello-Roos Act and in the Acquisition Agreement, to the satisfaction of the City, and in conjunction with the City's acceptance thereof, acquisition of the City Improvements shall be undertaken as provided in the Acquisition Agreement.

Section 19. The City hereby consents to the formation of the CFDs in accordance with this Amended and Restated Resolution and consents to the assumption of jurisdiction by the Authority for the proceedings respecting the CFDs with the understanding that the Authority will hereafter take each and every step required for or suitable for consummation of the proceedings, the levy, collection and enforcement of the special tax, and the issuance, sale, delivery and administration of the Local Obligations, all at no cost to the City and without binding or obligating the City's general fund or taxing authority.

Section 20. The terms of the Agreement embodied by this Amended and Restated Resolution may be amended by a writing duly authorized, executed and delivered by the City and the Authority, except that no amendment may be made after the issuance of the Local Obligations by the Authority that would be detrimental to the interests of the bondholders without complying with all of the bondholder consent provisions for the amendment of the bond resolutions, bond indentures or like instruments governing the issuance, delivery and administration of all outstanding Local Obligations.

Section 21. Except to the extent of the indemnifications extended to each Other Local Agency in the Agreement embodied by this Amended and Restated Resolution, and the City's agreement to take responsibility for and ownership of the City Improvements, no person or entity, including the Participating Developer, shall be deemed to be a third party beneficiary of this Amended and Restated Resolution, and nothing in this Amended and Restated Resolution (either express or implied) is intended to confer upon any person or entity other than the

Authority and the City (and their respective successors and assigns) any rights, remedies, obligations or liabilities under or by reason of this Amended and Restated Resolution.

Section 22. The City shall be identified as a third-party beneficiary of all joint community facilities agreements between the Authority and each Other Local Agency to the extent of the indemnification provisions and the provisions whereby each Other Local Agency agrees to take responsibility for and ownership of their Improvements.

Section 23. The appropriate officials and staff of the City are hereby authorized and directed to make SCIP applications available to all property owners who are subject to Fees for new development within the City and/or who are conditioned to install Improvements and to inform such owners of their option to participate in SCIP; provided, that the Authority shall be responsible for providing such applications and related materials at its own expense. The staff persons listed on the attached Exhibit E, together with any other staff persons chosen by the City Manager from time to time, are hereby designated as the contact persons for the Authority in connection with SCIP.

Section 24. The appropriate officials and staff of the City are hereby authorized and directed to execute and deliver such closing certificates, requisitions, agreements and related documents, including but not limited to such documents as may be required by bond counsel in connection with the participation in SCIP of any districts, authorities or other third-party entities entitled to own Improvements and/or to levy and collect fees on new development to pay for public capital improvements within the jurisdiction of the City, as are reasonably required by the Authority in accordance with the Manual to implement SCIP and to evidence compliance with the requirements of federal and state law in connection with the issuance by the Authority of the Local Obligations and any other bonds for SCIP. To that end, and pursuant to Treasury Regulations Section 1.150-2, the staff persons listed on Exhibit E, or other staff person acting in the same capacity for the City with respect to SCIP, are hereby authorized and designated to declare the official intent of the City with respect to the public capital improvements to be paid or reimbursed through participation in SCIP.

Section 25. This Amended and Restated Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this Amended and Restated Resolution to the Secretary of the Authority. This Amended and Restated Resolution shall remain in force with respect to any Assessment District and CFD formed until all Local Obligations have been retired and the authority to levy the special tax conferred by any CFD proceedings and to levy the assessment conferred by any assessment proceedings has ended or is otherwise terminated. The Prior Resolution shall remain in force with respect to any Assessment District formed pursuant to its authority until all Local Obligations have been retired and the authority to levy the assessment conferred by any assessment proceedings carried out pursuant to the Prior Resolution has ended or is otherwise terminated.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

EXHIBIT A TO THE RESOLUTION

FORM OF RESOLUTION OF INTENTION
TO BE ADOPTED BY CSCDA

RESOLUTION NO. __ SCIP-

**RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE
COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE
CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF
DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL
IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY
INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. __
([NAME OF PROJECT]) [CITY OF _____], [COUNTY OF _____],
APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN
DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING
RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN
CONNECTION THEREWITH**

WHEREAS, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the [City/County] of [_____] or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the property within the proposed Statewide Community Infrastructure Program Assessment District No. __ ([name of project]) [City of _____], [County of _____] (the “Assessment District”);

WHEREAS, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. __ ([name of project]) [City of _____], [County of _____], State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. __ ([name of project]) [City of _____], [County of _____], State of California”;

WHEREAS, the [City/County] of [_____] is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

NOW, THEREFORE, BE IT RESOLVED that the Commission of the California

Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 1. The above recitals are true and correct.

Section 2. Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the "1931 Act"), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

Section 3. The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

Section 4. The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the [County of _____] within fifteen (15) days of the adoption of this resolution.

Section 5. The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

Section 6. The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Section 7. Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

Section 8. The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Section 9. Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

Section 10. The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

Section 11. To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

PASSED AND ADOPTED by the California Statewide Communities Development Authority this ____ day of _____, 20__.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on _____, 20__.

By _____
Authorized Signatory
California Statewide Communities
Development Authority

EXHIBIT A TO THE RESOLUTION OF INTENTION

DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the [City/County] of [_____] or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as [*Project Name*], which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

PAYMENT OF IMPACT FEES

CAPITAL IMPROVEMENTS*

**Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management*

[End of Form of Resolution of Intention]

EXHIBIT B TO THE RESOLUTION
FORM OF ACQUISITION AGREEMENT

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM

ACQUISITION AGREEMENT

BY AND BETWEEN
CITY OF WOODLAND
AND
[DEVELOPER]

Dated as of _____, 20__

ACQUISITION AGREEMENT

Recitals

A. The parties to this Acquisition Agreement (the “Agreement”) are the CITY OF WOODLAND, (the “Local Agency”), and [DEVELOPER], a [here indicate type of legal entity] (the “Developer”).

B. The effective date of this Agreement is _____, 20__.

C. The Developer has applied for the financing of, among other things, certain public capital improvements to be owned by the Local Agency (collectively, the “Acquisition Improvements”) through the California Statewide Communities Development Authority (the “Authority”) and its Statewide Community Infrastructure Program (“SCIP”). [*For CFDS:*][The Acquisition Improvements are to be owned and operated by the Local Agency, and the financing is to be accomplished through a community facilities district which will be administered by the Authority under and pursuant to the Mello-Roos Community Facilities Act of 1982 – California Government Code Sections 53311 and following (the “Act”). On [____], 20[___], the Local Agency entered into a Joint Community Facilities Agreement authorizing the Authority to form a community facilities district (the “District”) within the territorial limits of the Local Agency to finance, among other things, the Acquisition Improvements. On [____], 20[___], the Authority formed the District and, on the same date, a landowner election was conducted in which all of the votes were cast unanimously in favor of conferring the District authority on the Authority Commission.] [*For Assessment Districts:*][The Acquisition Improvements are to be owned and operated by the Local Agency, and the financing is to be accomplished through an assessment district (the “District”) which will be administered by the Authority under and pursuant to Municipal Improvement Act of 1913 (Streets and Highways Code Sections 10000 and following) (the “1913 Act”) and the issuance of improvement bonds (the “Local Obligations”) under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the “1915 Act” and, together with the “1913 Act” the “Act”).]

D. The administration, payment and reimbursement of the capital facilities fees is agreed to be governed by the provisions of the SCIP Manual of Procedures as it may be amended from time to time. The administration, payment and reimbursement of the Acquisition Improvements shall be as provided herein.

E. Under SCIP, the Authority intends to levy [assessments] [special taxes] and issue bonds, in one or more series, to fund, among other things, all or a portion of the costs of the Acquisition Improvements. The portion of the proceeds of the [special taxes and] bonds allocable to the cost of the Acquisition Improvements, together with interest earned thereon, is referred to herein as the “Available Amount”.

F. The Authority will provide financing for the acquisition by the Local Agency of the Acquisition Improvements and the payment of the Acquisition Price (as defined herein) of the Acquisition Improvements from the Available Amount. Attached hereto as Exhibit A is a description of the Acquisition Improvements, which includes authorized discrete and usable

portions, if any, of the public capital improvements, pursuant to Section 53313.51 of the Act, to be acquired from the Developer.

G. The parties anticipate that, upon completion of the Acquisition Improvements and subject to the terms and conditions of this Agreement, the Local Agency will acquire such completed Acquisition Improvements with the Available Amount.

H. Any and all monetary obligations of the Local Agency arising out of this Agreement are the special and limited obligations of the Local Agency payable only from the Available Amount, and no other funds whatsoever of the Local Agency shall be obligated therefor.

I. Attached to this Agreement are Exhibit A (*Acquisition Improvements and the Eligible Portions thereof*), Exhibit B (*Form of Requisition*), and Exhibit C (*Bidding, Contracting and Construction Requirements for Acquisition Improvements*), all of which are incorporated into this Agreement for all purposes.

In consideration of Recitals A through I, inclusive, and the mutual covenants, undertakings and obligations set forth below, the Local Agency and the Developer agree as stated below.

Agreement

ARTICLE I

DEFINITIONS; DISTRICT FORMATION AND FINANCING PLAN

Section 1.01. Definitions. As used herein, the following capitalized terms shall have the meanings ascribed to them below:

“Acceptable Title” means free and clear of all monetary liens, encumbrances, assessments, whether any such item is recorded or unrecorded, and taxes, except those items which are reasonably determined by the Local Agency Engineer not to interfere with the intended use and therefore are not required to be cleared from the title.

“Acquisition and Construction Fund” means the “[Local Agency] Acquisition and Construction Fund” established by the Authority pursuant to Section 1.03 hereof for the purpose of paying the Acquisition Price of the Acquisition Improvements and which fund may be held as a subaccount within a fund established under the Authority Trust Agreement and may be commingled with acquisition and construction fund monies available for other public capital improvements.

“Acquisition Improvement” shall have the meaning assigned to such term in the recitals and are further described in Exhibit A.

“Acquisition Price” means the total amount eligible to be paid to the Developer upon

acquisition of an Acquisition Improvement as provided in Section 2.03 not to exceed the Actual Cost of the Acquisition Improvement.

“Act” has the meaning ascribed thereto in Recital C.

“Actual Cost” means the total cost of an Acquisition Improvement, as documented by the Developer to the satisfaction of the Local Agency and as certified by the Local Agency Engineer in an Actual Cost Certificate including, without limitation, (a) the Developer’s cost of constructing such Acquisition Improvement including grading, labor, material and equipment costs, (b) the Developer’s cost of designing and engineering the Acquisition Improvement, preparing the plans and specifications and bid documents for such Acquisition Improvement, and the costs of inspection, materials testing and construction staking for such Acquisition Improvement, (c) the Developer’s cost of any performance, payment and maintenance bonds and insurance, including title insurance, required hereby for such Acquisition Improvement, (d) the Developer’s cost of any real property or interest therein that is either necessary for the construction of such Acquisition Improvement (e.g., temporary construction easements, haul roads, etc.), or is required to be conveyed with such Acquisition Improvement in order to convey Acceptable Title thereto to the Local Agency or its designee, (e) the Developer’s cost of environmental evaluation or mitigation required for such Acquisition Improvement, (f) the amount of any fees actually paid by the Developer to governmental agencies in order to obtain permits, licenses or other necessary governmental approvals and reviews for such Acquisition Improvement, (g) the Developer’s cost for construction and project management, administration and supervision services for such Acquisition Improvement, (h) the Developer’s cost for professional services related to such Acquisition Improvement, including engineering, accounting, legal, financial, appraisal and similar professional services, and (i) the costs of construction financing incurred by the Developer with respect to such Acquisition Improvement.

“Actual Cost Certificate” means a certificate prepared by the Developer detailing the Actual Cost of an Acquisition Improvement, or an Eligible Portion thereof, to be acquired hereunder, as may be revised by the Local Agency Engineer pursuant to Section 2.03.

“Agreement” means this Acquisition Agreement, dated as of [_____], 20[___].

“Authority” means the California Statewide Communities Development Authority.

“Authority Trust Agreement” means a Trust Agreement entered into by the Authority and an Authority Trustee in connection with the issuance of bonds.

“Authority Trustee” means the financial institution identified as trustee in an Authority Trust Agreement.

“Available Amount” shall have the meaning assigned to the term in Recital E.

“Bonds” means bonds or other indebtedness issued by the Authority as tax-exempt or taxable bonds or other indebtedness, in one or more series, that is to be repaid by the District.

“Code” means the Streets and Highways Code or the Government Code of the State of California, as applicable.

“Developer” means [*Developer*], its successors and assigns.

“Disbursement Request Form” means a requisition for payment of funds from the Acquisition and Construction Fund for an Acquisition Improvement, or an Eligible Portion thereof in substantially the form contained in Exhibit B hereto.

“District” shall have the meaning assigned to the term in Recital C.

“Eligible Portion” shall have the meaning ascribed to it in Section 2.03 below.

“Installment Payment” means an amount equal to ninety percent (90%) of the Actual Cost of an Eligible Portion.

“Local Agency” means the City of Woodland.

“Local Agency Engineer” means the Engineer of the Local Agency or his/her designee who will be responsible for administering the acquisition of the Acquisition Improvements hereunder.

“Project” means the Developer’s development of the property in the District, including the design and construction of the Acquisition Improvements and the other public and private improvements to be constructed by the Developer within the District.

[“Special Taxes” means annual special taxes, and prepayments thereof, authorized by the District to be levied by the Commission of the Authority.]

“Title Documents” means, for each Acquisition Improvement acquired hereunder, a grant deed or similar instrument necessary to transfer title to any real property or interests therein (including easements), or an irrevocable offer of dedication of such real property with interests therein necessary to the operation, maintenance, rehabilitation and improvement by the Local Agency of the Acquisition Improvement (including, if necessary, easements for ingress and egress) and a bill of sale or similar instrument evidencing transfer of title to the Acquisition Improvement (other than said real property interests) to the Local Agency, where applicable.

Section 1.02. Participation in SCIP. [*For CFDs:*][The Local Agency has entered into a Joint Community Facilities Agreement with the Authority for the purpose of accepting applications from time to time of developers within the Local Agency’s jurisdictional boundaries.] Developer has applied for financing through SCIP of the Acquisition Improvements, and such application has been approved by the Local Agency. Developer and Local Agency agree that until and unless such financing is completed by the Authority and the Available Amount is deposited in the Acquisition Account (as defined in Section 1.03 below), neither the Developer nor the Local Agency shall have any obligations under this agreement. Developer agrees to cooperate with the Local Agency and the Authority in the completion of SCIP financing for the Acquisition Improvements.

Section 1.03. Deposit and Use of Available Amount.

(a) Upon completion of the SCIP financing, the Available Amount will be deposited by the Authority in the Acquisition Account.

(b) The Authority will cause the SCIP Trustee to establish and maintain an account (the “Acquisition Account”) for the purpose of holding all funds for the Acquisition Improvements. All earnings on amounts in the Acquisition and Construction Fund shall remain in the Acquisition and Construction Fund for use as provided herein and pursuant to the Authority Trust Agreement. Money in the Acquisition and Construction Fund shall be available to respond to delivery of a Disbursement Request Form and to be paid to the Developer or its designee to pay the Acquisition Price of the Acquisition Improvements, as specified in Article II hereof. Upon completion of all of the Acquisition Improvements and the payment of all costs thereof, any remaining funds in the Acquisition and Construction Fund (less any amount determined by the City as necessary to reserve for claims against the account) (i) shall be applied to pay the costs of any additional Acquisition Improvements eligible for acquisition with respect to the Project as approved by the Authority and, to the extent not so used, (ii) shall be applied by the Authority [to call Bonds or to reduce Special Taxes as the Authority shall determine][as provided in Section 10427.1 of the Code to pay a portion of the assessments levied on the Project property in the District].

Section 1.04. No Local Agency Liability; Local Agency Discretion; No Effect on Other Agreements. In no event shall any actual or alleged act by the Local Agency or any actual or alleged omission or failure to act by the Local Agency with respect to SCIP subject the Local Agency to monetary liability therefor. Further, nothing in this Agreement shall be construed as affecting the Developer’s or the Local Agency’s duty to perform their respective obligations under any other agreements, public improvement standards, land use regulations or subdivision requirements related to the Project, which obligations are and shall remain independent of the Developer’s and the Local Agency’s rights and obligations under this Agreement.

ARTICLE II

DESIGN, CONSTRUCTION AND ACQUISITION OF ACQUISITION IMPROVEMENTS

Section 2.01. Letting and Administering Design Contracts. The parties presently anticipate that the Developer has awarded and administered or will award and administer engineering design contracts for the Acquisition Improvements to be acquired from Developer. All eligible expenditures of the Developer for design engineering and related costs in connection with the Acquisition Improvements (whether as an advance to the Local Agency or directly to the design consultant) shall be reimbursed at the time of acquisition of such Acquisition Improvements. The Developer shall be entitled to reimbursement for any design costs of the Acquisition Improvements only out of the Acquisition Price as provided in Section 2.03 and shall not be entitled to any payment for design costs independent of or prior to the acquisition of Acquisition Improvements.

Section 2.02. Letting and Administration of Construction Contracts; Indemnification. State law requires that all Acquisition Improvements not completed prior to the formation of the District shall be constructed as if they were constructed under the direction and supervision, or under the authority, of the [Local Agency]. In order to assure compliance with those provisions, except for any contracts entered into prior to the date hereof, Developer agrees to comply with the requirements set forth in Exhibit C hereto with respect to the bidding and contracting for the construction of the Acquisition Improvements. The Developer agrees that all the contracts shall call for payment of prevailing wages as required by the Labor Code of the State of California. The Developer's indemnification obligation set forth in Section 3.01 of this Agreement shall also apply to any alleged failure to comply with the requirements of this Section, and/or applicable State laws regarding public contracting and prevailing wages.

Section 2.03. Sale of Acquisition Improvements. The Developer agrees to sell to the [Local Agency] each Acquisition Improvement to be constructed by Developer (including any rights-of-way or other easements necessary for the Acquisition Improvements, to the extent not already publicly owned), when the Acquisition Improvement is has been constructed and is complete to the satisfaction of the Local Agency for an amount not to exceed the lesser of (i) the Available Amount or (ii) the Actual Cost of the Acquisition Improvement. Exhibit A, attached hereto and incorporated herein, contains a list of the Acquisition Improvements. Portions of an Acquisition Improvement eligible for Installment Payments prior to completion of the entire Acquisition Improvement are described as eligible, discrete and usable portions in Exhibit A (each, an "Eligible Portion"). At the time of completion of each Acquisition Improvement, or Eligible Portion thereof, the Developer shall deliver to the Local Agency Engineer a written request for acquisition, accompanied by an Actual Cost Certificate, and by executed Title Documents for the transfer of the Acquisition Improvement where necessary. In the event that the Local Agency Engineer finds that the supporting paperwork submitted by the Developer fails to demonstrate the required relationship between the subject Actual Cost and eligible work, the Local Agency Engineer shall advise the Developer that the determination of the Actual Cost (or the ineligible portion thereof) has been disallowed and shall request further documentation from the Developer. If the further documentation is still not adequate, the Local Agency Engineer may revise the Actual Cost Certificate to delete any disallowed items and the determination shall be final and conclusive.

Certain soft costs for the Acquisition Improvements, such as civil engineering, may have been incurred pursuant to single contracts that include work relating also to the private portions of the Project. In those instances, the total costs under such contracts will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer. Where a specific contract has been awarded for design or engineering work relating solely to an Acquisition Improvement, one hundred percent (100%) of the costs under the contract will be allocated to that Acquisition Improvement. Amounts allocated to an Acquisition Improvement will be further allocated among the Eligible Portions of that Acquisition Improvement, if any, in the same proportion as the amount to be reimbursed for hard costs for each Eligible Portion bears to the amount to be reimbursed for hard costs for the entire Acquisition Improvement. Costs will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer. The costs of certain environmental mitigation required to mitigate impacts of the public and private portions of the Project will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer.

In the event that the Actual Cost is in excess of the Available Amount, the Local Agency shall withdraw the Available Amount from the Acquisition Account and transfer said amount to the Developer. In the event that the Actual Cost is less than the Available Amount, the Local Agency shall withdraw an amount from the Acquisition Account equal to the Actual Cost, and shall transfer said amount to the Developer. Any amounts then remaining in the Acquisition Account shall be applied as provided in Section 1.03.

In no event shall the Local Agency be required to pay the Developer more than the amount on deposit in the Acquisition Account at the time such payment is requested.

Section 2.04. Conditions Precedent to Payment of Acquisition Price. Payment to the Developer or its designee of the Acquisition Price for an Acquisition Improvement from the Acquisition and Construction Fund shall in every case be conditioned first upon the determination of the Local Agency Engineer, pursuant to Section 2.03, that the Acquisition Improvement satisfies all Local Agency regulations and ordinances and is otherwise complete and ready for acceptance by the Local Agency, and shall be further conditioned upon satisfaction of the following additional conditions precedent:

(a) The Developer shall have provided the Local Agency with lien releases or other similar documentation satisfactory to the Local Agency Engineer as evidence that none of the property (including any rights-of-way or other easements necessary for the operation and maintenance of the Acquisition Improvement, to the extent not already publicly owned) comprising the Acquisition Improvement, and the property which is subject to the [assessments/Special Taxes] of the District, is not subject to any prospective mechanics lien claim respecting the Acquisition Improvements.

(b) All due and payable property taxes, and installments of [assessments/Special Taxes] shall be current on property owned by the Developer or under option to the Developer that is subject to the lien of the District.

(c) The Developer shall certify that it is not in default with respect to any loan secured by any interest in the Project.

(d) The Developer shall have provided the Local Agency with Title Documents needed to provide the Local Agency with title to the site, right-of-way, or easement upon which the subject Acquisition Improvements are situated. All such Title Documents shall be in a form acceptable to the Local Agency (or applicable governmental agency) and shall convey Acceptable Title. The Developer shall provide a policy of title insurance as of the date of transfer in a form acceptable to the Local Agency Engineer insuring the Local Agency as to the interests acquired in connection with the acquisition of any interest for which such a policy of title insurance is not required by another agreement between the Local Agency and the Developer. Each title insurance policy required hereunder shall be in the amount equal to or greater than the Acquisition Price.

Section 2.05. SCIP Requisition. Upon a determination by the Local Agency Engineer to pay the Acquisition Price of the Acquisition Improvements pursuant to Section 2.04, the Local Agency Engineer shall cause a SCIP Requisition to be submitted to the Program

Administrator. The Program Administrator will review the SCIP Requisition and forward it with instructions to the SCIP Trustee and the SCIP Trustee shall make payment directly to the Developer of such amount pursuant to the SCIP Trust Agreement. The Local Agency and the Developer acknowledge and agree that the SCIP Trustee shall make payment strictly in accordance with the SCIP Requisition and shall not be required to determine whether or not the Acquisition Improvements have been completed or what the Actual Costs may be with respect to such Acquisition Improvements. The SCIP Trustee shall be entitled to rely on the SCIP Requisition on its face without any further duty of investigation.

ARTICLE III

MISCELLANEOUS

Section 3.01. Indemnification and Hold Harmless. The Developer hereby assumes the defense of, and indemnifies and saves harmless the Local Agency, the Authority, and each of its respective officers, directors, employees and agents, from and against all actions, damages, claims, losses or expenses of every type and description to which they may be subjected or put, by reason of, or resulting from or alleged to have resulted from the acts or omissions of the Developer or its agents and employees in the performance of this Agreement, or arising out of any contract for the design, engineering and construction of the Acquisition Improvements or arising out of any alleged misstatements of fact or alleged omission of a material fact made by the Developer, its officers, directors, employees or agents to the Authority's underwriter, financial advisor, appraiser, district engineer or bond counsel or regarding the Developer, its proposed developments, its property ownership and its contractual arrangements contained in the official statement relating to the SCIP financing (provided that the Developer shall have been furnished a copy of such official statement and shall not have objected thereto); and provided, further, that nothing in this Section 3.01 shall limit in any manner the Local Agency's rights against any of the Developer's architects, engineers, contractors or other consultants. Except as set forth in this Section 3.01, no provision of this Agreement shall in any way limit the extent of the responsibility of the Developer for payment of damages resulting from the operations of the Developer, its agents and employees. Nothing in this Section 3.01 shall be understood or construed to mean that the Developer agrees to indemnify the Local Agency, the Authority or any of its respective officers, directors, employees or agents, for any negligent or wrongful acts or omissions to act of the Local Agency, Authority its officers, employees, agents or any consultants or contractors.

Section 3.02. Audit. The Local Agency shall have the right, during normal business hours and upon the giving of ten days' written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer (for which the Developer seeks reimbursement) in constructing the Acquisition Improvements.

Section 3.03. Cooperation. The Local Agency and the Developer agree to cooperate with respect to the completion of the SCIP financing for the Acquisition Improvements. The Local Agency and the Developer agree to meet in good faith to resolve any differences on future matters which are not specifically covered by this Agreement.

Section 3.04. General Standard of Reasonableness. Any provision of this Agreement which requires the consent, approval or acceptance of either party hereto or any of their respective employees, officers or agents shall be deemed to require that such consent, approval or acceptance not be unreasonably withheld or delayed, unless such provision expressly incorporates a different standard. The foregoing provision shall not apply to provisions in the Agreement which provide for decisions to be in the sole discretion of the party making the decision.

Section 3.05. Third Party Beneficiaries. The Authority and its officers, employees, agents or any consultants or contractors are expressly deemed third party beneficiaries of this Agreement with respect to the provisions of Section 3.01. It is expressly agreed that, except for the Authority with respect to the provisions of Section 3.01, there are no third party beneficiaries of this Agreement, including without limitation any owners of bonds, any of the Local Agency's or the Developer's contractors for the Acquisition Improvements and any of the Local Agency's, the Authority's or the Developer's agents and employees.

Section 3.06. Conflict with Other Agreements. Nothing contained herein shall be construed as releasing the Developer or the Local Agency from any condition of development or requirement imposed by any other agreement between the Local Agency and the Developer, and, in the event of a conflicting provision, such other agreement shall prevail unless such conflicting provision is specifically waived or modified in writing by the Local Agency and the Developer.

Section 3.07. Notices. All invoices for payment, reports, other communication and notices relating to this Agreement shall be mailed to:

If to the Local Agency:

City of Woodland
[*Address to come*]

If to the Developer:

[Developer]
[*Address to come*]

Either party may change its address by giving notice in writing to the other party.

Section 3.08. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 3.09. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

Section 3.10. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its

rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement.

Section 3.11. Singular and Plural; Gender. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

Section 3.12. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

Section 3.13. Successors and Assigns. This Agreement is binding upon the heirs, assigns and successors-in-interest of the parties hereto. The Developer may not assign its rights or obligations hereunder, except to successors-in-interest to the property within the District, without the prior written consent of the Local Agency.

Section 3.14. Remedies in General. It is acknowledged by the parties that the Local Agency would not have entered into this Agreement if it were to be liable in damages under or with respect to this Agreement or the application thereof, other than for the payment to the Developer of any (i) moneys owing to the Developer hereunder, or (ii) moneys paid by the Developer pursuant to the provisions hereof which are misappropriated or improperly obtained, withheld or applied by the Local Agency.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that the Local Agency shall not be liable in damages to the Developer, or to any assignee or transferee of the Developer other than for the payments to the Developer specified in the preceding paragraph. Subject to the foregoing, the Developer covenants not to sue for or claim any damages for any alleged breach of, or dispute which arises out of, this Agreement.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year written above.

CITY OF WOODLAND

ATTEST:
City Clerk

By: _____
City Manager

By: _____

[DEVELOPER],
a *[indicate type of legal entity]*

By: _____
(Signature)

(Print Name)

Exhibit A to the Acquisition Agreement

DESCRIPTION OF ACQUISITION IMPROVEMENTS AND BUDGETED AMOUNTS

<u>ACQUISITION IMPROVEMENTS</u>	<u>BUDGETED AMOUNTS</u>
1.	\$
2.	
3.	
4.	

Exhibit B to the Acquisition Agreement

FORM OF SCIP REQUISITION

To: BLX Group LLC
SCIP Program Administrator
777 S. Figueroa St., Suite 3200
Los Angeles, California 90017
Attention: Vo Nguyen
Fax: 213-612-2499

Re: Statewide Community Infrastructure Program

The undersigned, a duly authorized officer of the CITY OF WOODLAND hereby requests a withdrawal from the [DEVELOPER] ACQUISITION ACCOUNT, as follows:

Request Date: [Insert Date of Request]

Name of Developer: [Developer]

Withdrawal Amount: [Insert Acquisition Price]

Acquisition Improvements: [Insert Description of Acquisition Improvement(s) from Ex. A]

Payment Instructions: [Insert Wire Instructions or Payment Address for Developer]

The undersigned hereby certifies as follows:

1. The Withdrawal is being made in accordance with a permitted use of such monies pursuant to the Acquisition Agreement, and the Withdrawal is not being made for the purpose of reinvestment.
2. None of the items for which payment is requested have been reimbursed previously from other sources of funds.
3. If the Withdrawal Amount is greater than the funds held in the Acquisition Account, the SCIP Program Administrator is authorized to amend the amount requested to be equal to the amount of such funds.
4. To the extent the Withdrawal is being made prior to the date bonds have been issued on behalf of SCIP, this withdrawal form serves as the declaration of official intent of the CITY OF WOODLAND, pursuant to Treasury Regulations 1.150-2, to reimburse with respect expenditures made from the Acquisition Account listed above in the amount listed above.

CITY OF WOODLAND

By: _____

Title: _____

EXHIBIT C TO THE RESOLUTION

ELIGIBLE FACILITIES AND FEES

Eligible facilities and fees that may be financed by a CFD formed by CSCDA through SCIP include all improvements and fees authorized under the Mello-Roos Act, including but not limited to the following:

Transportation Improvements

Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, bus and transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements.

Water System Improvements

Authorized facilities include any and all water facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations & power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements

Authorized facilities include any and all recycled water system facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements

Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage.

and other improvements related thereto.

Wastewater System Improvements

Authorized facilities include any and all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements

Authorized facilities include any and all improvements to parks, parkways and open space required for development within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development within the CFD.

School and Educational Facilities

Authorized facilities include classroom renovation, updates to school safety and security systems, technology improvements, energy efficiency improvements, school modernization and retrofitting, and new classroom and school construction as required for development within the CFD.

Development Impact Fees

Authorized facilities include the direct funding of any of the above referenced facility types for which the Local Agency collects a development impact fee.

Other Incidental Expenses and Bond Issuance Costs

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

EXHIBIT D TO THE RESOLUTION

FORM OF INCREASED DEMANDS CERTIFICATE

To: California Statewide Communities Development Authority

Re: Statewide Community Infrastructure Program – Community Facilities District for
[*Project*]

The undersigned, a duly authorized officer of the CITY OF WOODLAND (the “Local Agency”) hereby certifies that the public capital improvements and development impact fees identified below are necessary to meet increased demands placed upon the Local Agency as a result of development within the proposed community facilities district for the [*Project*]:

[*List improvements/fees here*]

CITY OF WOODLAND

By: _____

Title: _____

EXHIBIT E TO THE RESOLUTION

CITY OF WOODLAND CONTACTS FOR SCIP PROGRAM

Primary Contact

Name: Kimberly McKinney
Title: Director of Administrative Services
Mailing Address: 300 First Street, Woodland, CA 95695
Delivery Address (if different):
E-mail: Kimberly.mckinney@cityofwoodland.org
Telephone: (530)661-5849
Fax: (530)661-5848

Secondary Contact

Name: Evis Morales
Title: Finance Officer
Mailing Address: 300 First Street, Woodland, CA 95695
Delivery Address (if different):
E-mail: evis.morales@cityofwoodland.org
Telephone: (530)661-5923
Fax: (530) 661-5848



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: J.30
SUBJECT: Modification of Transient Occupant Tax (TOT) Deferral Repayment

Recommendation for Action: Staff recommends that the City Council introduce and waive first reading of an ordinance Modifying and Superseding Ordinance No. 1666 Concerning the Temporary Suspension of Sections 3.12.080 and 3.12.090 of the City of Woodland Municipal Code Related to Payment of Transient Occupancy Tax.

Staff Contact:

Kim McKinney, Director of Administrative Services, (530) 661-5849,
kimberly.mckinney@cityofwoodland.org

Fiscal Impact:

The City receives between \$450,000 and \$580,000 per quarter in Transient Occupancy Tax (TOT); with lower occupancy rates experienced during the last sixteen months of the COVID19 pandemic, hoteliers have collected about 50% of that amount. Approximately \$280,000 of TOT collected has been deferred by hoteliers through the deferral period of February 2020 through September 2020. Adoption of the proposed ordinance will have a short term fiscal impact on revenue to the General Fund as deferred payments will be repaid over six (6) months. However, the full amount of deferrals will be reimbursed by December 31, 2021 and therefore fully accounted for within fiscal year 2021/22.

Background:

On March 17, the City of Woodland passed a Resolution declaring a Local State of Emergency. This action allowed the City to access Federal and State resources and be more responsive in its decision making process to respond to the rapidly evolving events. The City took several actions to assist businesses impacted by the pandemic including the adoption of an urgency ordinance on March 24, 2020 suspending two provisions of the Municipal Code allowing hotel operators in Woodland to defer making transient occupancy payments to the City until after the termination of the local emergency caused by COVID-19 but requiring that such taxes continue to be collected. This deferral period ended on September 30, 2020.

On September 1, 2020, the City adopted Ordinance 1666, allowing for the TOT amounts collected during the deferral period of February 2020 through September 2020 to be repaid over a nine month period, ending June 30, 2021.

Discussion:

To date, hoteliers have collected and deferred approximately \$280,000 in TOT payments to the City. The action to allow deferred remittance and delayed repayment has successfully supported the hoteliers' ability to remain operational, providing much needed local employment as well as accommodations for business and first responders during this challenging time. While hotel occupancy levels have improved, they remain substantially below normal levels. Some hoteliers have requested consideration to allow the term of repayments of deferred TOT to be extended an additional six months, through December 31, 2021. Staff is recommending the extension of the repayment term, with the condition that hoteliers remain in compliance

with reporting and remitting current TOT to the City.

The proposed ordinance would replace and modify the ordinance adopted on September 1, 2020 (Ordinance No. 1666) and would automatically terminate after December 31, 2021.

Conclusion:

Staff recommends that the City Council introduce and waive first reading of an ordinance Modifying and Superseding Ordinance No. 1666 Concerning the Temporary Suspension of Sections 3.12.080 and 3.12.090 of the City of Woodland Municipal Code Related to Payment of Transient Occupancy Tax.

Prepared by: Kim McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. HotelTOT Repayment Extension Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND MODIFYING AND SUPERSEDING ORDINANCE NO. 1666
CONCERNING THE TEMPORARY SUSPENSION OF SECTIONS 3.12.080
AND 3.12.090 OF THE CITY OF WOODLAND MUNICIPAL CODE
RELATED TO PAYMENT OF THE CITY'S TRANSIENT OCCUPANCY
TAX**

WHEREAS, the City Council of the City of Woodland on March 17, 2020 declared a local emergency due to COVID-19, a contagious virus with no known cure that has become a global pandemic; and

WHEREAS, the City Council's action followed the Governor of the State of California declaring a state of emergency on March 4, 2020, the Yolo County Board of Supervisors ratifying a local and public health emergency on March 10, 2020, and the President of the United States declaring a national emergency on March 13, 2020; and

WHEREAS, the City Council adopted Urgency Ordinance No. 1659 on March 24, 2020, which permitted hotel operators in the City of Woodland to defer making transient occupancy tax payments to the City until cessation of the local emergency caused by COVID-19 but requiring that such taxes continue to be collected; and

WHEREAS, the City Council adopted Ordinance No. 1666 on September 1, 2020, which permitted hotel operators in the City of Woodland to repay transient occupancy taxes collected during the deferral period of March 2020 through September 2020 (the "deferred taxes") in monthly payments, provided the entire deferred tax amounts were paid by June 30, 2021; and

WHEREAS, hotels in the City are subject to Chapter 3.12 of the City of Woodland Municipal Code, which requires hotel operators to collect from hotel guests a 10% occupancy tax, referred to as the transient occupancy tax, which is then remitted to the City on at least a quarterly basis although some hotel operators remit payment on a monthly basis; and

WHEREAS, while the local emergency has not been terminated by the City Council, hotel operators in the City of Woodland resumed their required payments for hotel visits from and after October 2020, but have requested an extension of the time period to complete repayment of the deferred taxes; and

WHEREAS, the City Council finds that it is vital to both assist the hotels in the City to remain open and viable businesses so that visitors can stay in hotels during this period of local emergency and to ensure that the City collects the transient occupancy tax owed to the City as it is an important source of revenue to the City; and

WHEREAS, this Ordinance is adopted pursuant to the City's police powers and powers afforded to the City in time of national, state, county, and local emergency during an unprecedented health pandemic, such powers being afforded by the State Constitution, State Law, and Chapter 13.52 of the Woodland Municipal Code to protect the peace, health, and safety of the public.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Woodland as follows:

Section 1. Except as provided in Section 3 below, Section 3.12.080 of the City of Woodland Municipal Code concerning penalties for failure to remit the transient occupancy tax when due is hereby suspended for all Deferred Taxes until December 31, 2021.

Section 2. Except as provided in Section 3 below, Section 3.12.090 of the City of Woodland Municipal Code requiring the Tax Administrator to take certain actions when an operator fails to remit the transient occupancy tax collected, including the assessment of penalties and interest, sending notice to the operator, and allowing the operator to have a hearing, is hereby suspended for all Deferred Taxes due to the City of Woodland until December 31, 2021.

Section 3. The effect of the City Council's continued suspension of Sections 3.12.080 and 3.12.090 until December 31, 2021 for the Deferred Taxes is to permit hotel operators to make payments to the City until December 31, 2021. However, each hotel operator must pay to the City a monthly pro rata share of the Deferred Taxes between July 1, 2021 and December 31, 2021. In other words, each hotel operator must remit to the City by the fifth day of each month between July 1, 2021 and December 31, 2021 at least one-sixth of the Deferred Taxes until the Deferred Taxes are paid in full. Any hotel operator desiring to pay more than such monthly amount, including paying the full amount of Deferred Taxes owed, may do so at any time. If a hotel operator does not make such monthly payment, the City may impose any applicable penalty or interest set forth in Section 3.12.080 or 3.12.090 with respect to the monthly amount owed, despite the suspension of such provisions in Sections 1 and 2 above.

Section 4. Nothing in this Ordinance shall relieve an operator from collecting from transients the amounts required to be collected, as specified in Section 3.12.030 of the City of Woodland Municipal Code. This Ordinance also does not relieve any operator from its obligation to remit to the City the transient occupancy tax collected. Additionally, all provisions of the City of Woodland Municipal Code will apply to all payments collected and remitted to the City of Woodland for transient stays from and after October 1, 2020.

Section 5. Each operator that collects, or has collected, transient occupancy tax shall continue to be required to comply with Section 3.12.070 of the City of Woodland Municipal Code requiring an operator to report to the City's Tax Administrator the total rents charged and received and the amount of tax collected for transient occupancies.

Section 6. If any provision of this Ordinance, or the application thereof, to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 7. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation,

printed and published in the City of Woodland and County of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted Ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933. This Ordinance shall take effect thirty (30) days after its adoption. Upon the effective date of this Ordinance, Ordinance Number 1659 shall immediately terminate and be of no further force and effect.

Section 8. This Ordinance shall automatically terminate and shall have no force and effect from and after January 1, 2022.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of June, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 15, 2021
ITEM #: J.31
SUBJECT: Fiscal Year 2021/22 Budget

Recommendation for Action: Staff recommends that the City Council formally adopt Resolution No. _____, approving a) the Fiscal Year (FY) 2020/21 Annual Budget of \$205.97 million and b) 317 Full time equivalent positions by classification as detailed in Exhibit B.

Staff Contact:

Evis Morales, Finance Officer, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:

Adoption of the budget will appropriate \$205.97 million across all City funds. Included in this number is \$923,315 for the Successor Agency to the former Woodland Redevelopment Agency, and \$4.1 million in debt service related to debt issues by the Woodland Finance Authority. General Fund appropriations total \$61.2 million, which includes \$2.1 million in one-time and \$584,474 in additional recurring funding allocations.

Background:

Over the last four months, the City Council has received a series of presentations and updates related to the fiscal year (FY) 2021/22 financial outlook for the City. These discussions began with the FY2020/21 Mid-Year Budget update in February, followed by the Spring Budget Workshop in April, and finally budget recommendations for the FY2021/22 budget, proposed spending plans for Measures J, E and F and the City's Capital Improvement Program (CIP) in May. All of these discussions and topics have been included in the Proposed Budget document summary that accompanies this report.

Discussion:

Along with other state and local agencies across the country, the City of Woodland has faced a difficult year in FY2020/21 and unexpected budget challenges due to COVID-19 pandemic. Staff initially anticipated the COVID-19 pandemic to have a profound impact on City revenues and adjusted expenditures to those expectation with the adoption of the FY2020/21 budget. Reflecting on the past year with health orders and large segments of the economy that were shut-down, the City has generated Sales and Property Taxes higher than the downgraded revenues originally projected. This has provided the City more flexibility in planning the Proposed FY2021/22 Budget and addressing priority needs. It continues to be a challenge to anticipate the overall duration of the COVID-19 pandemic and its lingering effects, however, the City appears to have weathered through this time better than expected and the local economy is regaining momentum. With the City's prudent financial practices, including long-term financial planning and conservative budget approach, reserve balances have been built and maintained, which allows the City to address projected General Fund annual operating deficits in a thoughtful and strategic manner while continuing to address priority needs.

The proposed spending plan totals \$205.97 million, supporting city operating funds (\$156.5 million), capital funds (\$23.7 million) and debt service obligations (\$25.8 million) and represents an increase of 11% from the FY2020/21 adopted budget. Consistent with previous years, costs associated with the City's investment

management function (\$450,000) are not shown as expenditure appropriations, but instead are netted against total investment income for the fiscal year.

Because the COVID-19 pandemic continues to create uncertainty around City revenues and operations, the overall FY2021/22 Budget has been carefully developed with critical one-time funding recommendations necessary to address specific priority needs and limited recurring additions to the baseline budget. These additions (one-time and recurring costs) are aligned with City Council priorities. The budget includes anticipated revenues developed in coordination with the City's tax revenue consultants based on economic indicators and includes continued financial impacts of the COVID-19 pandemic. While the City has experienced tax revenue reductions from "brick and mortar" businesses, some of the loss has been off-set by an increase in taxable online sales. Tax revenue impacts along with other impacted revenues, are reflected in the five-year General Fund forecast.

The budget includes a set of specific funding recommendations totaling \$3.2 million, including \$2.6 million in one-time funding allocations and \$659,890 in ongoing budget augmentations. The Proposed Budget includes funding recommendations to support six (6) new positions including three COPS Grant sworn officer positions, three Records Specialist positions as well as minor position adjustments in Administrative Services, Public Works, and the Library. The proposed FY2021/22 full-time equivalent staffing level of 317 positions remains 35.5 positions (10%) fewer than pre-recession staffing levels of FY2008/09.

The General Fund budget, totaling \$61.2 million, as proposed, represents an increase of \$7.0 million (13%) over the prior year, including \$2.1 million of one-time funding allocations from available excess General Fund reserves. The overall budget proposal, which includes specific funding recommendations to meet select priority needs would, if approved, result in an anticipated year-end fund balance in the General Fund of \$14.3 million (27.7%), or \$4.0 million above the Council adopted reserve policy level of 20%.

The proposed FY2021/22 Capital Improvement Program (CIP) budget includes funding recommendations totaling \$22.5 million, of which \$11.7 million is allocated for investment in transportation infrastructure, \$9.2 million to advance capital projects within the water and sewer utilities, \$1.4 million Spring Lake Infrastructure projects, \$100,000 supports park and library facility improvements, and \$65,000 in the General category to carry out a state grant funded cost recovery fee analysis. The CIP includes funding of \$1.5 million from Measure E and \$2.5 million from Measure F, consistent with the FY2021/22 funding allocations presented to the Council via the respective spending plans. The budget proposal also includes a reserve set-aside of \$575,000 in available Measure F fund balance for future rehabilitation of the City's public parking lot behind the Hotel Woodland and an additional reserve set-aside of \$500,000 in available Measure J fund balance for a future Southeast Area Pool.

The overall budget proposal remains consistent with the city's framework for advancing the Council's goal of fiscal stability. The proposed FY2021/22 budget uses a modest amount of budget flexibility to address priority needs. As the city continues to make progress in tackling its long-term structural budget deficit, focus remains on efforts to manage personnel costs and address unfunded liabilities. Specifically, while the budget proposal shows a deficit of \$799,107 for FY2021/22, staff is planning for the first year of revenue recovery of approximately \$3.0 million via the federally approved American Rescue Plan funds, which can be used to pay for certain general government costs that can free up other General Fund resources. The General Fund forecast reflects a projected operating deficit of \$1.7 million for FY2022/23, growing to \$3.3 million by the end of the five-year forecast's planning horizon. This ongoing budget gap is attributable to expenditures outpacing revenues and mostly associated with projected increases in CalPERS retirement contribution rates resulting from lower interest earnings assumptions adopted by the CalPERS Board, and underperforming investment

returns. The City continues to explore options of making additional payments toward the unfunded pension liabilities to ease the pressure and impact of future pension costs.

Proposed Budget Recommendations:

Overall, the Proposed Budget is consistent with the budget framework developed over the past several fiscal years as well as feedback provided by the City Council through its regular quarterly budget updates, the Spring Budget Workshops held in April.

As has been the case in recent years, the budget necessarily incorporates fairly conservative revenue estimates, which contribute to limited discretionary budget flexibility. Nonetheless, the ability of the City to maintain, and increase, reserve levels has provided an opportunity to exercise diligence in implementing long-term, sustainable structural budget changes, while also providing the ability to utilize a prudent amount of one-time funding to address priority needs, above what can be supported by the baseline budget.

Several baseline General Fund budget adjustments are recommended in order to support priority unmet needs.

The following summarizes the specific ***General Fund one-time and recurring funding recommendations*** included as part of the FY2021/22 Proposed Budget:

One-time

Three (3) Senior Records Specialists -Savings will be realized with YECA Contract	\$318,885
Municipal Service Center - Future Roof Replacement - Partial Contribution	\$250,000
Three (3) COPS Grant Patrol Officer - Vehicle and Equipment (Year 1 of 2)	\$146,312
Contract Services - Building Inspection - Plan Check	\$100,000
Continuation of Traffic Calming Program	\$50,000
Code Violation - Abatement funding	\$50,000
Fire Station Alerting	\$40,000
Police Public Relations Consulting Contract Service	\$30,000
Temporary Staff - Building Inspection	\$25,000
Special Event funding	\$25,000
Abandoned RV towing	\$20,000
Equipment Rental - Tree Stump Removal	\$5,000
Rock Steady Boxing - Supplies	\$3,000
	\$1,063,197
 New Fire Station Set-Aside	
	\$1,000,000
 Total General Fund One-Time Funding Recommendations	 \$2,063,197

Recurring

Three (3) COPS Grant Patrol Officers - Personnel (Year 1 of 2)	\$429,841
City share - County Mental Health Clinician	\$60,000
Three (3) Senior Records Specialists	\$53,973
Woodland Regional Park - Staffing and Maintenance	\$25,000
Equipment Replacement for Police	\$8,660
Continued Use of Two (2) Older Police Vehicles - Vehicle Maintenance Cost	\$5,000
Economic Development - Increase in Regional Memberships	\$2,000
Total General Fund Recurring Funding Recommendations	\$584,474

The proposed budget also recommends \$520,428 one-time and \$75,416 in recurring costs in **Other Funds**:

One-time

Measure J - Community College Promise Program (1 of 2 years)	\$100,000
Woodland's Fast Pitch	\$8,000
Facilities Replacement Fund - Various priority projects in City facilities	\$124,255
Water Enterprise - Small project funding for the City's Environmental Division	\$3,000
Sewer Enterprise - Smart man-hole covers for sewer lines	\$11,955
Measure F - Park Projects funding from reserves	\$175,018
Assistance to Firefighters Grant Match (for radios)	\$45,000
Police equipment Replacement	\$3,200
Sidewalk Gutter and Repair	\$50,000
Total Other Funds One-Time Funding Recommendations	\$520,428

Recurring

Measure J - Temporary Position to Assist with Pool Maintenance	\$16,000
Library Square-One Position Reclassification	\$12,000
Water Enterprise - Mini Excavator Replacement and Maintenance Cost	\$9,336
Generator Transfer Switch Testing for City facilities	\$7,500
Sewer Enterprise - Man-hole repair and maintenance materials	\$14,000
Generator Transfer Switch Testing for City facilities	\$7,500
Upgrade a Maintenance Worker from I/II to III/IV	\$7,073
Smart Man-hole covers - maintenance & monitoring	\$1,221
Storm Drain Fund - Upgrade a Maintenance Worker from I/II to III/IV	\$786
Total Other Funds Recurring Funding Recommendations	\$75,416

Capital Budget Overview

A major component of the city's annual budget process is the update to the five-year Capital Improvement Program (CIP). For FY2021/22, the CIP budget proposes funding totaling \$22.5 million, allocated as follows:

Project Category	Prior Year Funding	2020/21	2021/22	2022/23	2023/24	2024/25
Fire	\$ 1,164,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -
General	\$ 1,090,000	\$ 5,207,146	\$ 65,000	\$ -	\$ -	\$ -
Library	\$ -	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000
Park Facilities	\$ 1,436,500	\$ 1,131,998	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Sewer	\$ 14,833,299	\$ 3,110,000	\$ 3,045,000	\$ 4,900,000	\$ 2,110,000	\$ 3,470,000
SLIF Infrastructure	\$ 18,558,000	\$ 2,820,000	\$ 1,405,000	\$ -	\$ -	\$ -
Storm Drain	\$ 5,729,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -
Transportation	\$ 7,348,938	\$ 19,198,700	\$ 11,722,617	\$ 5,411,000	\$ 4,030,000	\$ 4,630,000
Water	\$ 9,244,881	\$ 6,567,017	\$ 6,140,000	\$ 4,400,000	\$ 3,800,000	\$ 600,000
Grand Total	\$ 59,404,618	\$ 38,969,861	\$ 22,477,617	\$ 14,811,000	\$ 10,040,000	\$ 8,800,000

CIP highlights for FY2021/22 include:

Water and Sewer

1. 2022 Water & Sewer Repair & Replacement (Pendegast & College)
2. Large Diameter Wastewater Pipeline Repair, Replacement & Lining
3. Groundwater Monitoring Wells

4. Water Pollution Asset Replacement Project
5. Annual Sewer Repair & Replacement
6. Replacement of Orangeberg Sewer Laterals

Transportation

1. East Main Street Improvement Project
2. Sports Park Drive Pedestrian Overcrossing
3. Matmor Rd & E. Gum Ave Rehab (2020 Rehabilitation)
4. Gibson Road Bicycle/Pedestrian Mobility Project - East to West St.
5. W. Gibson Road Safe Routes to School - West Street to County Road 98
6. 2021 Road Maintenance

Spring Lake Infrastructure Fees (SLIF)

1. State Route 113/County Road 25A Interchange Modifications, Phase 1
2. Gibson Road Interchange Modification

Measure E

Measure E (MSE) 1/2 cent sales tax revenue totaled \$52.5 million through the 12-year life of the measure. In addition to the sales tax revenues, the MSE fund also received supplemental funding from other funds totaling \$4.4 million, consisting mostly of interfund loan repayments from the Road Development Fund (Fund 582). Total MSE revenues, including sales taxes and current loan repayments, are projected to total \$56.9 million and expenditures are projected to total \$56.9 million through the life of the sales tax measure. In FY2021/22 revenue from interfund loan payments is expected to be \$1.56 million, and proposed expenditures (two road projects) also total \$1.56 million.

Measure F

Measure F (MSF) revenues are estimated to total \$88.4 million through the 12-year life of the sales tax measure. Fiscal year 2021/22 revenues are estimated at approximately \$6.6 million, which is consistent with the assumption used for the sales tax forecast in the FY2021/22 preliminary Operations and Maintenance budget. Recommended appropriations for FY2021/22 total \$5,839,344, which includes \$273,218 in one-time funding recommendations above baseline budget. The approved spending plan also includes a reserve set-aside of \$575,000 in available fund balance for future rehabilitation of the City's public parking lot behind the Hotel Woodland.

Measure J

The Measure J (MSJ) revenues are estimated to total \$22.1 million through the 8-year life of the sales tax measure. Actual appropriation of MSJ, which includes staffing and programming, occur annually with the adoption of the City's budget. Included in the spending plan for fiscal year 2021/22 is an anticipated \$3.3 million in revenues, with recommended appropriations of the \$3.3 million, which includes \$8,000 in one-time and \$128,000 in recurring funding recommendations above baseline budget. As part of City Council action on May 18, 2021, the spending plan now includes an additional reserve of \$500,000 for the Southeast Area Pool (future).

American Rescue Plan (ARP)

Final allocations from the U.S. Department of Treasury indicate that the City is eligible to receive \$11.1 million in COVID relief funds from the federal government through American Rescue Plan Act funds. Monies will be distributed in two (2) installments, \$5.55 million each, beginning in June 2021, and the City will have until December 2026 to expend the funds. A new fund has been set up in the budget to house the ARP allocations

and is included in the FY2021/22 budget.

The Department of Treasury also recently released guidance related to permitted use of funds. Staff is reviewing the guidance and will be reconvening the Council Subcommittee to outline preliminary framework for investing these one-time funds. Discussions with the County and School District have also been initiated to explore opportunities for leveraging impact and avoiding duplication of effort. We anticipate being back before the Council in the July/August timeframe with the preliminary funding recommendations.

Looking Ahead

As we prepare to transition to a new fiscal year, there are a number of issues on the horizon that will have a direct impact on the City's ability to sustain our current and proposed service levels and/or provide additional budget flexibility to advance specific priority needs not provided for in this budget proposal.

Property and Sales Tax Revenue Updates

The City's fiscal outlook has improved since last year with the impact of the COVID-19 pandemic, in large part due to the protracted economic recovery which has yielded modest but consistent growth in our major tax revenues. The FY2021/22 budget assumes ongoing modest growth in property and sales tax revenues. Projected growth in sales tax is mostly attributable to a rebound from the COVID-19 pandemic revenue losses and bringing the City return to pre-pandemic economic activity. The updated five-year forecast assumes a modest revenue growth rates in both property and sales tax through the remaining five-year forecast and consistent with most economic forecasts. The City will receive its official assessed valuation of the property tax rolls in early July, soon

after adoption of the FY2021/22 budget, and will continue to receive quarterly updates of sales tax receipts and projections. In the short-run, actual property and sales tax receipts are likely to be within the range of assumptions used in the development of the FY2021/22 budget, and in the medium-term, the budget plan provides for a level of general fund reserves sufficient to absorb any economic correction that negatively impacts tax revenues. Staff will continue to monitor revenue receipts and other factors that could very well inform updated financial forecast assumptions over the five-year planning horizon.

Ongoing Labor Negotiations

The City has eight employee bargaining groups with contracts that expire at various times. Management has completed negotiations with bargaining groups whose labor agreements expire on June 30, 2021 and will initiate discussions over the course of the next year with other bargaining groups that expire on June 30, 2022. While certain assumptions have been incorporated into the Proposed Budget relative to personnel costs for employees represented by these bargaining groups, the terms of successor agreements may have direct short-term and long-term budget implications.

CalPERS Pension Costs

The Proposed Budget for FY2021/22 reflects the city's costs associated with employer contributions toward CalPERS pension obligations, as set by CalPERS for the coming fiscal year, and the five-year forecast, in turn, includes assumptions consistent with projected pension costs provided by CalPERS. In late July or early August updated CalPERS valuation reports are provided that will establish the pension contribution levels for FY2022/23 as well as updated five-year projections. The upcoming valuation reports (and those to follow) are expected to continue to have a significant impact on the city budget, particularly in light of last year's COVID-19 investment losses that will begin impacting rates in FY2022/23. Staff is evaluating options to and will ultimately present to Council a proposal for use of excess fund reserves to make additional contributions to CalPERS within the next year to allow for future savings in overall City contribution rates.

Conclusion

As we look forward to implementing the budget for FY2021/22, staff continues to look for ways to leverage local funding to enhance programs and services consistent with City Council and community priorities. Through ongoing partnerships and collaborations with public and private sector partners, we are seeing the fruits of key initiatives undertaken over the past few years. With renewal of Measure E (now Measure F) and Measure J (which will be Measure R in FY2022/23) the City has more resources and certainty to be able to carry out existing efforts and future Council priorities. It is the overall goal of the Proposed Budget and long-term financial plan of the City to ensure that the City of Woodland can continue to deliver quality programs and services, invest in the future of the community, while sustaining a fiscally prudent budgetary framework.

Conclusion:

Staff recommends that the City Council formally adopt Resolution No. _____, approving a) the Fiscal Year (FY) 2020/21 Annual Budget of \$205.97 million and b) 317 Full time equivalent positions by classification as detailed in Exhibit B.

Prepared by: Evis Morales, Finance Officer

Reviewed by: Kimberly McKinney, Director of Administrator Services

Attachments:

1. FY2021/22 Budget Resolution
2. Exhibit A - FY2021/22 Total Appropriations by Fund
3. Exhibit B - FY2021/22 Authorized Position Listing

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ADOPTING THE FISCAL YEAR 2021-2022 ANNUAL BUDGET**

WHEREAS, a balanced annual budget for the City of Woodland has been prepared for fiscal year 2021-2022 and presented to the City Council and reviewed at a public meeting on April 6, 2021, May 18, 2021; and

WHEREAS, the proposed budget also includes the fiscal year 2021-2022 budgets for the Woodland Finance Authority and the Successor Agency to the former Woodland Redevelopment Agency; and

WHEREAS, the budget for Capital Improvement Plan for fiscal year 2021-2022 has been prepared; and

WHEREAS, all appropriations for the prior fiscal year shall lapse at the end of fiscal year 2021-2022 and any remaining amounts shall be credited against their respective fund balances, except for:

- a. Any unexpended but encumbered amounts for specific orders outstanding at the end of the Fiscal Year, and
- b. Any appropriations for incomplete capital projects at the end of fiscal year 2021-2022; and

WHEREAS, for these exceptions, such carry-overs may be made without further City Council action,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

Section 1. The 2021-2022 Annual Budget is hereby adopted for the following funds (detail shown as Exhibit A):

General Fund	\$61,182,301
Enterprise Funds	60,552,876
Special Revenue Funds	21,116,454
Internal Service Funds	18,698,964
Capital Funds	15,276,045
Spring Lake Funds	19,264,028
Debt Service Funds	8,958,615
Successor Agency	923,315
Total	\$205,972,598

Section 2. The one-time and ongoing funding recommendations outlined in the proposed budget are hereby approved, including budget balancing deletion of positions described therein.

Section 3. Full-time Equivalent positions are hereby approved, by classification, as detailed in Exhibit B.

RESOLUTION NO: _____

Section 4. Appropriations are hereby made at the individual fund level. The City Manager and Finance Officer are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged. Interfund loans and/or transfers necessary to support fund level appropriations are hereby approved and authorized. Any changes to total fund level appropriations require further Council action.

Section 7. The City Manager and Finance Officer are hereby authorized to implement this resolution, including issuing the 2021-2022 Budget, together with any non-substantive corrections to the proposed budget adopted by this Council.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2021.

STATE OF CALIFORNIA
COUNTY OF YOLO ss.
CITY OF WOODLAND

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

**CITY OF WOODLAND
FISCAL YEAR 2021/22
TOTAL APPROPRIATIONS BY FUND**

Fund	Title	Proposed FY2021/22
010	EQUIP SERVICES	2,117,713
011	FACILITIES REPLACEMENT	127,322
012	EQUIPMENT REPLACEMENT	1,354,987
013	BENEFITS FUND	8,943,008
014	VEHICLE-EQUIPMENT LEASES	720,232
015	INFORMATION SYSTEMS FUND	2,128,546
091	SELF INSURANCE	2,857,156
101	GENERAL FUND	61,182,301
103	INVESTMENT FUND	450,000
210	WATER ENTERPRISE FUND	33,825,139
220	SEWER ENTERPRISE FUND	21,476,106
221	STRM DR ENTERPRISE FUND	1,409,414
222	WASTEWATER PRE-TREATMENT	558,196
240	CEMETERY	538,534
250	RECYCLING	286,821
252	CONST/DEMO DEBRIS RECYCLE	34,048
253	RECREATION ENTERPRISE	409,547
280	TRANSIT SYSTEM	2,015,071
301	LITERACY GRANT	95,202
320	COMMUNITY DEV. BLOCK GRNT	501,799
322	SUPPORT HOUSING PROGR	275,505
325	STATE GRANTS	265,746
326	HOUSING ASSISTANCE	22,589
332	AMERICAN RESCUE PLAN	5,550,000
340	POLICE GRANTS	517,126
351	TRANSPORTATION GRANT	3,046,000
352	SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUNDS	208,218
353	PROPOSTION 172	574,702
354	TRANS DVLP (SB325)	1,381,723
355	GAS TAX-2106 (SELECT)	2,009,782
357	ASSET FORFEITURE FUND	10,313
358	HOUSING MONITORING FUND	126
359	FIRE SUPPRESSION DISTRICT	3,500
360	FIRE SAFER GRANT	458,613
361	ROAD MAINT AND REHAB ACCOUNT	1,700,000
365	ENVIRONMENTAL COMPLIANCE	211,463
381	GIBSON RANCH L&L	953,913
383	N PARK L&L DISTRICT	43,969

Fund	Title	Proposed FY2021/22
384	SP ASSESS STRENG PD LAND	47,114
386	USED OIL RECYCLING GRANT	30,000
387	WOODLAND WEST L&L	30,727
389	SPRINGLAKE L&L	2,445,810
391	SPORTS PARK O&M CFD	491,114
392	GATEWAY L&L	202,900
501	CAPITAL PROJECTS	2,094,510
506	MEASURE E	1,563,617
507	MEASURE F	5,845,761
510	GENERAL CITY DEVELOPMENT	1,701
522	RECOGNIZED OBLIGATION RETIREMENT FUND	923,315
540	PARK & RECREATION DVLP	1,414,622
541	PARK IN-LIEU FEES	32
550	POLICE DEVELOPMENT FUND	66,735
560	FIRE DEVELOPMENT	133,256
570	LIBRARY DEVELOPMENT FUND	86,672
580	SURFACE WATER DEVELOPMENT	230
581	STORM DRAIN DEVELOPMENT	24
582	ROAD DEVELOPMENT	2,149,649
584	WATER DEVELOPMENT FUND	27
585	SEWER DEVELOPMENT FUND	1,919,127
590	SOUTHEAST AREA CONSTRUCTION	5
593	GIBSON RANCH INFRA-STRUC	77
594	SPRING LAKE CAPITAL	17,294,070
601	SPRINGLAKE ADMINISTRATION	124,958
682	SLIF STREET IMPROVEMENT	1,845,000
830	SOUTHEAST AREA DEBT SERV	1,255,686
870	CFD#2 SPRINGLAKE DEBT SRV	6,152,585
883	2014 REFUNDING LEASE REV BONDS	1,550,344
917	LIBRARY TRUST FUND	38,500
		\$205,972,598

CITY ORGANIZATION

Employee Summary - Citywide

Classification	FY2020/21	Proposed Changes	Proposed FY2021/22
Administrative Services Director	1		1
Accountant I/II	1		1
Accounting Tech	1		1
Administrative Clerk II	2		2
Administrative Clerk III	2		2
Administrative Supervisor	2		2
Application Analyst, Sr.	1		1
Assistant Planner	1		1
Associate Engineer	3		3
Associate Planner	1		1
Chief Building Official	1		1
Chief Plant Operator	0		0
Chief Collection System Operator	1		1
Chief Water Systems Operator	1		1
City Clerk	1		1
City Manager	1		1
Code Compliance Officer I/II	1		1
Community Development Clerk II	2		2
Community Development Director	1		1
Community Development Technician I	2		2
Community Risk Reduction Specialist II	2		2
Communications Manager	1		1
Community Services Director	1		1
Community Services Officer	4		4
Community Services Program Manager	2		2
Conservation Coordinator	1		1
Crime & Intelligence Analyst	1		1
Crime Prevention Specialist	1		1
Deputy CDD Director	1		0
Electrical Supervisor	1		1
Electrician's Assistant	2		2
Engineering Assistant	2		2
Engineering Technician I	1		1
Engineering Technician III	3		3
Environmental Compliance Inspector II	1		1
Environmental Compliance Specialist	1		1
Environmental Resource Analyst	1		1
Env Sustainability Manager	1		1
Equipment Services Clerk	1		1
Executive Assistant	1		1
Facilities Maintenance Worker II	1		1
Facilities Maintenance Worker III	3		3
Finance Clerk I	1		1
Finance Clerk II	1		1
Finance Officer	1		1

CITY ORGANIZATION

Employee Summary - Citywide

Classification	FY2020/21	Proposed Changes	Proposed FY2021/22
Finance Specialist	3		3
Finance Supervisor	1	-1	0
Fire Battalion Chief	3		3
Fire Captain	12		12
Fire Chief	1		1
Fire Engineer	12		12
Fire Marshal	1		1
Firefighter	18		18
Fleet & Facilities Manager	1		1
GIS Analyst	1		1
GIS Technician I/II	1		1
Heavy Equipment Mechanic	1		1
Human Resources Clerk	1		1
Human Resources Manager	1		1
Ind Electrical Tech	2		2
Information Systems Technician I	1		1
Information Technology Analyst	2		2
Information Technology Manager	1		1
Infrastructure Administrator	1		1
Junior Engineer	1		1
Laboratory Supervisor	1		1
Laboratory Technician II	2		2
Librarian I	1		1
Librarian II	2	1	3
Librarian III	1		1
Library Services Director	1		1
Library Technician Assistant II	1		1
Library Technician Assistant III	2		2
Light Equipment Mechanic	2		2
Literacy Coordinator	1	-1	0
Maintenance Worker II	5		5
Maintenance Worker III	2		2
Management Analyst I/II	2	1	3
Marketing & Business Relations Specialist	1		1
Meter Services Technician	2		2
Park Maintenance Worker I	2		2
Park Maintenance Worker II	2		2
Park Superintendent	1		1
Park Supervisor	2		2
Police Captain	1		1
Police Chief	1		1
Police Lieutenant	3		3
Police Officer	53	3	56
Police Records Specialist	3	3	6
Police Records Supervisor	1		1

CITY ORGANIZATION

Employee Summary - Citywide

Classification	FY2020/21	Proposed Changes	Proposed FY2021/22
Police Sergeant	10		10
Pool Facilities Technician	1		1
Principal Civil Engineer	1		1
Principal Planner	2		2
Principal Utilities Civil Engineer	1		1
Public Works Director	1		1
Recreation Coordinator	3		3
Recreation Supervisor	4		4
Secretary to the City Manager	1		1
Senior Accountant	1		1
Senior Building Inspector	1		1
Senior Building Plans Examiner	1		1
Senior Associate Civil Engineer	2		2
Senior Civil Engineer	1		1
Senior HR Analyst	1		1
Senior Engineering Assistant	2		2
Senior Equipment Mechanic	1		1
Senior Maintenance Worker	1		1
Senior Management Analyst	3		3
Senior Planner	1		1
Senior Traffic Sig/Street Light Tech	1		1
Senior Water/Waste Instr Tech	1		1
Signs and Marking Tech II	1		1
Social Services Manager	1		1
Senior Construction Project Manager	1		1
Senior Police Records Specialist	3		3
Senior Tree Trimmer	1		1
Senior Utilities Maint Wrk Sewer	1		1
Senior Water System Operator	1		1
Senior Water Pollution Control Operator	1		1
Senior Signs & Markings Technician	1		1
Systems Analyst, Senior	1		1
Treatment Plant Mechanic	1		1
Treatment Plant Superintendent	1		1
Tree Trimmer I	1		1
Underground Utility Service Locator	1		1
Utilities Administrator	1		1
Utilities Maintenance Worker I	14		14
Utilities Maintenance Worker II	7	-1	6
Utilities Maintenance Worker III	4	1	5
Utilities Maintenance Worker IV	1		1
Water Pollution Control Operator I	1		1
Water Pollution Control Operator III	1		1
Water Pollution Control Operator IV	1		1
Water Systems Operator I/II	2		2

CITY ORGANIZATION

Employee Summary - Citywide

Classification	FY2020/21	Proposed Changes	Proposed FY2021/22
Water/Waste Inst Tech	1		1
Total Full-Time Equivalents Positions	312	6	317*

*The FTE Count for FY2021/22 drops to 317 due a contract position that expires in August 2021.
The count would have otherwise reflected 318 positions