

CITY OF Yuba City

# 2015-2016 CAPER

COMMUNITY BLOCK DEVELOPMENT GRANT



Development Services Department

## **Executive Summary**

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

The Consolidated Annual Performance and Evaluation Report (CAPER) is a report mandated for all communities that receive CDBG entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The 2015 Program Year (2015 PY) CAPER covers the period from July 1, 2015 through June 30, 2016 and reports the City's success in using CDBG funds to meet the housing and community development goals contained in the 2015 Consolidated Plan (Con Plan), a five-year comprehensive planning document that covers the period of July 1, 2015 through June 30, 2020. The Con Plan also identifies the City's overall need for affordable and supportive housing as well as non-housing community development needs. It is comprised of several components, including a five-year Strategic Plan that outlines the strategy for use of available resources to meet identified needs, and an Annual Action Plan (AAP) that describes the activities the City plans to undertake to meet the goals set forth in the Strategic Plan. The CAPER evaluates the City's overall progress in carrying out priorities of assistance identified in the Con Plan and Annual Action Plan.

### **CR-05 - Goals and Outcomes**

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

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

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

Overall the City remains on target for meeting the goals of the CDBG program and utilizing the resources available through annual CDBG entitlement grants as well as program income. The following sections provide a more detailed analysis of the City's performance for the 2015 Program Year.

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

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

The 2015 Action Plan identified the general priority categories of housing, homelessness, special needs and community development needs and the related goals for the activities to be undertaken for this Program Year. These goals target a variety of areas including: funding for homeless assistance, affordable housing through rehabilitation and first-time homebuyer programs, public services that assist youth, seniors, and other needs of low-income persons in Yuba City, as well as improvements to infrastructure, streets, and public facilities that primarily service low-income neighborhoods.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Construction of New Affordable Housing	Affordable Housing	CDBG: \$0	Rental units constructed	Household Housing Unit	0	0	N/A	0	0	N/A
Economic Development/Business Assistance	Economic Development	CDBG: \$0	Businesses assisted	Businesses Assisted	3	0	0.00%	0	0	0.00%
Homeless Assistance	Homeless	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%

Homeless Assistance	Homeless	CDBG: \$95,718.64	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,500	3,431	1.37%	1,700	3,431	2.02%
Homeless Assistance	Homeless	CDBG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0	N/A	0	0	N/A
Homeless Assistance	Homeless	CDBG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	N/A	0	0	N/A
Housing Rehabilitation	Affordable Housing	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	100	0	0.00%	0	0	0.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$14,947.39	Homeowner Housing Rehabilitated	Household Housing Unit	300	69	23.00%	158	69	44.00%
Implement Neighborhood Revitalization Strategy	Affordable Housing Non-Housing Community Development Neighborhood Revitalization Strategy	CDBG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	N/A	0	0	N/A

Implement Neighborhood Revitalization Strategy	Affordable Housing Non-Housing Community Development Neighborhood Revitalization Strategy	CDBG: \$75,330.08	Other	Other	40	0	0.00%	0	0	0.00%
Infrastructure Improvements/ADA Modifications	Non-Housing Community Development	CDBG: \$249,086	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,800	0	0.00%	0	0	0.00%
Non-Homeless Supportive Services	Non-Homeless Special Needs	CDBG: \$1,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	1,418	2.84%	849	1,418	1.67%
Non-Homeless Supportive Services	Non-Homeless Special Needs	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	N/A	0	0	0.00%
Non-Homeless Supportive Services	Non-Homeless Special Needs	CDBG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0	N/A	0	0	N/A

Public Facilities Construction/Rehabilitation	Non-Housing Community Development	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,400	450	32.14%	425	450	1.06%
Public Housing Needs	Public Housing	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	0	0	N/A	0	0	N/A

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

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

During this Program Year (PY) the City continued to address the high priority needs identified in the Con Plan, including preservation of existing units; homeless housing and supportive services; housing and supportive services for special needs; and, public improvements and infrastructure, including ADA improvements. Recognizing that there are limited resources available to the City, the City actively supported efforts by other entities to acquire funding for priority needs identified in the Con Plan that benefit low- and moderate-income residents. Specifically, the City supported the efforts of the Regional Housing Authority of Sutter and Nevada Counties to enhance its Housing Choice Voucher (HCV) Section 8 Rental Assistance Program and Public Housing activities. The City was a recipient of NSP 1 and NSP 3 funds from HCD, which has been a significant resource in increasing the stock of low-income housing in the community. In addition, the City supported efforts of the Yuba Sutter Homeless Consortium to expand housing opportunities or supportive services for the homeless.

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

- **Homeless Assistance:** A total of \$95,718.64 was expended to provide public services; a total of 3,431 low-income households were assisted through the combined efforts of the Sutter Yuba Homeless Consortium, A Hand Up Ministry, Bridges to Housing, Central Valley Homeless Veterans, Hands of Hope and Salvation Army’s FSS Program.

The City set aside \$10,000 for the Salvation Army Counseling Center Rehabilitation project. Due to the unexpected discovery of asbestos at the facility, the work was delayed; the City approved the agency’s request for a six-month extension to complete the project. This project is anticipated to be completed at the end of 2016.

- **Housing Rehabilitation:** A total of \$14,947.39 was expended and a total of 69 low-income disabled and senior households were assisted through the FREED Home Repair and Handyman Programs which provided minor health and safety repairs as well as accessibility modifications to their homes.
- **Infrastructure Improvements/ADA Modifications:** The City set aside \$249,086 for the ADA Sidewalk and Center Street Improvements projects; however, due to a delay in the bidding process for these projects and only receiving one (1) bid; these projects were not completed. Staff anticipates putting these jobs out to bid in conjunction with the 2016 Program Year projects during the next reporting period.
- **Non-Homeless Supportive Services:** A total of \$1,000 was expended and a total of 1,418 low-income and special needs households were assisted through St. Vincent de Paul's Food Locker.
- **Public Facilities Construction/Rehabilitation:** The City set aside \$75,000 for Butchie's Pool and City Hall Public Counter ADA Improvements projects; Butchie's Pool was completed and assisted 450 low-income households.

Due to a delay in the bidding process for the City Hall ADA project, this project was not completed. Staff anticipates putting this job out to bid in conjunction with the 2016 Program Year projects during the next reporting period.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	2,784
Black or African American	149
Asian	46
American Indian or American Native	31
Native Hawaiian or Other Pacific Islander	3
<b>Total</b>	<b>3,013</b>
Hispanic	938
Not Hispanic	2,075

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

### Narrative

A total of 3,013 families were assisted with CDBG funding this Program Year; 2,784 of those assisted identified as White. Of the 2,784, approximately 34% (938) identified themselves as Hispanic. Other ethnicities assisted include: 149 Black or African American families, 46 Asian families, 31 American Indian or American Native families and three (3) Native Hawaiian or Other Pacific Islander families.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	HUD	\$782,893.57	\$449,206.90

Table 3 – Resources Made Available

### Narrative

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

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Neighborhood Revitalization Strategy Area	17	12	More funding was provided to higher priority ADA projects

Table 4 – Identify the geographic distribution and location of investments

### Narrative

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

## Leveraging

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

Community Development Block Grant funds are not sufficient to fully fund activities; as a result, activities undertaken are leveraged with a variety of Federal, State funds, charitable organizations and private donations. Sub-recipients identify additional funding sources in their budgets included in the applications for CDBG funding. The CDBG funds do not require matching funds. With the State's elimination of Redevelopment and loss of the 20% Housing Set Aside funds, the City struggles to meet any matching requirements when applying for other Federal or State funding sources.

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

The City pursued and supported applications by other entities who applied for Federal and State funding during the 2015 Program Year to address priority needs. Funding sources available to the City or its partners are typically through a competitive application process and applications may or may not be successful.

## CR-20 - Affordable Housing 91.520(b)

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

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

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

	<b>One-Year Goal</b>	<b>Actual</b>
Number of homeless households to be provided affordable housing units	<b>0</b>	<b>0</b>
Number of non-homeless households to be provided affordable housing units	<b>0</b>	<b>0</b>
Number of special-needs households to be provided affordable housing units	<b>0</b>	<b>0</b>
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 5- Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through rental assistance	<b>0</b>	<b>766</b>
Number of households supported through the production of new units	<b>0</b>	<b>0</b>
Number of households supported through the rehab of existing units	<b>161</b>	<b>71</b>
Number of households supported through the acquisition of existing units	<b>4</b>	<b>3</b>
<b>Total</b>	<b>165</b>	<b>840</b>

**Table 6 - Number of Households Supported**

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

Although the City does not operate a rental assistance program, the Regional Housing Authority of Sutter and Nevada Counties administers the Housing Choice Voucher (HCV) Section 8 Rental Assistance Program. A total of 766 households were assisted during this Program Year.

**Discuss how these outcomes will impact future annual action plans.**

Based on the actual number of households assisted through the rehabilitation of existing units and funding amounts, it is anticipated that the goal for future Annual Action Plans will be reduced.

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

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	4,630	0
Low-income	222	0
Moderate-income	66	0
<b>Total</b>	<b>4,918</b>	<b>0</b>

**Table 7 – Number of Persons Served**

**Narrative Information**

The table above does not include CalHOME (State) funds that were used to assist three (3) households through the First-Time Homebuyer Program, and two (2) households assisted through the Housing Rehabilitation Program.

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

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

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

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

The City does not have services for the homeless but relies on the Sutter Yuba Homeless Consortium and the Continuum of Care process to provide services to the homeless. The Sutter Yuba Homeless Consortium is a regional, non-profit organization that brings together over 50 public and private agencies and organizations to address the full scope of housing and supportive services needed by the varying homeless population.

Annually the Homeless Consortium, along with volunteers, conduct a Point-in-Time (PIT) count of the homeless. The PIT is only a snap shot of the homeless population at any given time. The information is limited since it cannot count every person that is homeless or count people that are at risk of homelessness. It does however provide an estimate of the homeless population, helps to assess the needs of the various subpopulations, and helps to assess the progress in ending homelessness.

All agencies that received CDBG funding during this Program Year (PY) utilize intake forms to collect data and assess the needs of homeless individuals and families. For example, the Salvation Army's inquiry process and intake procedure includes collection of data that enables them to construct a case plan for each individual who seeks services from their agency unique to each of their needs. They assess for chronic homelessness, physical, mental, or behavioral issues as well as any financial difficulties these individuals may have. Once their individual needs are assessed, they construct a case plan specific to their needs and assist them in achieving their individual goals and milestones. Their assistance can include classes that address specific barriers that each client may have that affect them maintaining housing stability. These classes may include; Seeking Safety, Anger Management, Relapse Prevention, Life Skills, Budgeting, Co-dependency, Kitchen class, Health Classes, Grief Counseling, One-on-Ones with case managers and Parenting classes.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City does not operate any emergency or transitional shelters for the homeless within the

community. The City works within the framework of and relies on the Sutter-Yuba Homeless Consortium and member agencies to address the emergency shelter and transitional housing needs of homeless individuals and families.

The City took the following actions during this PY to address the needs of homeless persons: 1) The City's zoning code allows for emergency shelter and transitional shelter sites in accordance with State Law; 2) the City continued to support applications for emergency shelter and/or transitional housing funding by the Homeless Consortium and member agencies, consistent with City policy; and, 3) the City provided CDBG funding for the Salvation Army's Family Self Sufficiency Program.

The Salvation Army currently has the ability to house 64 individuals at The Salvation Army Depot Family Crisis Center at one time. They had 176 individuals enter their shelter this reporting year; 112 of those went on to be participants in their Family Self Sufficiency (FSS) Program. Every individual who entered into their FSS Program obtained permanent housing. As these individuals progress through their case plans and move to transitional and/or permanent housing, their FSS Case Worker continues to follow them, conducting home visits to assure that they are keeping set goals and deadlines to maintain their housing. Their Case Worker also assists them when they are in need of financial assistance through specific funding, when it's available.

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

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

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

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

The City's efforts during this PY to help low-income individuals and families avoid becoming homeless

included continuing its Housing Rehabilitation Program that maintains the City's existing affordable housing stock; and, continuing to work in cooperation with the Regional Housing Authority who provides a variety of housing options to low and very low income households, including the homes acquired through the Neighborhood Stabilization Program. The City also provided assistance in the form of CDBG grants to the Salvation Army, Bridges to Housing, and Central Valley Homeless Veterans Assistance who provide assistance with security deposits, one-time rental assistance, utility assistance, on-going supportive services and/or case management services to individuals and families that are formerly homeless or at risk of becoming homeless.

Currently the Salvation Army does not have any funding to assist individuals to avoid becoming homeless; they are still helping those who come through their facility learn to focus on the important essentials in life through case management services which helps lower the recidivism to homelessness. The Salvation Army has been selected by the Continuum of Care to be the recipient of an ESG (Emergency Solutions Grant) grant for Rapid Re-housing. They also have a contract with the Yuba CalWORKS program that is running a housing support program. They recently signed a letter of intention to work with Sutter County (including Yuba City) in a similar Housing Program.

Bridges to Housing provides financial assistance to low income individuals and families in the form of security deposits to prevent them from becoming homeless. The deposit assistance provided by Bridges to Housing is sometimes the financial assistance needed to help those at risk of being homeless moving forward in a positive direction. Providing security deposit assistance to homeless individuals or families give them a fresh start placing them in a stable and safe environment and moving them from the uncertainty of being homeless. Bridges to Housing also provides everyone with a list of additional resources and referrals to such organizations as Hands of Hope while they are going through this transition period giving them the additional hope and resources they need avoid becoming homeless again. Of the \$6,250 of the CDBG funds received from the City this Program Year, \$6,000 was directly applied for direct client security deposits, or 96% of the grant funds. The level of family income for those served include 11 families that had family income below 50% of the Area Median Income (AMI), one (1) family had income below 75% of the AMI, three (3) families had income below 100% of the AMI and one (1) family had income below 150% AMI. Of the sixteen families assisted, five (5) were homeless or without permanent addresses, 11 were precariously housed.

The Central Valley Homeless Veterans Assistance Program provides assistance to veterans with one-time rent assistance and utility assistance. They also provide additional supportive services and participate and support the Yuba Sutter Veterans Stand Down event held annually during which veterans and their families receive a variety of services. A total of seven (7) homeless veterans were assisted, of which three (3) were extremely low-income, two (2) were low-income and two (2) were moderate-income during this Program Year.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals**

**and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

During this PY the City provided CDBG funding to the Salvation Army's Family Self Sufficiency (FSS) Program. The Salvation Army is currently growing their landlord connections through their Housing Support Case Managers and with their FSS Worker. The tools and skills individuals learn in their facility enable them to be better tenants due to the fact that they have begun to address, or have completely addressed, the issues that caused them to become homeless. All clients, upon arrival into the FSS program, are encouraged to sign up for low-income and affordable housing so that they are on the waiting list for these properties as soon as possible. Once the clients complete the program and find housing, their FSS Worker becomes invaluable. The FSS Worker's main priority is to assist these clients with staying housed, living successful, positive lives.

The CDBG funds provided to Bridges to Housing helped 16 families, 20 adults and 26 children with acquiring permanent housing.

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

### **Actions taken to address the needs of public housing**

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

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

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

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

The RHA operates the City's First Time Homebuyer Program that provides homeownership opportunities for low-income households. In addition, the RHA encourages its residents to participate in the Individual Empowerment and Development Account (IDEA) down payment match program offered by the Federal Home Loan Bank of San Francisco. The IDEA program specifically targets households transitioning from the Section 8 rental assistance program to homeownership by providing matching funds for the down payment on a house.

### **Actions taken to provide assistance to troubled PHAs**

The RHA of Sutter and Nevada Counties is not identified as a troubled Housing Authority; therefore, this section does not apply.

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

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

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

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

The greatest obstacle to meeting underserved needs in the City is a lack of funding available. The recent economic decline has resulted in cutbacks or elimination of funding sources available for affordable housing. The State's elimination of Redevelopment Agencies in 2012 and thereby the 20% Housing Set Aside, significantly impacted the City's ability to provide assistance to affordable housing projects.

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

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

The City continues to implement HUD's lead-based paint regulations. Efforts by the City in this regard include the disclosure of possible lead hazards and implementation of lead risk assessment, clearance testing procedures and supervision of lead-related work performed in conjunction with any of its housing programs. Any mitigation or removal of lead-based paint hazard is in accordance with HUD guidelines.

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

Poverty has many causes. Among the causes are disabilities (physical and developmental disabilities,

chronic diseases, mental illness, etc.), a lack of adequate education or vocational training, a lack of sufficient spousal support and substance abuse problems. According to the 2010-2014 American Community Survey 5-Year Estimates 18% of Yuba City's population resides in poverty.

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

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

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

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

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

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

The City's Development Services Department is responsible for administration of the City's Housing Programs, including the CDBG Program. The Development Services Department also oversees the City's Community Development and Economic Development activities. The City applies for CDBG funds annually and both internal City departments and external sub-recipient agencies implement the programs and projects identified in the Annual Action Plan. The Development Services Department has continued to collaborate with other City Departments, the City Council, City Commissions, as well as local agencies and organizations and residents to develop programs and activities that serve low and moderate-income individuals and families within the jurisdiction.

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

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

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

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

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

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

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

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

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

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

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

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

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

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

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

The City's Citizen Participation Plan (CPP) details the public noticing requirements for CDBG activities, sets threshold requirements for annual plan amendments, and also provides a detailed description of

the CDBG program year cycle. In addition to carrying out the actions set forth in the City's Citizen Participation Plan, the following actions were taken during the 2015 PY:

1. Public Notice Requirements

The Public Notice of Availability for Public Review and Comment for the 2015 CAPER was published on August 21, 2016; the City also posted the Public Notice and Draft 2015 CAPER on its website. The notice provided 15 days for citizens to comment on the report as required by 24 CFR 91.105(d). This report and all CDBG public information files are available for public review at City Hall.

2. Reporting and Recordkeeping

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

3. Citizen Comments

Copies of this document were made available to the public during the 15-day comment period. A public hearing for public review and comment for the 2015 CAPER was held on September 6, 2016 before the City Council. There were no public comments received during the public comment period.

**CR-45 - CDBG 91.520(c)**

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

The City does not have any changes to make to its objectives identified in both the 2015 Consolidated Plan and Action Plan.

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

No

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

## CR-60 - ESG 91.520(g) (ESG Recipients only)

The City of Yuba City does not receive ESG funds.

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	YUBA CITY
Organizational DUNS Number	082108192
EIN/TIN Number	946000460
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix  
First Name  
Middle Name  
Last Name  
Suffix  
Title

##### ESG Contact Address

Street Address 1  
Street Address 2  
City  
State  
ZIP Code  
Phone Number  
Extension  
Fax Number  
Email Address

##### ESG Secondary Contact

Prefix  
First Name  
Last Name  
Suffix  
Title  
Phone Number  
Extension  
Email Address

#### 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 07/01/2015  
**Program Year End Date** 06/30/2016

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 8 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 9 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 10 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 11 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 12 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 13 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 14 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 15 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

**Table 16 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 17 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 18 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 19 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

**Table 20 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2013	2014	2015

**Table 21 - Total ESG Funds Expended**

**11f. Match Source**

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 22 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

**Table 23 - Total Amount of Funds Expended on ESG Activities**