Staff Report

September 7, 2006

TO: City Council

VIA: Donna Silva, Parks & Community Services Director
     Jerilyn Cochran, Deputy Director, Parks & Community Services

FROM: Elvia García-Ayala Social Services Superintendent
      Kathleen Cames, Administrative Analyst II (Grants)

RE: Annual Performance and Evaluation Report (CAPER) for the 2005-2006 Fiscal Year

Recommendation:
• Hold a public hearing to provide the public with opportunity to comment on the 2005 Annual Performance and Evaluation Report (see Attachment A).
• Approve submission of the 2005 CAPER to the U.S. Department of Housing and Urban Development (HUD).

Fiscal Impact:
The report discusses expenditures from the previous budget year. No fiscal impact results from this report.

Council Goals:
Council Goal #1: Fiscal Stability: The Community Development Block Grant and Housing Investment Partnership programs assist in fiscal stability by providing high quality city services that meet the needs of residents without the use of General Fund revenue.

Background and Analysis:
The city annually participates in the Community Development Block Grant (CDBG) and Housing Investment Partnership (HOME) programs. As a condition of participation, the city is required to prepare an annual report called the Annual Performance and Evaluation (CAPER) Report. Largely, this specifies the progress made using the CDBG and HOME funds and details compliance with various federal requirements.

The city successfully completed the requirements and the projects chosen by Council in areas of housing, public service, removal of architectural barriers, improvement of public facilities and administration. City CDBG and HOME-funded projects served over 5,300 residents.
The attached report will be supplemented by additional details about the racial, household status and disabilities of the residents served by local programs using federal funds. In order to preserve resources, the General Plan Housing Element referenced in this report is not attached for review by Council. A public hearing is also required as a part of the annual review and has been adequately noticed in local media.

Attachments:

Consolidated Annual Performance
And Evaluation Report (CAPER)

City of Davis
2005-2006

Prepared for:
U. S. Department of Housing and Urban Development
Authorization to submit the report:

This is to certify that the attached report has been reviewed as required by federal statute and local policy and approved for submission by the City Council of the City of Davis on September 19, 2006.

Program Year: July 1, 2005-June 30, 2006
Program allocations covered in this report: CDBG and HOME

Bill Emlen. City Manager

Date
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT – 2005
CITY OF DAVIS

EXECUTIVE SUMMARY

The City of Davis participates in two federally-funded programs designed to assist low-income residents in Davis. The purpose of this report is to inform citizens, government officials and community groups about which activities were funded during Program Year 2005 (from July 1, 2005 and June 30, 2006) and to evaluate how the funded activities assisted low-income residents.

The Community Development Block Grant Program (CDBG) and the Home Investment Partnership Program (HOME) are two federally-funded grant programs administered through the U.S. Department of Housing and Urban Development (HUD). These programs are designed to develop and improve communities through funding for Housing, Special Economic Development, Removal of Architectural Barriers, Public Facilities, and Public Services. The City of Davis has awarded over $22,000,000 in CDBG and $4,600,000 in HOME funds since 1984.

In program year 2005, the City Council approved funding expenditures for diverse and urgently needed activities. The City Council awarded $934,187 in CDBG funding and $186,836 in HOME funding. In all, 17 groups initiated and completed 24 projects, which served low-income residents. Generally, a low-income resident is defined as an individual or family that earns less than 80 percent of median income. The 2005 median income for Davis was $60,800 for a family of four and a low-income family under this federal definition is one that makes less than $48,150 per year. It should be noted that most families served by public service programs make less than 50 percent of median income, or $31,100 per year.

Over 99% of the program participants in CDBG and HOME-funded projects were low-income residents. Of those program participants, over 80% were very-low income residents (residents with income less than 50 percent of median income.).

All of the projects met one of the City-defined Critical Needs, developed by the Social Services Commission and approved by the Davis City Council. In addition, each project was eligible for funding under federal regulations governing the use of funds. Most of the projects had area-wide impact. This means that the services were available to all low-income residents in Davis. Davis’ affordable housing projects are located in all areas of the city. One new affordable housing project was completed in 2002 and another will be completed in 2003 in south and east Davis. Additional affordable housing projects are currently under development in downtown, north, and east Davis.

The rules governing the use of CDBG and HOME funds are available for review from the Social Services Division staff. Staff is also available to assist residents, officials and community representatives in understanding how the programs work, how projects can be considered for funding, and how low-income residents can be better served.
PUBLIC PARTICIPATION

The City of Davis is eager to foster excellence in CDBG and HOME programs by encouraging residents to participate in the management, planning, and evaluation of CDBG and HOME projects. To that end, the city works with volunteer commissions and boards, community groups, local residents and other government jurisdictions to develop long-range plans, select projects for funding, encourage widespread participation in programs and to evaluate activities. The following is a summary of the Citizen Participation activities in program year 2005:

Planning: In 2005, the City of Davis developed a five-year plan for use of federal funds and other resources to serve low-income residents. This document is called the Consolidated Plan. Each year, the city attempts to make progress in meeting the goals of the Consolidated Plan and refers to this plan to make funding priorities each year.

The public participated in the preparation of this plan in many ways: 1) a survey of low-income residents was completed asking which services and programs should receive priority; 2) over 30 social service agencies were interviewed about housing and social services needs; 3) the city General Plan Update process was used to solicit the input of over 2,000 Davis residents about emerging needs; 4) the eight-member Social Services Commission reviewed, revised and approved the Consolidated Plan; and 5) over 1,200 residents participated in workshops, surveys and meetings which guided the development of housing, economic development, social services and educational goals.

Selection of Projects for Funding: The Council issued a Request for Proposals in January, 2005. The applications were due on February 17, 2005. Eighteen organizations submitted 26 proposals. Staff distributed the grant proposals to Council and Commissioners on March 4, 2005 and a public hearing was held to hear applicant presentations on March 16, 2005.

Applicants were asked written questions and prepared responses for staff, commission and council review. Staff reviewed each of the proposals, the responses to questions and made recommendations for funding of each project. At least two staff reviewed each proposal.

Since 1993, the City Council has asked the Social Services Commission to recommend projects for funding. The Social Services Commission met on April 4, 2005 to make these recommendations. On April 26, 2005, the City Council made funding decisions at which time a public hearing was held. The Council approved the Action Plan for the 2005-2006 program year at this meeting.

Program Participation: Local residents and community organizations were encouraged to participate in CDBG and HOME-funded projects throughout the program year. The CDBG and HOME-funded projects had the participation of over 900 residents as volunteers in projects. Outreach was done in three languages and using media appropriate to reach diverse groups.

Program Evaluation: Local residents were also involved in the evaluation of the activities and preparation of this report. This participation came in three forms:
• **Review of the Consolidated Annual Performance and Evaluation Report (CAPER).** The CAPER was discussed at the regular meeting of the seven-member Social Services Commission for review, evaluation and comment. The local media were informed of the meeting, and the commission agenda was posted at three locations: City Hall, the public library, and the Hunt-Boyer Home. The commissioners will use the report as the basis for discussions about Critical Needs for the 2007-2008 program year.

• **Public Hearing Notice and Notice of the Availability of the Report were posted in the local newspaper and in public locations.** The Public Hearing notice was published in the local paper, posted at city hall and in downtown Davis, and noted that the Annual Performance Report was available for review in the Grants Management Office, located at the Hunt-Boyer Home, 604 Second Street beginning on September 13, 2006. The CAPER will be submitted to HUD on September 29, 2006, over 15 days after the report was available for review. The intent of the city staff was to meet the statutory requirement for 15-day review of the CAPER by the public and to encourage public review of the report. A copy of the public hearing notice is attached.

• **Public Hearing will be held at the Davis City Council Meeting on September 19, 2006.** The purpose of this meeting will be to encourage comment and input from the public about the management of the program and the accomplishments of the CDBG and HOME-funded activities. The hearing will be held in the early evening to encourage attendance by people with regular work hours, will be fully accessible to people with disabilities and will be adequately publicized. The following were the comments received during the public hearing and the city’s response to the comments:

The following is reserved for comments from the Commission and Council meetings
Section I:

SUMMARY OF RESOURCES AND PROGRAMMATIC ACCOMPLISHMENTS

The City of Davis provides affordable housing, public facilities, removal of architectural barriers and critically-needed social services through a variety of programs and through many community based housing and human service organizations.

Accomplishments:  Program accomplishments during the 2005 program year include construction of one new affordable housing project, expansion of public service activities to serve 5,365 low-income residents, and completion of three public facilities projects.  Representatives of grantee organizations prepared written reports throughout the program year, listing both the accomplishments and the problems encountered in completing the activities.  These reports are on file at the City of Davis offices and can be reviewed by appointment during normal business hours.

Accomplishments related to the Consolidated Plan and to the 2005-2006 Action Plan: The City utilized resources, programs, and policies to accomplish a number of the goals defined in the consolidated plan.  Those programs primarily using CDBG, CalHOME and HOME funds are identified below.

COMMUNITY SERVICES AND AFFORDABLE HOUSING

Through its 2003-2008 Housing Element, the City implemented a number of housing programs.  These programs addressed funding for first-time homebuyers, construction of affordable units, and maximizing supportive services in housing projects.

The following housing programs were funded using CDBG, HOME and local monies and are designed to enhance the effectiveness of the City’s housing goals for target income residents.

Affordable Housing Development (non-HUD funding)
Using the City’s Housing Trust Fund (HTF) and its Redevelopment Agency set-aside funds, the City assisted with the development of housing affordable to target income households.  These funds will also be used to support the City’s proposed acquisition and rehabilitation program.

Objective: Assist in the development of affordable housing units
Responsibility: City Community Development Department, Housing and Grants Division
Funding: HTF and Redevelopment Set-Aside
Accomplishments: Completed all of the units at the Moore Village Housing project, initiated construction of the Eleanor Roosevelt Senior Housing Cooperative Project and completed acquisition of the Homestead Project.
Down Payment Assistance Program
The City funded a down payment assistance program by providing low-interest loans to target income households to assist with down payment and closing costs.

**Objective:** Provide homeownership assistance to 50 target income households  
**Responsibility:** City Community Development Department, Housing and Grants Division  
**Funding:** HOME/CalHOME, City Fee Deferral Loans  
**Accomplishments:** Initiated Marketing for the CalHOME program for use of home loans by qualified homebuyers

Permanent Supportive Housing
The city sponsored two a supportive housing facilities in the City or one that will combine housing with services to City residents.

**Objective:** Support the development of a permanent supportive housing facility serving City residents  
**Responsibility:** City Community Development Department, Housing and Grants Division  
**Funding:** CDBG/Other State

The city committed HOME funds to initiate Eleanor Roosevelt Circle, a supportive housing program for 60 seniors with special needs, disabilities and who suffer from homelessness. The city also contributed HOME funding for the acquisition of the Homestead Cooperative Housing Project for use as supportive housing for mentally-disabled residents.

BARRIERS TO AFFORDABLE HOUSING

The City aided in removing and reducing barriers to affordable housing. A variety of actions in 2005-2006 to were aimed at address these issues. Such actions include:
- Use of the City’s Very Low Income Housing Trust Fund  
- Pursuit of resources to develop, maintain and preserve housing for special needs groups

In 2005-2006, the City initiated a major supportive housing program aimed at providing housing to stop chronic homelessness. The Cesar Chavez Plaza affordable housing project will provide at least 17 units of housing for chronically homeless individuals and small families. No CDBG or HOME funds are planned for this project, but the project is built on land made available through the Affordable Housing Ordinance.

HOME / AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI)

In 2005-2006, the city used CalHOME funds to offer down payment assistance to at least 10 households.

SPECIFIC HOMELESS PREVENTION ELEMENTS
The primary goal, established to address the issue of homelessness and homeless prevention, is:

**HA-1** Encourage a range of services to help people move from homelessness to permanent housing, including more emergency shelters, as well as transitional and supportive housing.

**HA-II** Sustain a basic level of human services to people who are homeless, at-risk of homelessness and/or very low-income.

**Homeless Assistance and Prevention**

**Homeless Assistance:**
The majority of funding for homeless services and shelter was provided directly by community groups. The city sponsored the local Supportive Housing Program project and grants matching funds for a variety of homeless service projects. The City provided funding, to service organizations and to County agencies that provided referrals to shelters or hotel vouchers for households in need of immediate shelter and provided referrals to transitional housing programs for households in need of interim shelter.

*Objective:* Provide services to 150 homeless residents.

*Responsibility:* City Community Development Department, Housing and Grants programs, Community Based Organizations

*Funding:* CDBG

*Accomplishments:* Shelters, meal programs, health care and supportive services were offered in both Davis and in Yolo County.

**Homeless Prevention**

In order to help those who are at risk of becoming homeless, the City assisted with the provision of housing counseling and supportive services, included assistance in locating housing, housing counseling, referral to appropriate services, food and clothing.

*Objective:* Provide supportive services to 120 persons/households at risk of becoming homeless in Davis

*Responsibility:* City Community Development Department, Housing and Grants Division

*Funding:* CDBG

*Accomplishments:* Shelters, meal programs, health care and supportive services were offered in both Davis and in Yolo County.

**Homeless and Special Needs Summary**

The city sponsored programs to serve the homeless and special needs populations: service programs, such as homelessness prevention, senior nutrition, domestic violence intervention, and substance abuse counseling. However, needs of these populations were also through housing rehabilitation, emergency repair grants, public facility improvements, and other activities that serve the general target income population, but also provide benefit to the homeless and special needs groups.

Chronic homelessness was extensively discussed above. The City provided at least 120 new units of supported housing using the previously described risk reduction model aimed at lowering chronic homelessness.
Institutional Structure: The Yolo County Continuum of Care is managed by the Homeless Coordination Project, a county wide affiliation of jurisdictions, non-profit and other service providers. The City of Davis has assigned homeless coordination to the Social Services Superintendent.

In order to help those who are at risk of becoming homeless, the City assisted with the provision of housing counseling and supportive services, which included assistance in locating housing, housing counseling, referral to appropriate services, food and clothing.  
Objective: Provide supportive services to 120 persons/households at risk of becoming homeless in Davis.

Responsibility: City Parks and Community Services Department
Funding: CDBG

Accomplishments: In 2005-2006, the City sustained projects which provided transitional housing, food, food, shelter and homeless prevention activities like respite care for frail elderly residents and job coaching for mentally disabled residents. CDBG funds were used to support these projects.

The City also initiated a major supportive housing program aimed at providing housing to stop chronic homelessness. The Cesar Chavez Plaza affordable housing project will provide at least 23 units of housing for chronically homeless individuals and small families. No CDBG or HOME funds will be used for this project, but the project is built on land made available through the Affordable Housing Ordinance.

EMERGENCY SHELTER GRANTS

The City did not participate in the ESG program, but supports the Homeless Coalition in Yolo County which assists the county in applying for ESG funding.

COMMUNITY DEVELOPMENT

The City the following Community Development goals to assist target income households and areas, as well as special needs groups:

**CD-1** Work collaboratively with the wide variety of social service agencies in Davis to develop programs that fulfill unmet needs in the community.

**CD-2** Encourage the provision of services to assist target income individuals and families, including those with special needs.

**CD-3** Develop and maintain an array of services aimed at providing health care for the lowest-income families

**CD-4** Support services for the elderly, including the frail elderly, in Davis.
**CD-5** Promote facilities and services that directly benefit residents of target-income neighborhoods.

**CD-6** Support the provision of fair housing services in the community, to ensure equal access to housing for all segments of the population.

In 2005-2006, the City used CDBG funds to support 12 public service projects and to remove architectural barriers at eight public sites. The Manor Pool Renovation project is being designed and may begin construction in 2006-2007.

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**ANTIPOVERTY STRATEGY**

The City’s anti-poverty strategy is based on preserving housing affordability for very-low and low-income households, maintaining the existing housing stock to provide safe and decent places to live, and supporting social services agencies that provide food, clothing and job training services.

In 2005-2006, antipoverty programs included:
- Senior Nutrition Program
- Homeless Services
- Food Programs to sustain families and individuals each month

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**NON-HOMELESS SPECIAL NEEDS**

The individual special needs projects are described in the individual project narratives. For 2005-2006, the City of Davis accomplished the following in non-homeless special needs housing:

- Initiate the development of 15 units for mentally disabled adults and the former Homestead Co-operative. Over $1,300,000 in non-federal resources have been made available for this project.

- Initiate supportive housing unit construction at the Eleanor Roosevelt Circle Project. This project will be supported by HOME funds, but was also supported by $1,400,000 in Redevelopment funds from the City in 2005-2006.
Section II:
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT -- NARRATIVE

This section of the Consolidated Annual Performance and Evaluation Report (CAPER) is aimed at relating the specific accomplishments of the CDBG and HOME programs to certain federally-required items that are aimed at assuring local accountability and evaluation.

Fair Housing Goals and Accomplishments: The City of Davis Fair Housing and Employment program is a well utilized, community based approach to addressing housing and employment discrimination. In 2005, there were several important accomplishments:

- The city initiated the update of the Analysis of Impediments to Fair Housing. This analysis describes trends, findings and recommendations related to barriers to equal housing opportunity throughout Davis. Geographic concentrations of various ethnic populations as well as market and institutional barriers were analyzed. The analysis will serve to inform recommendations for addressing the impediments and to aid in development and implementation of an action plan over the upcoming reporting period.

- The fair housing and employment program continued to serve all of the city of Davis during 2005. Nine fair housing cases were filed during the 2005-2006 fiscal year.

- The fair housing program staff conducted one educational seminar on fair housing laws and practices targeted at rental property owners and managers. In addition, one fair housing seminar was conducted for first time renters in collaboration with the University of California at Davis and fair housing staff participated in 3 community outreach events. The seminars were well attended by rental housing providers and home seekers.

- Educational materials have been produced, updated and distributed to rental property managers and home seekers individually upon request and through participation in various community events including Davis Farmers Market and annual Chamber of Commerce and Davis Downtown Business Association outreach events.

In addition to the accomplishments listed above, the Davis fair housing and employment program also has several important ongoing activities:
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<thead>
<tr>
<th>Information and Referral</th>
<th>Technical Assistance</th>
<th>Investigation and Enforcement</th>
<th>Mediation</th>
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<tbody>
<tr>
<td>Written information on various housing-related issues</td>
<td>Workshops to housing providers</td>
<td>Plan and conduct investigation, including interviewing and testing, as needed</td>
<td>Educate about the benefits of mediation</td>
</tr>
<tr>
<td>Telephone and in-person consultation</td>
<td>Consult on policies and procedures</td>
<td>Assist with filling-out complaint forms</td>
<td>Assess case appropriateness</td>
</tr>
<tr>
<td>Educate about fair housing</td>
<td>Training and monitoring on tenant screening and selection practices</td>
<td>Gather and prepare supporting documents and evidence</td>
<td>Obtain agreement from all parties to proceed with mediation</td>
</tr>
<tr>
<td>Educate about options for resolution</td>
<td>Assist non-profits with developing fair employment and housing guidelines</td>
<td>Conduct conciliation activities</td>
<td>Assign and prepare mediation panels</td>
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<tr>
<td>Assessment of client needs</td>
<td>Prepare and refer case to DFEH/HUD</td>
<td>Conduct mediation sessions</td>
<td></td>
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<tr>
<td>Referral to appropriate service</td>
<td>Conduct case follow-up processes</td>
<td>Document outcome and case closure</td>
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**Affordable Housing Actions:** At the core of the City of Davis community development plans is expansion of affordable housing. The need for affordable housing is acute in Davis; the vacancy rate was slightly above one percent in 2005. On the advice of the Social Services Commission, the Davis City Council has emphasized the development of housing for extremely low-income residents.

Specific actions to meet the worst case needs included:

<table>
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<tr>
<th>Action</th>
<th>Result in 2005</th>
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<tbody>
<tr>
<td>Completed construction of the Moore Village Project</td>
<td>18 Units of housing affordable to residents at 35% of median income and below</td>
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<tr>
<td>Continued permanent financing of the Moore Village and Eleanor Roosevelt projects</td>
<td>20 units of housing available to residents at 35% of median income and below.</td>
</tr>
<tr>
<td>Support transitional housing programs.</td>
<td>Over 32 single adults received transitional housing services during 2005.</td>
</tr>
<tr>
<td>Development of Owendale, Twin Pines, Pacifico, Windmere II and Walnut Terrace Affordable Housing Projects</td>
<td>330 affordable units completed since 2000; Residents below 60% of median income</td>
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</table>
The Davis City Council is also focused on the housing needs of disabled residents. In 2005, the following projects were funded:

- Continuation of Pine Tree Gardens Job Coach program encouraging independent living for mentally disabled residents.

- Support for socialization programs for mentally disabled residents.

- Provision of transportation services to adult day health care for residents with Alzheimer’s and dementia.

- Expansion of in-home respite, meal delivery programs, hospice and caregiver respite programs to discourage institutionalization of disabled residents.

Three new Section 215 units were developed in Davis in 2005. In addition, all new units in Davis now have infrastructure throughout to allow for installation of mobility and assistive devices, as needed.

**Homeless and Supportive Housing Activities:** The Consolidated Plan and Action Plan described a *continuum of care* aimed at preventing, reducing and responding to homelessness in Davis. The Consolidated Plan activities included Outreach, Emergency Shelter, Transitional Housing and Services, Affordable Housing, Supportive Services and Homelessness Prevention activities. In 2005, CDBG funds were combined with significant local resources to provide some of the activities listed in the continuum of care:

- **Davis Community Meals (Shelter):** CDBG funds provided operational support for a transitional housing program for local single adults. DCM also took responsibility for management of a local transitional housing site in Davis. Using a Supportive Housing Program grant, DCM developed a transitional housing program at the shelter site. DCM coordinated a rental assistance project to assist individuals in securing rental housing.

- **Short Term Emergency Aid Committee (STEAC):** CDBG funds were used for emergency food, motel vouchers, and an emergency rental assistance program to prevent homelessness.

- **Yolo Food Bank:** CDBG funds provided monthly food distributions to very low-income and homeless families.

- **Yolo County Homeless Coordinator:** CDBG funds were used to coordinate the continuum of care for homelessness and identification of resources to expand and enhance services. In 2005, the Homeless Coordinator assisted in securing another year of support from the Supportive Housing Program (SHP.)
In 2005, CDBG Public Service funds were used to provide supportive services which aid homeless individuals and families and prevent institutionalization. These programs include: Communicare Health Centers, Pine Tree Gardens, Citizens Who Care, Time-Off for Caregivers, Yolo Hospice and Yolo Adult Day Health Care.

**Other Actions Indicated in Strategic and Action Plans:** The city conducted many activities to address other needs cited in the Action Plan for the 2005 CDBG and HOME Programs:

- **Underserved Needs:** As discussed in the Public Participation section of this report, the City of Davis CDBG and HOME programs are rooted in meeting critical needs. These needs are assessed each year by the Social Services Commission and advised by low-income residents. Aside from ongoing needs for affordable housing, removal of architectural barriers, economic development and preventive social services, the specific unmet needs targeted in 2005 were:

<table>
<thead>
<tr>
<th>Need</th>
<th>Action</th>
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<tbody>
<tr>
<td>Affordable housing for very low-income residents</td>
<td>Completed construction of the Moore Village Mutual Housing Project.</td>
</tr>
<tr>
<td>Meet basic human needs of food, shelter and health care</td>
<td>Funded 12 Public Service Projects serving over 5,365 residents. Eight of the projects met basic human needs, serving over 5,150 residents</td>
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</table>

Other efforts to meet the housing needs of other groups include:

- **Facilities and Services to Persons with Special Needs:** Section 6.3 of the draft Housing Element Update describes the housing needs of Davis residents with special needs. In 2005, numerous activities were conducted which assisted people with special housing needs. Senior service needs were managed by the Davis Senior Center, which coordinated senior services with at least three community groups. Construction of the 60 unit Eleanor Roosevelt project was funded in the last HOME program year. Large household housing and services needs were coordinated between the city, Community Housing Opportunities Corporation and Yolo Mutual Housing Association. No programs were conducted serving low-income minority households specifically, although such households were served by programs available to all low-income households. Farm worker housing was managed by the Yolo County Housing Authority and at least five social service groups targeted this population in Davis using CDBG and HOME funds. Davis has two permanent facilities for the severely, mentally disabled and has a 12-unit project for developmentally disabled people operating since 1995. The needs of this population are served by Pine Tree Gardens, Yolo Community Care Continuum and Summer House. The ongoing ADA Self-Evaluation and Transitional Plan continue to identify other service groups.

- **Housing stock:** The housing stock in Davis is relatively new and is generally in good shape. The city's ongoing Resale/Retrofit Program, which requires that housing units be inspected on resale and brought to building code standards, has
worked to keep the housing stock in good condition. Only 19% of the existing housing stock was built before 1970. Continuing the city's existing resale programs will adequately fulfill the need for rehabilitation of any remaining units. The five-year plan of the Housing Element includes a survey of the existing housing stock to assess its condition and need for rehabilitation. The City Building Inspector has stated that the city is unaware of any housing units so badly deteriorated as to require replacement.

- **AIDS Patients**: AIDS is not often thought of as a housing issue. However, HIV-infected persons are at greater risk for homelessness than the general population. For example, according to the local AIDS Foundation one out of twenty HIV-infected persons (five percent) will need temporary shelter for 90 days. AIDS patients require different types of supportive housing depending upon the phase of the disease. Infected asymptomatic individuals can stay at home while the terminally ill require a hospice or similar housing with supportive services. In 2005, the needs of persons with AIDS were met in Davis through at least four public service projects: Citizens Who Care (volunteer home care and respite for caregivers), People Resources (home delivered meals), Yolo Hospice (home care and family counseling) and the Davis Community Meals Shelter (casework and identification of housing.)

- **Elderly and Frail Elderly Needs**: In 2005, the city dedicated land for the development of another housing site for seniors and assisted in the preparation of grant applications. Eleanor Roosevelt Circle, a 60-unit project is being funded with CDBG and HOME funds.

- **Mentally Ill Person**: A high percentage of chronic, mentally ill persons in the City of Davis are low-income and many receive SSI or General Assistance (GA). Many live independently in the community, but for the most part, housing is a continuing concern for this group. CDBG funds were used to support a job program for adults living in two group homes for mentally disabled people in Davis and a socialization program. This population is at high-risk for homelessness.

- **Students**: Students comprise over one-third of Davis' population and a larger proportion of renters. Increases in enrollment at the University will increase the need for student housing in Davis. While students are not treated as a special needs population group, they can be eligible for the units developed using CDBG and HOME funds if the housing composition and income of the household are eligible.

- **Fostering and maintaining affordable housing**: The City of Davis has a comprehensive affordable housing ordinance which requires that 25 percent of all new housing be permanently affordable to residents below 80 percent of median income. The city also fosters affordable housing by dedicating over 25-50 percent of CDBG funds, 90 percent of HOME funds, 100 percent of Redevelopment Affordable Housing Set-Aside and 100 percent of Housing Trust funds to affordable housing. The housing
is maintained by local, non-profit developers who are required to put maintenance funds into the budget of each affordable housing project. Accountability is assured through local monitoring and collaboration.

• **Barriers to affordable housing:** While the City of Davis has an impressive list of affordable housing policies and commitments, there are many inherent and independent constraints to the development of affordable housing. The barriers are discussed at length in the Housing Element Attachment A of the Consolidated Plan, page 88 (which at over 200 pages was not included in the CAPER.) The primary barriers to affordable housing in Davis are limited growth, expanding numbers of university student living groups competing with low-income families and an extremely low vacancy rate driving up rents. The city has attempted to mitigate these barriers through the affordable housing ordinance, substantial subsidies for low-income housing projects and through careful oversight of the number of permanently affordable housing units available through new construction.

• **Gaps in institutional structure:** No major gaps in institutional structure exist in Davis. A staff team coordinates activities with affordable housing developers, works closely with the Yolo County Housing Authority to coordinate services and promotes the stability of local Community Housing Development Organizations (CHDOs.)

• **Public Housing:** The Yolo County Housing Authority operated traditional public housing and administered the Farmers Home Administration, a subsidized farmworker housing program. The Housing Authority also operated public housing in other Yolo County cities: Woodland, Winters, Broderick, Knight's Landing, Yolo and Esparto. These projects were built primarily in the 1960's and the Authority has neither the funds nor plans to build this type of housing in the future. None of the existing public housing owned and operated by the Authority is located in the Davis planning area.

• **Section 8:** The Yolo County Housing Authority administered the federal HUD Section 8 Certificate Program, which provided housing assistance to low- and very-low income households by making direct payments of a portion of the certificate holder's rent. In 2005, YCHA recorded 440 individuals living in Davis units under Section 8 contracts. The Authority also operated the Section 8 voucher program. Unlike certificates, vouchers allowed the assisted family to rent a unit at any reasonable rent, with the household paying the difference between the Fair Market Rent and actual rent. Voucher holders totaled 142 in 2005.

• **Lead-Based Paint:** The City of Davis Building Inspector maintained a retrofit and resale program which monitored lead-based paint. Any lead-based paint identified in rehabilitation projects was removed. There is currently no lead-based paint in housing projects owned by the city, Community Housing Opportunities Corporation, Yolo Mutual Housing Association, Yolo County Housing Authority or other city funded housing projects. The city staff also attended lead-based paint workshops in 2005 and developed a lead-based paint action plan. The staff is currently implementing required and recommended activities in all federally-funded projects.
• **Reducing Poverty:** It is generally recognized that a city government can do little to reduce poverty. However, the city does much to minimize the affects of poverty and to promote independence, including actions taken in 2005:

  - Supports three service sites at which poor families can apply for Temporary Aid for Needy Families (TANF), food stamps, Medi-Cal, etc.
  - The City of Davis maintains the countywide childcare subsidy program to provide TANF and other poor families with childcare needs to ease the transition from welfare to work.
  - The city promoted economic development through expansion of micro-enterprise development.
  - Affordable housing projects have been developed to serve individuals and families making the transition from welfare to independence.
  - A rental subsidy program aids families leaving training programs for full-time jobs.

• **Monitoring:** The City of Davis regularly monitors CDBG and HOME subcontractors to assure compliance with federal regulations, to assist with technical assistance and to assure that projects are effective. In 2005, monitoring activities included:

  - Site visits to all CDBG and HOME-funded housing projects.
  - Review of progress and final narrative reports submitted by grantees.
  - Technical assistance meetings to assist grantees to meet federal requirements.
  - Participation in federal single-audits and collection of federal audits from grantees, as required.
• **Leverage of other public and private funds:** The City of Davis has successfully used federal CDBG and HOME funds to leverage public and private investors into affordable housing projects. Examples in 2005 include:

<table>
<thead>
<tr>
<th>Project</th>
<th>Total</th>
<th>CDBG and HOME</th>
<th>% of Total</th>
<th>Other Local Resources</th>
<th>Other Leveraged Resources</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moore Village</td>
<td>$10,500,000</td>
<td>$1,100,000</td>
<td>10%</td>
<td>$2,200,000</td>
<td>$7,200,000</td>
<td>90%</td>
</tr>
<tr>
<td>Eleanor Roosevelt</td>
<td>$12,800,000</td>
<td>$800,000*</td>
<td>7%</td>
<td>$3,450,000</td>
<td>$8,550,000</td>
<td>93%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$13,300,000</strong></td>
<td><strong>$1,900,000</strong></td>
<td><strong>15%</strong></td>
<td><strong>$5,650,000</strong></td>
<td><strong>$15,750,000</strong></td>
<td><strong>85%</strong></td>
</tr>
</tbody>
</table>

**Summary of Comments received in regard to the program:** During a public hearing related to the CDBG and HOME programs, the following comments were received:

The following is reserved for comments made during the Social Services Commission and Council Hearings
Section III: SELF-EVALUATION

The City of Davis is committed to complying with both the spirit and the intent of the Consolidated Plan requirements. To that end, the Davis City Council attempts to fund projects which meet community-determined needs and which meet the basic human needs of low-income Davis residents. The following is a summary of responses to evaluation questions suggested by HUD which may aid citizens in determining whether the city is using CDBG and HOME funds to effectively solve neighborhood and community problems:

- **Are the activities and strategies used in the CDBG and HOME funded projects making an impact on identified needs?** The CDBG and HOME funds are used in Davis in direct response to needs identified by the public in the General Plan Update and Critical Needs list processes. The General Plan and the Critical Needs are developed through a series of needs assessments, especially questionnaires asking low-income residents about primary needs. To that end, CDBG and HOME funds are used for housing, human services (especially health and dental care for children, homelessness prevention and food programs).

- **What indicators would best explain the results:** In 2005, CDBG and HOME funds were used to make significant progress toward the city goals. These included:
  --Completion of 59 new affordable units and initiation of 60 new affordable units
  --Over 5,365 residents received some form of public service

- **What barriers have had a negative impact on fulfilling the strategies and vision of the programs?** The primary barrier to accomplishing housing goals is the availability of subsidy to provide affordable housing. For example, the projects initiated or completed in 2005 using CDBG and HOME funds -- the Homestead, Moore Village and Eleanor Roosevelt Circle projects-- needed over $7,550,000 in local subsidy. The city has only $1,500,000 per year available in local Housing Trust Fund and Redevelopment Agency Affordable Housing Program Set-Aside. Thus, it is impossible to fully fund projects in one year, even if all of the available CDBG and HOME funds were used for only one of these projects.

- **What is the overall status of the programs?** The HOME program was initiated in 1996. The city staff learned the program requirements, selected projects, developed funding contracts and complied with environmental, fair employment and other requirements. Nine projects were completed and two others were initiated. Over 80 percent of the HOME funds were expended in 2005. All but two of the projects funded by CDBG funds were completed in 2005.

- **Are any of the activities or types of activities falling behind?** The construction of affordable housing supported by CDBG and HOME funds is currently on schedule.

- **Are the grant expenditures timely?** Yes. Except as noted above, all CDBG funds were expended as scheduled and the 2005 HOME funds will be expended in 2006.
• **Are the major goals on-target?** To the extent that CDBG and HOME funds are used to directly implement the goals of the Consolidated Plan, the goals are on target. However, combined City Housing Trust Funds, dedicated land, Redevelopment Affordable Housing set-aside and CDBG/HOME funds will never be adequate to meet the entire goal of affordable housing in Davis. While the city has the most aggressive affordable housing set-aside ordinance in northern California, even these requirements will not add all the units needed in Davis. Since Davis will never grow to a size to meet all of the need for affordable housing, it is unlikely that the affordable housing goal will ever be completely met.

• **What improvement to the strategy and activities might meet the needs more effectively?** The city continued to leverage state Proposition 46 housing funds and will continue to utilize a wide variety of investments and resources to complete housing and community development projects.
Any recommendation will then go forward to the district council's full meeting in May. The report does make recommendations to the governing bodies to bring about improvements in football. The literature has not yielded many new proposals or recommendations on how to promote citizenship. Another of the more radical recommendations focuses on medical training. It has not fully accepted the main recommendation but is proposing to fund nursing care in nursing homes." Recommendation definition is - the act of recommending. How to use recommendation in a sentence. Examples of recommendation in a Sentence. My boss wrote me a glowing letter of recommendation. Employees are frequently hired on the recommendation of a friend in the company. The report made very specific recommendations for policy reform. The committee's recommendation to hire a new director has been well received. See More. Recommendation may refer to: European Union recommendation, in international law. Letter of recommendation, in employment or academia. W3C recommendation, in Internet contexts. A computer-generated recommendation created by a recommender system. Craft a professional recommendation letter (or reference letter) in minutes using our free downloadable templates and samples. Our comprehensive guide covers everything from how to write a letter of recommendation to how to ask for one. Have you been asked to write a letter of recommendation or reference letter? Our experts have compiled a comprehensive library of samples and templates, as well as an A-to-Z guide to writing one yourself. Table of Contents. Template Library 1: Student, College, and Teacher Samples.