CITY OF WEST SACRAMENTO

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2026-2030 Consolidated Plan
(July 1, 2026 – June 30, 2031)
and
2026-2027 Annual Action Plan

Submitted to the
U.S. Department of Housing and Urban Development
for administration of the
Community Development Block Grant Program

Adopted April 15, 2026

EQUAL HOUSING OPPORTUNITY

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The City of West Sacramento (City) 2026-2030 Consolidated Plan contains the City's strategy for the use of Community Development Block Grant (CDBG) funding received from the U.S. Department of Housing and Urban Development (HUD) for the period of July 1, 2026, through June 30, 2031. The Consolidated Plan is a five-year planning document required by HUD for jurisdictions that are direct recipients of entitlement funding programs including CDBG, HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), Housing for Persons with AIDS (HOPWA) and Housing Trust Fund. The Consolidated Plan is implemented through Annual Action Plans adopted each year. The fiscal year 2026-2027 Annual Action Plan is included in this document.

The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974, as amended under Title 1 of the Housing and Community Development Act of 1977 and the Cranston-Gonzalez National Affordable Housing Act of 1990. The City does not receive HOME, ESG, HOPWA or HTF funding directly from HUD. However, the City is eligible to apply to the State of California HOME and HTF programs for funding.



Figure 1 – Mercy Housing Permanent Supportive Housing

This plan uses the following income level definitions, except where noted otherwise: HAMFI (HUD Area Median Family Income); AMI (Area Median Income); Extremely Low Income (0-30% of HAMFI or AMI); Very Low Income (30-50% HAMFI); Low Income (50-80% HAMFI or AMI); Moderate Income (80-100% HAMFI or AMI); and Above Median Income (over 100% HAMFI or AMI). The term "lower-income" refers to all persons at or below 80% HAMFI or AMI. The HUD CDBG term Low- and Moderate-Income also refers to all persons at or below 80% of HAMFI or AMI.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The data and outreach results reviewed during development of the Needs Assessment and Market Analysis sections of this plan portray the needs of West Sacramento lower-income residents and neighborhoods.

Despite the City's facilitation of the development of nearly 1,700 affordable units of affordable housing, affordability continues to be a major concern for lower-income households. Housing affordability is particularly difficult for residents of the older, central areas of the city, small households and renter households. Many persons with a disability may need both affordable housing and accommodations or accessibility improvements to live safely and independently.
Data provided by HUD and the U.S. Census Bureau indicates that minority race households experience housing problems at a significantly higher rate than the city as a whole. The most common housing discrimination complaints are for discrimination of income source, such as housing voucher assistance or governmental assistance, and refusals to provide reasonable accommodations for persons with a disability.

Homelessness was noted as a significant concern throughout both the public outreach and participation process, and data research. The 2024 Point-in-Time (PIT) Count conducted by the Yolo County Homeless and Poverty Action Coalition (HPAC), found 289 West Sacramento residents experiencing homelessness on one night, of which 184 were unsheltered. Solutions to homelessness are complicated and require both low-barrier deeply affordable housing and supportive services to promote housing stability. Housing discrimination may result in a barrier to housing entry or a critical loss of housing.

2026-2030 Consolidated Plan Goals
The City will use HUD CDBG funding to accomplish the following goals during the 2026-2030 planning period.

Goal 1 – Provide Supportive Services for Persons Experiencing homelessness
Support the City's Community Outreach and Support Division providing supportive services, referrals and case management for individuals and families in crisis and those experiencing unsheltered homelessness.

Goal 2 – Expand Access to Low-Barrier Housing
Support the development and operation of low barrier housing targeted to persons experiencing or at risk of homelessness, and promote housing stability for persons exiting homelessness.

Goal 3 – Increase Affordable Housing Opportunities
Increase the number of units affordable to Extremely Low-, Very Low- and Low-Income households.

Goal 4 – Reduce Housing Discrimination and Evictions
Provide support for fair housing counseling, education and enforcement services to affirmatively further fair housing choice, strengthen compliance with fair housing laws and reduce the incidence of eviction in West Sacramento.

Goal 5 – Support Housing Stability for Persons Exiting Homelessness
Provide support for individuals and families existing homelessness through case management, housing navigation and supportive services leading to permanent housing placement and long-term stability.

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Figure 2 - Emergency Housing Rehabilitation Project – Pickwick Motel

2025-2026 Annual Action Plan

The City's 2026-2026 allocation of CDBG funding, plus any program income received during the year will be dedicated to the following activities addressing Consolidated Plan goals.

Project 1 - Homeless Emergency Housing Rehabilitation - Westwood Motel
Project 2 - Supportive Services for Persons Experiencing Homelessness and Housing Instability *Project 3* - General Administration and Planning activities for the CDBG program

Evaluation of past performance

The City is in the final year of the five-year 2021-2025 Consolidated Plan and has made noteworthy progress towards achieving plan goals. During the first four years of the plan, CDBG funding was leveraged with local and State of California funds funding to accomplish 2021-2025 Consolidated Plan Goals.

Goal 1 - Provide Supportive Services for Persons Experiencing Homelessness

Over 100 persons per year experiencing homelessness received services through the Downtown Streets Team, a work-first model providing an opportunity to gain work experience completing beautification projects on the West Capitol corridor and along the riverbank. Participants receive case management, housing search assistance and stipends for food and other necessities. In addition, supportive services and case management were provided to residents of the Mercy Housing permanent supportive housing located at 817 West Capitol Avenue. The project provides affordable housing to homeless persons with a disability.

Goal 2 - Create Low-Barrier Housing Opportunities
The 86-unit Mercy Housing Permanent Supportive Housing project was completed in 2021-22. The project will serve persons experiencing or at risk of homelessness that have disabilities and barriers to sustaining stable housing.

The Homeless Emergency Housing Rehabilitation Project provided CDBG, State and local funds for the acquisition of four former motel properties – the Roadway Inn, Flamingo, Pick Wick and El Tejon, that were converted to use as non-congregate interim shelter for persons experiencing homelessness. The goal of the program is to provide the support needed to transition residents into permanent housing. The Pick Wick and El Tejon Motels required varying levels of rehabilitation, including electrical upgrades, roof repairs, HVAC replacements, exterior improvements, and safety enhancements. CDBG funding was leveraged with State Behavioral Health Bridge Housing funds to bring the units up to suitable living standards.

Goal 3 - Improve Infrastructure in Low- and Moderate-Income Neighborhoods
The North River Walk Trail Extension improved approximately 2,650 feet of multi-use levee maintenance road/ Class I trail along the crown of the Sacramento River levee and created an undercrossing of the I Street Bridge. The project improved existing pedestrian facilities to create a safe, Americans with Disabilities Act (ADA) compliant pedestrian/bicycle connection between two existing portions of the River Walk Trail.

The Washington and Broderick Lighting and Safety Project improved pedestrian safety and driver visibility throughout the Washington and Broderick neighborhoods by replacing and updating street and traffic lights, in addition to installation of some security cameras to improve policing resources.

Goal 4 - Provide Fair Housing Services
Over the past four years, 115 households received fair housing counseling, education and enforcement services to affirmatively further fair housing choice, strengthen compliance with fair housing laws and reduce the incidence of eviction.



Figure 3 - Washington and Broderick Lighting and Safety Project

Goal 5 - Support Small Business Success
The City provided training, education and assistance to 60 Low- and Moderate-Income microenterprise business owners.

Goal 6 - Preserve the Affordable Housing Stock
As noted above, new permanent supportive housing was developed and emergency housing units were Rehabilitated to provide safe and sanitary housing for persons experiencing homelessness.

During the final year of the 2021-2025 Consolidated Plan, the majority of available CDBG funds is dedicated to the rehabilitation of a motel for conversion to emergency shelter for persons experiencing homelessness. Additional available funding will be used to provide supportive services for persons experiencing homelessness and for fair housing activities.

Summary of citizen participation process and consultation process

The City initiated the citizen participation process by conducting two virtual focus groups with providers working with lower-income West Sacramento residents. Both meetings opened with an overview of the Consolidated Plan process and uses of Community Development Block Grant (CDBG) funding, followed by a discussion of Comprehensive Housing Affordability Strategy (CHAS) data published by HUD and the 2024 Homeless Point-in-Time (PIT) Count. This was followed by conducting an online Community Needs Assessment. Individual consultations were conducted with services providers to solicit in-depth information and data regarding the populations they serve. Draft Priority Needs and Goals developed in response to citizen participation comments and data research were presented in a public hearing before the City's Economic Development and Housing Commission on January 28, 2026; and in a workshop format for the Parks, Recreation and Intergenerational Services Commission on February 3, 2026, and the City Council on March 4, 2026. Based on comments and recommendations received during the citizen participation process, the draft Consolidated Plan was made available for a 30-day public review from March 6, 2026, through April 7, 2026. A final public hearing was held before the City Council on April 15, 2026, prior to adoption of the plan.

Summary of public comments

Citizen participation outreach was centered on identifying unmet needs of lower-income individuals and families in West Sacramento. The following is a brief summary of comments. Additional details are available in Appendix C.

Results from Focus Groups and Consultations

There is a significant need for more affordable housing for lower-income households in West Sacramento. In particular, there is a critical need for low-barrier housing for persons exiting homelessness or other crisis situations. Barriers include landlord requirements such as credit, rental history, or tenant income of at least three times the monthly rental amount. Projects that require third party verification of income, which is most HUD funded projects, can be difficult if employers do not respond promptly. Application, credit check and leasing fees are common and are not refunded if the tenant is denied for the unit.

Rental assistance that was available during and immediately following COVID has ended and many families are left with increasing rent payments that are not sustainable. The increasing cost of food, clothing and other necessities can also result in housing instability. Adults on a fixed income, many of whom are seniors or persons with disabilities, struggle with the increase in the cost of living. The Yolo County Housing Authority provides Housing Choice Voucher rental assistance (formerly known as Section 8), but the need far exceeds the number of vouchers available.

Supportive services are key to fostering housing stability for persons exiting homelessness, persons with mental health or substance use issues and youth exiting the foster care system. Persons in crisis may benefit from homeless prevention services, which currently are underfunded, to avoid homelessness. Individuals and families fleeing domestic violence and victims of sexual assault have complex housing and service needs. More affordable and accessible units are needed for persons with disabilities.

A comment was received from a representative of the Washington Unified School District working with families experiencing housing insecurity. The commenter highlighted the limited availability of affordable housing for families with children in West Sacramento, noting that many families are doubled up, living in motels, or otherwise unstably housed. The comment emphasized that these households are often less visible than unsheltered individuals but face significant challenges maintaining stability, particularly for school-aged children. The commenter encouraged the City to prioritize assistance for families with children and long-term community residents at risk of displacement.

Public Feedback on Housing Needs

During a City Council workshop, a comment was received regarding strategies to address the need for small, low-barrier housing units. The suggestion highlighted a small-unit production initiative, such as Accessory Dwelling Units (ADUs) or tiny homes, that could provide infrastructure and site preparation support—including utility hookups, required sidewalks, scaled impact fee waivers, and pre-approved designs—to help income-qualified residents build affordable housing. Nonprofit-owned tiny home communities paired with supportive services were also suggested as a long-term solution. These types of activities are eligible for CDBG funding; however, given the City's current funding allocation and regulatory requirements, such projects may require leveraging additional funding sources to fully implement and may not be able to be implemented within the CDBG mandatory timeframes.

Community Needs Assessment

Respondents to the online survey identified affordable housing to be the most pressing need for lower-income persons in West Sacramento. All types of housing received a significant number of *Great Need* votes, underscoring the magnitude of affordable housing need in West Sacramento. Affordable housing for seniors received the largest number of *Great Need* responses, followed closely by affordable housing for persons with disabilities, emergency or transitional housing for persons experiencing homelessness and emergency or transitional housing for persons experiencing homelessness.

Over half of respondents indicated that services for persons experiencing homelessness was a *Great Need* in West Sacramento, followed by mental health services and substance use treatment and recovery services.

Respondents were very concerned about the need for street, sidewalk, streetlight and other safety improvements in lower-income areas of the City.

Consultations

Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

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Figure 4 - North Riverwalk Trail Extension

Summary

Citizen participation is critical to the CDBG planning process to identity the most pressing needs of lower-income individuals, families and neighborhoods. The City's citizen participation process built on previous community efforts and included extensive outreach to individuals, non-profit organizations, social service agencies and governmental agencies to ensure the most effective use of scarce local resources to effect long-term, substantial change in the lives of lower-income residents of West Sacramento.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

As the lead agency, the City of West Sacramento is responsible for developing and implementing the five-year Consolidated Plan and one-year Annual Action Plan. The City analyzed available data; and conducted outreach to residents, non-profit organizations, social service agencies and governmental agencies to ensure the most effective use of scarce local resources to effect long-term, substantial change in the lives of lower-income residents of West Sacramento.

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CITY OF WEST SACRAMENTO	Economic Development & Housing Department

Table 1 – Responsible Agencies

Narrative

The City of West Sacramento Department of Economic Development and Housing is the lead agency for the development and implementation of the 2026-2030 Consolidated Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Introduction

The City's citizen participation process included extensive outreach to individuals, non-profit organizations, social service agencies and governmental agencies to ensure the most effective use of scarce local resources to effect long-term, substantial change in the lives of lower-income residents of West Sacramento.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of West Sacramento is committed to reducing the incidence of homelessness and the impact it has on individuals, families and the community. Consultation with agencies serving lower-income households, homeless and special populations are critical to the CDBG planning process to identify the most pressing needs of lower-income individuals, families and neighborhoods.

As the local Continuum of Care (CoC), the Yolo County Homeless and Poverty Action Coalition (HPAC) provides leadership on homelessness and poverty in Yolo County. The City of West Sacramento is an active HPAC partner agency.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The City of West Sacramento does not receive annual ESG funding from HUD.

However, as an active member of the Continuum of Care, the City supports non-profit, for-profit, governmental and faith-based organizations providing ESG funded services to the neediest residents of the community. In 2019, West Sacramento worked with Yolo County, the cities of Davis, Woodland and Winters, along with community partners to develop the Yolo County Plan to Address Homelessness to provide an overview of the state of homelessness and provide a set of solutions to improve and expand the system of care across the county. The plan focuses on:

- Strengthening the homeless crisis response system with an emphasis on developing prevention services.
- Increasing affordable housing options for the most vulnerable.

- Stabilizing and maintaining physical and behavioral health for those with the highest needs.
- Examining systems-level coordination and identifying opportunities for improved partnership.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	**Yolo County Housing Authority**
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Yolo County Housing Authority (YCH) staff. YCH staff completed a survey providing information on the needs of persons receiving housing assistance and persons residing in public housing; in addition to providing information on public housing conditions. YCH was provided copies of the community needs survey for distribution to Housing Choice Voucher and public housing residents. Comments informed the City's Homeless Strategy and Anti-poverty Strategy.
2	**Agency/Group/Organization**	**Yolo County Homeless and Poverty Action Coalition**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children

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		Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited all member agencies of the Yolo County Homeless and Poverty Action Coalition (HPAC) to attend Focus Groups centered on Affordable Housing and Homelessness. Requested HPAC to forward the invitation to all interested parties on their email list (approximately 280 community members). HPAC also sent email notices to all agencies and the email list regarding the availability of the draft Consolidated Plan and Annual Action Plan.
3	**Agency/Group/Organization**	**Mosaic West Sac**
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Mosaic (formerly known as the Mercy Coalition) attended both the Affordable Housing and the Homelessness focus groups. Mosaic was provided with copies of the community needs survey for distribution to their clients. Comments informed the City's Homeless Strategy and Anti-poverty Strategy, and the use of CDBG funds.
4	Agency/Group/Organization	Legal Services of Northern California
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children

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		Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Legal Services of Northern California attended both the Affordable Housing and the Homelessness focus groups. Comments informed the City's Homeless Strategy and development of a program to reduce housing discrimination. Legal Services was provided with copies of the community needs survey for distribution to their clients.
5	**Agency/Group/Organization**	**Partnership Health Plan of California**
	Agency/Group/Organization Type	Services - Housing Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Partnership Health Plan of California attended the Affordable Housing focus group and provided information on the use of Medi-Cal funding to provide transitional rental assistance. They were provided with copies of the community needs survey for distribution to their clients and service providers. Comments informed the City's Homeless Strategy and Anti-poverty Strategy.
6	**Agency/Group/Organization**	**Mutual Housing California**
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes	Representatives from Mutal Housing California attended the Affordable Housing focus group. They were provided with copies of the community needs

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	of the consultation or areas for improved coordination?	survey for distribution to their tenants. Comments informed the City's Homeless Strategy and Anti-poverty Strategy.
7	**Agency/Group/Organization**	**Yolo County Office of Education**
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Yolo County Office of Education, Foster and Homeless Education Services, attended the Homelessness focus group. They were provided with copies of the community needs survey for distribution to homeless families and unaccompanied youth. Comments informed the City's Homeless Strategy for families with children.
8	**Agency/Group/Organization**	**Yolo County Behavioral Health**
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Other government - County Services - Mental Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Yolo County Behavioral Health attended the Homelessness focus group. They were provided with copies of the community needs survey for distribution to their clients. Comments informed the City's Homeless Strategy, Anti-poverty Strategy and the use of CDBG funds.
9	**Agency/Group/Organization**	**Yolo County Children's Alliance**
	Agency/Group/Organization Type	Services-Children Services-homeless

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Yolo County Children's Alliance attended the Homelessness focus group. They were provided with copies of the community needs survey for distribution to their clients. Comments informed the City's Homeless Strategy and Anti-poverty Strategy for families with children.
10	**Agency/Group/Organization**	**Empower Yolo, Inc.**
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Empower Yolo attended the Homelessness focus group. They were provided with copies of the community needs survey for distribution to their clients. Comments informed the City's Homeless Strategy and Anti-poverty Strategy.
11	**Agency/Group/Organization**	**Turning Point Community Programs**
	Agency/Group/Organization Type	Services-homeless Services-Health Services - Mental Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Turning Point attended the Homelessness focus group. They were provided with copies of the community needs survey for distribution to their clients. Comments informed the City's Homeless Strategy and Anti-poverty Strategy and use of CDBG funds.

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12	**Agency/Group/Organization**	**Washington Unified School District**
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Services - Narrowing the Digital Divide Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Washington Unified School District Student and Family Support Office attended the Homelessness focus group. A representative also participated in a one-on-one consultation. One area of concern noted was that homeless families often live in places without access to internet, which makes it difficult for children to complete homework assignments. They were provided with copies of the community needs survey for distribution to families experiencing homelessness. Comments informed the City's homeless strategy and use of CDBG funds.
13	**Agency/Group/Organization**	**West Sacramento Community Outreach and Support**
	Agency/Group/Organization Type	Services-homeless Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of West Sacramento Community Outreach and Support Division attended the Homelessness focus group and participated in one-on-one consultations. They were provided with copies of the community needs survey for distribution to families experiencing homelessness. Comments informed the City's Homeless Strategy and use of CDBG funding.
14	**Agency/Group/Organization**	**Project Sentinel**
	Agency/Group/Organization Type	Service-Fair Housing

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Project Sentinel participated in a one-on-one consultation to discuss fair housing needs in West Sacramento. Comments informed the City's consideration of fair housing needs and goals.
15	**Agency/Group/Organization**	**Yolo County Veterans Services Office**
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Other government - County Services - Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Yolo County Veteran's office participated in a one-on-one consultation to discuss the needs of homeless Veterans and their families. Comments informed the City's Homeless Strategy.
16	**Agency/Group/Organization**	**West Sacramento Economic Development and Housing Commission**
	Agency/Group/Organization Type	Housing Other government - Local Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development

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		Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Economic Development and Housing Commission reviewed Consolidated Plan data; provided comments on Consolidated Plan Priority Needs and Goals; and made recommendations on the use of CDBG funds in the Annual Action Plan.
17	**Agency/Group/Organization**	**West Sacramento Parks, Recreation and Intergenerational Services Commission**
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - Local Services - parks and recreation
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Parks, Recreation and Intergenerational Services Commission reviewed Consolidated Plan data; provided comments on Consolidated Plan Priority Needs and Goals; and comments on the use of CDBG funds in the Annual Action Plan.
18	**Agency/Group/Organization**	**Capital Region Coalition for Digital Inclusion**
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Capital Region Coalition for Digital Inclusion provided information regarding the need for digital access through affordable Internet and devices, along with digital literacy/skills in the Sacramento region.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made a diligent effort to contact all agencies working with Low- and Moderate-Income persons and special needs populations. No agencies were excluded from consultation.

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Yolo County Homeless and Poverty Action Coalition	The City supports the goals of the 2023-2026 Yolo County Plan to Address Homelessness.
2021-2029 Housing Element Update	City of West Sacramento	The Housing Element to the City's General Plan provides the policy foundation for meeting the housing needs of residents across all socio-economic segments of the community.
YCH 2025-2029 Strategic Plan	Yolo County Housing Authority	The YCH plan contains 3 Pillars: 1) Provide support and growth opportunities for residents, participants, employees and community partners; 2) Expand housing accessibility and elevate the standard of living in our existing communities; and 3) Operate an efficient, effective, and fiscally responsible Agency.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Notices of the development of the Consolidated Plan were sent to adjacent jurisdictions including the counties of Yolo and Sacramento, and to the cities of Sacramento, Woodland and Davis.

Staff from the Yolo County Health and Human Services Agency and the Yolo County Veterans Services Office participated in Focus Groups and through individual consultations, providing information regarding the lower-income, homeless and other special needs populations that they serve. The Yolo County Housing Authority provided data regarding affordable housing units and Housing Choice Vouchers, in addition to participating in consultations.

Narrative (optional):

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PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting.

The City initiated the citizen participation process by conducting two virtual focus groups with providers working with lower-income West Sacramento residents. Both meetings opened with an overview of the Consolidated Plan process and uses of Community Development Block Grant (CDBG) funding, followed by a discussion of Comprehensive Housing Affordability Strategy (CHAS) data published by HUD and the 2024 Homeless Point-in-Time (PIT) Count. This was followed by conducting an online Community Needs Assessment. Individual consultations were conducted with services providers to solicit in-depth information and data regarding the populations they serve. Draft Priority Needs and Goals developed in response to citizen participation comments and data research were presented in a public hearing before the City's Economic Development and Housing Commission on January 28, 2026; and in a workshop format for the Parks, Recreation and Intergenerational Services Commission on February 3, 2026, and the City Council on March 4, 2026. Based on comments and recommendations received during the citizen participation process, the draft Consolidated Plan was made available for a 30-day public review from March 6, 2026, through April 7, 2026. A final public hearing was held before the City Council on April 15, 2026.

Housing Focus Group
There were 15 participants in the Housing Focus Group, held on October 15, 2025. Participants included affordable housing providers, Legal Services of Northern California, and social service providers. Participants agreed that Housing Cost Burden was the most pressing need for lower-income individuals and families. Areas of concern noted were:

- Limited stock of affordable housing stock
- Barriers to the housing application process including the cost of rental deposits and additional leasing fees
- Recent loss of funding sources for rental assistance
- Increasing cost of living
- Possible loss of benefits such as Supplemental Nutrition Assistance Program (SNAP), commonly known as food stamps
- Critical need for supportive services for persons exiting homelessness, persons with mental health or substance use issues, and youth exiting the foster care system (transitional aged youth)

Homelessness Focus Group

The Homeless Focus Group consisted of 17 participants, including homeless service providers, managers of permanent supportive housing for persons exiting homelessness, youth service providers, mental health and substance use service providers, Yolo County Department of Education, Yolo County, Yolo County Library and West Sacramento Police Department. The group identified the following needs of persons experiencing homelessness in West Sacramento:

- Housing navigation services to help persons prepare for and locate suitable housing
- Ongoing supportive services once housing is attained
- Rental assistance to make housing sustainable
- More affordable, low-barrier housing units
- Homeless prevention services
- Services for unaccompanied youth, especially those that lose benefits at age 18 or whose parents have been deported
- Rental assistance for adults on a fixed income
- Assistance for victims of sexual assault or fleeing domestic violence situations
- Accessible and affordable housing for persons with disabilities

Consultations

In addition to information collected from service and housing agencies through the Focus Groups, the City conducted individual consultations with Washington Unified School District, the West Sacramento Community Outreach and Support team, Yolo County Children's Alliance (YCCA), Yolo County Health and Human Services Agency (HHSA), Yolo County Housing Authority (YCH), Yolo County Poverty and Homeless Action Coalition (HPAC), and the Yolo County Veteran's Services Office.

Community Needs Assessment

The City of West Sacramento conducted a survey of the needs of low- and moderate-income community residents and neighborhoods in November 2025 as a component of outreach for the 2026-2030 Consolidated Plan process. The survey was available online and was accessible through a link or a QR code. Copies in pdf format were provided to organizations serving low- and moderate-income residents for distribution to their clients. Results of the Community Needs Assessment emphasized community concern regarding the need for more affordable housing for seniors, persons with disabilities and low-income families with children. Respondents also expressed a need for more services for persons experiencing homelessness, mental health services and food assistance. Details of the survey results are available in Appendix B.

Economic Development and Housing Commission

The Economic Development and Housing Commission held a public hearing and asked questions regarding CDBG program income, HUD spending caps, housing affordability needs, funding for the Homeless Emergency Rehabilitation Project (Westwood Project), progress toward the five-year goals, and community feedback received. The Commission expressed concern regarding the proposed increase to the substantial amendment signing authority threshold from $20,000 to $100,000, emphasizing transparency and sensitivity to reallocating larger funding amounts without additional public hearings, and asked when the threshold was last adjusted. Following discussion, the Commission unanimously voted to recommend approval of the item.

Parks, Recreation and Intergenerational Services Commission

The Parks Commission reviewed the proposed CDBG Consolidated Plan, Annual Action Plan, and Citizen Participation Plan amendment and discussed affordable housing as a priority, including ownership and management of units, income and rent limits, and the role of nonprofit versus private developers. Commissioners supported homeownership strategies such as down payment assistance and use of CDBG funds to stabilize households and support transition from homelessness with supportive services. Additional comments addressed oversight of City-owned emergency housing sites, high rental costs, potential block grant funding impacts, barriers to CDBG use, public health and workforce outcomes, and services for children, families, and individuals with disabilities. The Commission also expressed concern with the proposed increase to the substantial amendment threshold from $20,000 to $100,000, emphasized transparency, and recommended approval of the item.

City Council

The City Council conducted a public workshop on March 4, 2026, to review the proposed goals and priorities for the 2026–2030 Consolidated Plan and the 2026 Annual Action Plan. During the workshop, City staff presented an overview of the Consolidated Plan process, community needs assessment findings, and draft priority needs and goals developed through stakeholder engagement and data analysis. The City Council provided comments and guidance on proposed funding priorities, housing and homelessness strategies, and the allocation of CDBG resources.

A public hearing for formal consideration and adoption of the Consolidated Plan and Annual Action Plan is scheduled for April 15, 2026.

Citizen Participation Outreach

Focus groups, public hearings, workshops, and the 30-day public review period were announced in English and Spanish through multiple communication channels, including a public notice in the *West Sacramento News-Ledger*, the City's website, and the City's

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social media platforms (Facebook and X, formerly Twitter). Notifications were also distributed via email to member agencies of the Yolo County Homeless and Poverty Action Coalition (HPAC) and to an established email list of interested parties. Documentation of these notifications is included in Appendix B.

In addition, the City conducted targeted outreach during the 30-day public comment period to encourage broad community participation. Public notices were distributed at key community locations throughout West Sacramento, including the Washington Unified School District, Bryte & Broderick Community Action Network (BBCAN), the Homeless and Poverty Action Coalition, local affordable housing apartment communities, the West Sacramento Public Library, the West Sacramento Community Center, Holy Cross Church, and a local Russian-speaking church serving the community.
To improve accessibility for non-English-speaking residents, public notices were translated into Spanish and Russian. These combined efforts were designed to reduce barriers to participation and ensure meaningful input from historically underrepresented populations, including low- and moderate-income residents, families with children, and individuals experiencing housing instability.

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted
1	Focus Group - Affordable Housing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A focus group was held on 10/15/25 to discuss the housing needs of lower-income residents and persons with special needs. Fifteen persons participated including affordable housing providers, Legal Services of Northern California, and social service providers.	Participants agreed that Housing Cost Burden was the most pressing need for lower-income individuals and families. Participants provided information on barriers, primarily the lack of sufficient affordable housing, the cost of entry into housing (even affordable housing), restrictive landlord requirements and a loss of funding sources for rental assistance.	All comments were accepted.
2	Focus Group - Affordable Housing	Persons experiencing or at risk of homelessness	A focus group was held on 10/22/25 to discuss the housing needs of persons experiencing or at risk of homelessness. Seventeen persons participated	Significant needs noted: housing navigation assistance, supportive services, rental assistance, more housing units affordable to persons on social security/disability,	All comments were accepted.

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted
			including homeless service providers, managers of permanent supportive housing for persons exiting homelessness, youth service providers, mental health and substance use service providers, Yolo County Department of Education, Yolo County, Yolo County Library and West Sacramento Police Department	housing discrimination, and homeless prevention services. For persons exiting homelessness, there is a need for ongoing supportive services to facilitate the transition to housing stability.	
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice of the Community Needs Assessment survey was published in the West Sacramento *News-Ledger* in English and Spanish.	Results of the survey are included in the attachments.	All comments were accepted.
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the Community Needs Assessment survey was posted to the City of West Sacramento website, Facebook page and X (twitter) account.	Results of the survey are included in the attachments.	All comments were accepted.

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	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted
5	Focus Group - Affordable Housing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the Community Needs Assessment survey was emailed to service providers and interested parties.	Results of the survey are included in the attachments.	All comments were accepted.
6	Focus Group - Affordable Housing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A Community Needs Assessment survey was conducted on 11/5/25 through 11/28/25. The survey was accessible online through a web address and through the use of a QR code. Paper copies were provided to service agencies for distribution to their clients and at City Hall. A summary of survey results is included in the Citizen Participation Comments attachment.	Results of the survey are included in the attachments.	All comments were accepted.
7	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice of a Public Hearing before the Economic Development and Housing Commission was published in the West Sacramento *News-Ledger* in English and Spanish on January 2, 2026.	xx	xx

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	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted
8	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of a Public Hearing held before the Economic Development and Housing Commission was posted to the City of West Sacramento website, Facebook page and X (twitter) account.	xx	xx
9	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A Public Hearing was held before the City of West Sacramento Economic Development and Housing Commission on 1/28/2026.	xx	xx
10	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A Public Meeting was held before the City of West Sacramento Parks, Recreation and Intergenerational Services Commission on 2/3/2026.	xx	xx
11	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	Public Notice of a 30-day Public Review Period for the 2026-2030 Consolidated Plan, 2026 Annual Action Plan, and amendment to	The City acknowledges the importance of addressing housing instability among families with children, particularly those who	xx

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	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted
		Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	the Citizen Participation Plan was published in the West Sacramento *News-Ledger* in English and Spanish. Notice was also emailed to interest parties.	may not be visibly homeless but are at risk of displacement. The Consolidated Plan and Annual Action Plan include priorities and funding allocations that support affordable housing, homelessness prevention, and services for vulnerable populations, including families. The City will continue to coordinate with local partners, including school districts and service providers, to better identify and support families experiencing housing insecurity and to explore strategies that prevent displacement and promote long-term housing stability.	
12	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice of a Public Hearing to review the 2026-2030 Consolidated Plan, 2026 Annual Action Plan, and amendment to the Citizen Participation Plan was published in the West Sacramento News-Ledger in English and Spanish. Notice was also emailed to interest parties.	xx	xx
13	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	A Public Hearing was held before the City Council to review the 2026-2030 Consolidated Plan, 2026 Annual Action Plan, and	xx	xx

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	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted
		Non-targeted/broad community Residents of Public and Assisted Housing	amendment to the Citizen Participation Plan.		

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The consolidated planning process for the use of Community Development Block Grant (CDBG) funding begins with an analysis of socio-economic conditions, population statistics and projections, special needs groups, and housing market projections to determine current and future affordable housing needs. The assessment also identifies the need for public services, public facilities and public infrastructure. Data related in this section of the Consolidated Plan was gathered from the U.S. Census Bureau; the 2021-2029 Housing Element of the City of West Sacramento General Plan; the Yolo County Homeless Point-In-Time Count conducted by the Homeless and Poverty Action Coalition (HPAC); research; consultation with local service providers; comments received from focus group meetings and public hearings; and an online community needs survey.

The Needs Assessment identifies gaps in services, housing and infrastructure for Low- and Moderate-Income residents and neighborhoods. This information is used to inform development of the five-year Strategic Plan. Many of the data tables in this section are populated with default data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), a data set tabulated by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development (HUD) based on five-year American Community Survey (ACS) estimates. CHAS data in this section of the plan references the Yolo County Area Median Income (AMI) as determined by the Census Bureau and the HUD determined Area Median Family Income (HAMFI) for Yolo County which is adjusted by family size.

The ACS provides one-, three- or five-year data estimates, although not all data is available in all formats. The most recent data available is included in the analysis. However, 2016-2020 ACS data is used when comparison to 2016-2020 CHAS data is indicated.

Income Levels
The Needs Assessment section of the plan uses the following income level definitions:

- Extremely Low-Income (0-30% of HAMFI or AMI)
- Very Low-Income (30-50% HAMFI)
- Low-Income (50-80% HAMFI or AMI)
- Moderate Income (80-100% HAMFI or AMI)
- Above Moderate Income (over 100% HAMFI or AMI)

The term lower-income refers to all persons at or below 80% HAMFI or AMI. The HUD CDBG term Low- and Moderate-Income also refers to all persons at or below 80% of HAMFI or AMI and

is used throughout the plan. Table 6 indicates that there are an estimated 8,365 Low- and Moderate-Income households in West Sacramento (45.6% of households).

Needs Assessment Significant Findings
An analysis of the HUD required Needs Assessment data and citizen participation efforts provides the following conclusions:

- Housing affordability is the most significant need for individuals and families of all races and ethnicities.
- Residents of the older, central areas of the city, small households and renter households are most susceptible to housing cost burden.
- There is an insufficient supply of housing that is affordable housing to Extremely Low- and Very Low-Income households.
- There is a need for accommodations or accessibility improvements to allow persons with a disability to live independently.
- Minority race households experience housing problems at a higher rate than the city as a whole.
- Common housing discrimination complaints are for discrimination of income source, such as housing voucher assistance or governmental assistance, and refusals to provide reasonable accommodations for persons with a disability.
- On the night of January 24, 2024, 289 West Sacramento residents were experiencing homelessness, of which 184 were unsheltered.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The ability of a household to secure sustainable housing is dependent on a number of factors including availability, household income and housing cost. Tables 5 through 26 below reflect data from the HUD 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) and estimates the number of lower-income households experiencing what HUD defines as "housing problems".

The analysis of HUD "housing problems" data focuses on:

- Substandard housing with either a lack of complete kitchen facilities or a lack of complete plumbing;
- Overcrowding at more than 1 person per room; and/or
- Housing cost burden paying more than 30% of household income towards housing costs.

HUD defines a "severe housing problem" as:

- Substandard housing with either a lack of complete kitchen facilities or a lack of complete plumbing;
- Severe overcrowding at more than 1.5 persons per room; and/or
- Severe housing cost burden paying more than 50% of household income towards housing costs.

The CHAS is based on custom tabulations from the U.S. Census American Community Survey (ACS), combined with the HUD Area Median Family Income (HAMFI). Due to the additional calculations the Census Bureau must conduct to provide CHAS data, it often lags behind more recent ACS data. When available, CHAS data is supplemented by more recent housing data for the City of West Sacramento.

It should be noted that the HUD CHAS and the U.S. Census ACS report provide estimates based on surveys conducted with random households. HUD requires the inclusion and analysis of this data as a component of the consolidated planning process. For larger jurisdictions, the random surveys are considered statistically accurate. However, for smaller jurisdictions like West Sacramento, the small sample size of some categories can have a relatively large margin of error that may result in data that is not representative of the entire community.

Tables 7 through 12 below identify households by income level and severity of housing conditions including homes that lack complete kitchen or plumbing systems, overcrowded units and housing cost burden. HUD considers households paying more than 30% of household income toward housing costs to be "cost burdened", while those paying in excess of 50% of income for housing to be "severely cost burdened" and at-risk of becoming homeless. The CHAS data reveals that the high cost of housing is the most prevalent housing concern in the City of West Sacramento. The CHAS does not compute housing cost burden for households that did not report income, reported zero income or that reported negative income (no/negative income) to the Census Bureau.

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Residents of the older, central areas of the city are most susceptible to housing cost burden. The HUD Community Planning and Development Maps System (CPD Maps) cross references Housing cost burden with census tract information. CPD Maps identifies Census Tract 102.03 as the area with the highest percentage of residents experiencing housing cost burden (60.0%) in West Sacramento, followed by Census Tract 102.04 (43.5%) as demonstrated in Map 1.

Demographics	Base Year: 2009	Most Recent Year: 2020	Percent Change
Population	50,745	53,575	6%
Households	17,930	18,355	2%
Median Income	$52,763	$73,979	40%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,705	1,820	2,840	2,005	7,980
Small Family Households	1,120	690	1,145	790	4,865
Large Family Households	440	220	565	270	650
Household contains at least one person 62-74 years of age	790	325	945	595	1,610
Household contains at least one person age 75 or older	525	325	140	170	320
Households with one or more children 6 years old or younger	700	355	780	280	1,465

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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Housing Needs Summary Tables

Housing Problems - Households with one of the listed needs

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	0	15	0	45	0	0	4	20	24
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	105	125	40	15	285	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	325	110	225	145	805	0	0	50	25	75
Housing cost burden greater than 50% of income (and none of the above problems)	1,225	160	60	0	1,445	605	180	115	25	925
Housing cost burden greater than 30% of income (and none of the above problems)	430	445	410	190	1,475	85	260	540	255	1,140
Zero/negative Income (and none of the above problems)	80	0	0	0	80	25	0	0	0	25

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

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Severe Housing Problems - Households with one or more Severe Housing Problems (lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,690	395	335	155	2,575	605	180	170	70	1,025
Having none of four housing problems	1,055	790	1,065	685	3,595	360	455	1,265	1,095	3,175
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

Housing Cost Burden – Household paying in excess of 30% of monthly income towards housing costs

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	695	270	235	1,200	315	175	350	840
Large Related	360	60	0	420	0	60	60	120
Elderly	360	125	149	634	325	180	195	700
Other	640	240	95	975	49	30	55	134
Total need by income	**2,055**	**695**	**479**	**3,229**	**689**	**445**	**660**	**1,794**

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

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Severe Housing Cost Burden - Household paying in excess of 30% of monthly income towards housing costs

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	75	75	270	75	0	345
Large Related	0	0	0	0	0	50	0	50
Elderly	200	45	0	245	290	35	45	370
Other	0	570	45	615	45	0	0	45
Total need by income	**200**	**615**	**120**	**935**	**605**	**160**	**45**	**810**

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

Overcrowding – Units with more than one person per room

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single-family households	430	220	255	20	925	0	0	50	0	**50**
Multiple, unrelated family households	0	15	10	120	145	0	0	0	25	**25**
Other, non-family households	0	0	0	15	15	0	0	0	0	**0**
Total need by income	**430**	**235**	**265**	**155**	**1,085**	**0**	**0**	**50**	**25**	**75**

Table 11 – Crowding Information – 1 of 2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	The CHAS does not provide this data.							

Table 12 – Crowding Information – 2 of 2 (Data Source: 2016-2020 CHAS)

Describe the number and type of single-person households in need of housing assistance.

The 2023 ACS estimates that 4,509 West Sacramento households are single person households (24% of total households). Single person households are nearly evenly divided between owners and renters with 2,180 homeowners (47.7%) and 2,389 living in rental units (52.3%). The 2016-2020 CHAS reveals that 23.7% of small households are cost burdened and pay more than 30% of household income towards housing costs, while 4.9% of small households are severely cost burdened, paying more than 50% of income towards housing. small household renters experience cost burden at a significantly higher rate than small household homeowners. Based on this data, it is estimated that 1,069 single person households can be expected to need assistance to secure affordable housing, with affordable rental housing being the type most needed.

Although the average household size saw a slight increase from 2010 to 2020 (2.8 persons per unit to 2.82 per unit), the Sacramento Area Council of Governments (SACOG) estimates that average household size in West Sacramento will decrease over the next two decades to 2.5 persons by 2040. As household size declines, additional smaller housing units will be needed to accommodate the needs of smaller households. SACOG is a joint powers authority serving as the metropolitan and transportation planning agency for 28 city and county governments in El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba counties.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled Residents
The 2023 five-year ACS estimates that 5,848 West Sacramento residents (10.8%) are living with a disability. The percentage increases to 28.5% for persons age 65 to 74 and 55.4% for persons age 75 years or older. Within the disabled population, 1,191 report a hearing difficulty; 1,146 a vision difficulty; 2,270 a cognitive difficulty; 2,890 an ambulatory difficulty; 1,211 a self-care difficulty; and 2,309 an independent living difficulty.

Throughout the citizen participation process, service providers emphasized the critical need for housing affordable to households that rely on disability income. Most are at the Extremely Low-Income level, which provides very limited housing choices. Many may need an accommodation to live independently such as bathroom grab bars, wheelchair ramps or a service animal. This often makes it even more difficult to locate appropriate housing.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking
The Yolo County District Attorney's office provides the public with ongoing access to Yolo County's criminal justice data. Known as "Commons", the online database was created in partnership with Measures for Justice, the Yolo County Multi-Cultural Community Council and the Yolo County District Attorney's Office. In the 12 months from July 2024 through June 2025, there were 32 sex offenses cases in West Sacramento referred to the Prosecutor's office and 263

Domestic Abuse cases. Many of these crimes go unreported so the number of victims of these offenses is expected to be higher than these numbers would imply.

Shelter is critical for persons who are escaping a dangerous situation, but it needs to be coupled with permanent housing solutions once the person or family is stabilized. Empower Yolo provides ongoing counseling, financial coaching and legal advocacy for victims and their families. Between July 30, 2024, and June 30, 2025, Empower Yolo safehouse programs served 19 West Sacramento clients across 20 shelter stays providing a total of 1,144 nights of safe housing for adults and children. Most were seeking immediate safety due to domestic violence or sexual assault. The safehouses also served persons who did not provide an address, some of which also were likely to be West Sacramento residents.

What are the most common housing problems?

Housing Cost Burden

The CHAS data strongly indicates that housing cost burden is the most significant housing need for lower-income West Sacramento residents of all household types. Paying more than an affordable percentage of a family's income toward housing costs significantly affects housing stability. Households with severe cost burdens experience significant financial stress and instability, as they have less money for food, healthcare, transportation, and other essential expenses. housing cost burden disproportionately affects lower-income families, with Extremely Low-Income renters being the most affected group.

Table 7 indicates that 2,170 West Sacramento Low- and Moderate-Income households are paying more than 30% of income towards housing costs and defined by HUD as "cost burdened". An addition 1,445 are paying more than 50% of household income towards housing costs, which may be unsustainable long-term, placing them at risk of entering homelessness. HUD defines these households as "severely cost burdened".

Overcrowding

Overcrowding is an issue for some residents, though not nearly as significant as cost burden. The CHAS notes 710 Low- and Moderate-Income households reporting between 1.1 and 1.5 persons per room which HUD defines as "Overcrowded" and 270 with more than 1.5 persons per room, defined as "Severely Overcrowded".

Are any populations/household types more affected than others by these problems?

Extremely Low-Income Renter Households

The CHAS notes that the majority of severely cost burdened households (77%) are at or below 30% of AMI and renters are far more likely to be cost burdened than homeowners. A four-person household at the 30% AMI level in West Sacramento would have an annual income of $37,750. At this income level, HUD would expect an affordable monthly housing cost (rent or mortgage payment) to be no more than $943. However, the 2023 ACS reports a median gross rent of $1,568.

The majority of households reporting overcrowding are at or below the 30% AMI level. Renters are subject to overcrowding more often than homeowners. Overcrowding is often the result of high housing costs which places lower income families in smaller, less costly units or "doubling up" of more than one family in a unit. Overcrowding can have serious impacts on household members' mental and physical health and can have an effect on children's educational performance.

Small Households
More small, related households experience housing cost burden than larger, related or other household compositions.

Elderly Households
Elderly households also are more impacted by housing costs. However, in contrast to other household types, there are more elderly homeowners experiencing housing cost burden than elderly renters.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Imminent Risk of Homelessness
There is no emergency shelter available in West Sacramento for families with children. As of November 2025, the Washington Unified School District was serving 147 students from families experiencing homelessness. These families, along with those receiving rapid re-housing assistance, often have difficulty securing housing due to poor credit or rental history, recent evictions, mental health issues or substance use. Some are immigrants that may be undocumented. Many do not have sufficient income to meet landlord's requirements as they often require an income of two times or three times the monthly rental amount. Requiring first and last month's rent, deposit, application fees, credit check and other fees add to the barriers these families encounter. Although there is some assistance available through Yolo County Health and Human Services Agency, some families make too much money to qualify, yet not enough to find housing.

Children in families facing housing instability often have school attendance problems as they move from one temporary housing site to another. Many may be forced to move to a nearby city temporarily but cannot continue in their West Sacramento school as transportation is only available within the city. Teachers indicate that there is a need for Wi-Fi-enabled Chromebooks that will allow students to access online classes and homework if they are living in a motel, a car or other location without Wi-Fi access.

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Loss of Rapid Re-Housing Assistance

Rapid Re-Housing assistance provides subsidies for deposits and initial rental assistance to families facing a loss of housing or that recently became homeless. Once persons are stably housed, they are expected to pay their rent and maintain other household expenses. This is often difficult as many of these households are Extremely Low- or Very Low-Income, placing them at risk of re-entering homelessness. With the loss of federal funding dedicated to keeping persons housed during the COVID-19 pandemic, many individuals and families are struggling to maintain rental payments and retain housing at market rate rents.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

In most instances, HUD considers Extremely Low-Income households (at or below 30% of AMI) and those paying more than 50% of income towards housing costs to be at risk of losing their housing.

HUD homeless funding programs administered by Yolo County and member agencies of the local Continuum of Care (CoC) must use a complicated and specific definition of persons considered to be "at risk of homelessness", and therefore eligible for housing and services paid with HUD homeless funding. The definition can be found at 24 CFR 578.3.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Housing instability is a complex issue. One major factor in West Sacramento, and throughout California, is the cost of housing compared to household income. There is an insufficient number of housing units affordable to families at the lower end of the income scale. Most lower-income families do not have sufficient disposable income to accumulate savings or other assets. A few months without a paycheck, expensive car repairs, sudden illness or some other unexpected expense can result in an inability to meet financial obligations. Families may be faced with a choice of selling what they have, borrowing money (usually at unfavorable terms) or defaulting on a mortgage, rent or other bills. For the average lower-income household, an unexpected expense of just $400 may lead to financial and/or housing instability.

An aging population will result in seniors with special housing needs related to reduction in income, declining mobility and self-care capability. Seniors on fixed incomes or limited retirement savings may need financial assistance for housing rehabilitation, accessibility improvements or supportive services to retain independence in their homes.

Families and individuals in crisis may have poor credit, poor rental history, recent evictions, mental health issues or substance use. Landlords, even managers of affordable rental properties, usually will not accept persons demonstrating credit risk as tenants.

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Many lower-income households do not have sufficient income to meet a landlord's requirements. They often require an income of two times or three times the monthly rental amount. Requiring first and last month's rent, deposit, application fees, credit check and other fees add to the housing barriers these families encounter. Although there is some assistance available through Yolo County Health and Human Services Agency, some families make too much money to qualify for affordable housing, yet not enough to secure market rate housing.

Housing stability is crucial for families with children. An unstable housing situation makes it much more difficult for children to be successful at school, which further perpetuates the cycle of poverty. The National Coalition for the Homeless explains that families experiencing homelessness move frequently. Every time a child must change schools, his or her education is disrupted. The organization notes that some studies report that children lose 3-6 months of education with every move. According to the National Center for Homeless Education, students experiencing homelessness are chronically absent at a rate that is at least double that of the overall student population.

Discussion

Housing stability for lower-income individuals and families requires attention to household income, housing costs and long-term household asset generation. An approach to alleviating housing cost burden and promoting housing stability will be most effective if it addresses all three of these factors.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

West Sacramento is a small, diverse community with a strong presence of recent immigrant families. According to the 2023 U.S. Census American Community Survey (ACS), one in four residents were born outside of the United States.

According to HUD, a "disproportionately greater need" exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate that is significantly higher than the general population at the same income level. HUD considers a 10% or more disparity to indicate disproportionate need.

It should be noted that the Census Bureau indicates that ACS data is an "estimate". Due to the smaller size of the City of West Sacramento, sample sizes used in the ACS and the HUD Comprehensive Housing Affordability Strategy (CHAS) for some racial groups at certain income levels are very small. In particular, the relatively small numbers of Black/African American, American Indian/Alaskan Native and Native Hawaiian/Pacific Islander populations within each income level may skew percentages and interfere with interpretation of datasets in the Tables below. We have made an effort to verify data findings through consultations with agencies that are familiar with the housing situations of persons from the racial and ethnic categories noted below.

The 2016-2020 CHAS data in Tables 13 through 21 provides an overview of housing needs for households at various income levels by race and ethnicity. The CHAS does not compute housing cost burden for households that did not report income, reported zero income or that reported negative income. These households are identified as "no/negative income".

When reporting race, the U.S. Census ACS distinguishes persons of two or more races and persons identifying as a race other than the standard categories. However, the CHAS data in the tables does not include data for these groups. The 2016-2020 ACS indicates that West Sacramento households identify themselves as:

West Sacramento Racial and Ethnic Composition			
		Number	**Percentage**
Race			
	White	33,947	63.4%
	Black/African American	2,443	4.6%
	Asian	6,242	11.7%
	American Indian/Alaska Native	396	0.7%
	Native Hawaiian/Other Pacific Islander	527	1.0%

West Sacramento Racial and Ethnic Composition			
		Number	**Percentage**
Race			
	Some other race	3,700	6.9%
	Two or more races	6,319	11.8%
Ethnicity			
	Hispanic	17,454	32.6%
	Non-Hispanic	36,120	67.4%

Data Source: 2023 ACS

Extremely Low-Income Households between 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,805	905	**0**
White	905	585	**0**
Black / African American	475	44	**0**
Asian	270	65	**0**
American Indian, Alaska Native	40	0	**0**
Pacific Islander	0	4	**0**
Hispanic	**1,015**	**195**	**0**

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

Very Low-Income Households between 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,280	545	**0**
White	565	255	**0**
Black/African American	50	50	**0**
Asian	155	45	**0**
American Indian/Alaska Native	0	25	**0**
Pacific Islander	30	0	**0**
Hispanic	**440**	**170**	**0**

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

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Low-Income Households between 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,455	1,385	**0**
White	580	690	**0**
Black/African American	40	74	**0**
Asian	135	80	**0**
American Indian/Alaska Native	30	0	**0**
Pacific Islander	15	0	**0**
Hispanic	**605**	**445**	**0**

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

Moderate-Income Households between 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	670	1,335	**0**
White	295	775	**0**
Black/African American	60	10	**0**
Asian	65	105	**0**
American Indian/Alaska Native	0	0	**0**
Pacific Islander	4	15	**0**
Hispanic	**215**	**375**	**0**

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

The following chart summarizes the CHAS data in Tables 13 – 16 as percentages to facilitate comparison and identification of impacts on racial and ethnic groups at varying income levels.

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Summary of Households Reporting One or More Housing Problems

	Extremely Low-Income (0-30% AMI)	Very Low-Income (30-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-100% AMI)	All Income Levels Combined
Citywide	75.6%	70.1%	51.2%	33.4%	59.8%
Race: White	60.7%	68.9%	45.7%	27.6%	50.4%
Race: Black/African American	91.5%	50.0%	35.1%	85.7%	77.8%
Race: Asian	80.6%	77.5%	62.8%	38.2%	67.9%
Race: American Indian/Alaska Native	100.0%	0.0%	100.0%	0.0%	73.7%
Race: Pacific Islander	0.0%	100.0%	100.0%	21.1%	72.1%
Race: Non-White	87.4%	66.2%	58.8%	49.8%	72.6%
Ethnicity: Hispanic	83.9%	72.1%	57.6%	36.4%	65.8%

The small number of households reported within some racial groups by income level can make interpretation of disparity challenging. For example, Table 13 identifies only four Pacific Islander households and 40 American Indian/Alaska Native households at the Extremely Low-Income Level. Analysis based on such small sample sizes can result in misleading assumptions of the entire population.

Another example of inconsistency within the CHAS data is that the percentage of Extremely Low-Income and Moderate-Income Black/African American households experience housing problems at a significantly higher rate (91.5% and 85.7% respectively) compared to Black/African Americans at the Very Low- and Low-Income Levels (50.0% and 35.1%). This data seems to be contradictory, which may be due to the small sample size margin of error.

Taking this into consideration, the data does appear to indicate that Extremely Low-Income Black/African American, Asian and American Indian/Alaska Native households are most significantly impacted by Housing Problems.

Combining the data for all income levels together, it is evident that Non-White race households experience housing problems at a higher rate (72.6%) than the city as a whole (59.8%) and the difference is even more significant when compared to the rate of White households (50.4%). Black/African American, American Indian/Alaska Native and Pacific Islander households are particularly impacted by housing problems. There is not a significant disparity between Hispanic households at any income level reporting Housing Problems (65.8%) as reported by residents at the same income level citywide (59.8%).

Housing Discrimination

Consultations with local fair housing services providers reveal that they receive relatively few housing discrimination complaints based on race or ethnicity from West Sacramento residents. The majority of complaints are based on discrimination of income source (illegal in California) and refusal to provide reasonable accommodations for persons with a disability. This is further confirmed by random fair housing testing conducted by the agencies. Providers also work with

households facing eviction in an effort to resolve disputes with landlords to keep families housed. The City provides CDBG funding to ensure that fair housing education, counseling and enforcement services are available to all residents.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As noted in the section above, the phrase "disproportionate need" refers to a particular race or ethnicity group at a certain income level experiencing one of the HUD housing problems at a rate that is significantly higher than the rate for total residents at the same income level. HUD generally considers a discrepancy of more than 10% to be evidence of disproportional need. The analysis of "severe housing problems" focuses on four categories that are similar to factors examined in section NA-15, but are more serious in effect on well-being and housing stability:

- lack of complete kitchen facilities;
- lack of complete plumbing;
- overcrowding at 1.5 or more persons per room; and/or
- paying more than 50% of income towards housing.

HUD does not compute housing dost burden for households that did not report income, reported zero income or that reported negative income (no/negative income) in the U.S. Census.

Extremely Low-Income Households between 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,295	1,415	**0**
White	735	760	**0**
Black / African American	380	134	**0**
Asian	240	100	**0**
American Indian, Alaska Native	40	0	**0**
Pacific Islander	0	4	**0**
Hispanic	**815**	**395**	**0**

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

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Very Low-Income Households between 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	575	1,245	**0**
White	210	615	**0**
Black / African American	50	50	**0**
Asian	130	70	**0**
American Indian, Alaska Native	0	25	**0**
Pacific Islander	30	0	**0**
Hispanic	**140**	**470**	**0**

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

Low-Income Households between 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	505	2,330	**0**
White	180	1,090	**0**
Black / African American	4	109	**0**
Asian	85	125	**0**
American Indian, Alaska Native	0	30	**0**
Pacific Islander	0	15	**0**
Hispanic	**215**	**835**	**0**

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

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Moderate-Income Households between 80%-100% of Area Median Income

	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	225	1,780	**0**
White	25	1,040	**0**
Black / African American	10	60	**0**
Asian	30	140	**0**
American Indian, Alaska Native	0	0	**0**
Pacific Islander	0	20	**0**
Hispanic	**130**	**460**	**0**

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

The following chart summarizes the CHAS data in Tables 17 – 20 as percentages to facilitate comparison and identification of impacts on racial and ethnic groups at varying income levels.

Summary of Households Reporting One or More Severe Housing Problems

	Extremely Low-Income (0-30% AMI)	Very Low-Income (30-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-100% AMI)	All Income Levels Combined
Citywide	61.9%	31.6%	17.8%	11.2%	34.7%
Race: White	49.2%	25.5%	14.2%	2.3%	24.7%
Race: Black/African American	73.9%	50.0%	3.5%	14.3%	55.7%
Race: Asian	70.6%	65.0%	40.5%	17.6%	52.7%
Race: American Indian/Alaska Native	100.0%	0.0%	0.0%	-	42.1%
Race: Pacific Islander	0.0%	100.0%	0.0%	0.0%	43.5%
Race: Non-White	73.5%	59.2%	24.2%	15.4%	53.1%
Ethnicity: Hispanic	67.4%	23.0%	20.5%	22.0%	37.6%

The number of persons with severe housing problems in Tables 17-20 is barely half the number of those identified with Housing Problems in Tables 13-16 above. One should be cautious drawing conclusions drawn from individual income level data due to the limited number of households included in the ACS estimates. However, Black/African American, Asian, American Indian/Alaska Native and Pacific Islanders at the Extremely Low- and Very Low-Income levels appear to be most impacted by severe housing problems.

Comparing the data for all income levels together, Non-White race households are affected by severe housing problems at a higher rate (53.1%) than the city as a whole (34.7%). White

households report the lowest occurrence of severe housing problems (24.7%) while Black/African American and Asian households have the highest rate (55.7% and 52.7% respectively).

Hispanic households at all income levels report Severed Housing Problems at roughly the same rate (37.6%) as all residents citywide (34.7%).

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NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines housing affordability as a monthly rent or mortgage payment that does not exceed 30% of a household's monthly gross income. Households with housing costs exceeding 30% of monthly income are considered to have a "housing cost burden" Families and individuals experiencing housing cost burden have limited disposable income to place in savings to cover unanticipated expenses. A car repair, medical bills or an unexpected loss of income due to illness or layoff may leave these families unable to pay the monthly rent or meet other necessary expenses such as food or utility bills. Families and individuals paying more than 50% of income towards housing are considered to have a "severe housing cost burden" leading to a high risk of housing instability. HUD considers these households to be at imminent risk of becoming homeless.

The discussion below focuses on disparities of housing cost burden and severe housing cost burden, based on the race and ethnicity of West Sacramento residents at various income levels. The CHAS does not compute housing cost burden for households that did not report income, reported zero income or that reported negative income (no/negative income).

Housing Cost Burden

	Affordable Housing Paying Less than 30%	Housing Cost Burden Paying 30-50%	Severe Housing Cost Burden Paying More than 50%	No/negative income (not computed)
Jurisdiction as a whole	12,145	3,300	2,775	**135**
White	7,025	1,545	1,100	**35**
Black / African American	445	220	410	**0**
Asian	1,225	335	240	**80**
American Indian, Alaska Native	29	30	40	**0**
Pacific Islander	44	20	30	**4**
Hispanic	**2,845**	**1,060**	**845**	**20**

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

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As demonstrated in Table 7 above, housing cost burden is the most significant housing problem faced by lower-income households in West Sacramento. Those at the very lowest income levels are most impacted. An analysis of the CHAS data reveals that 66.2% of residents have affordable housing (paying less than 30% of gross income towards housing costs). However, significantly fewer Black/African American, American Indian/Alaska Native and Pacific Islander households enjoy affordability (41.4%, 29.3% and 44.0% respectively). These three racial groups experience a higher level of impact by severe housing cost burden (38.1%, 40.4% and 30.6% of households) while citywide, only 15.1% of households have a severe housing cost burden.

The cost of housing imparts a substantial impact on lower-income households and contributes to limited housing choices including living in substandard housing, undesirable neighborhoods or underperforming school districts. These issues can magnify effects of housing cost burden on families.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data in Tables 13-21 demonstrate that the percentage of Black/African American, Asian and American Indian/Alaskan Native households impacted by housing problems is disproportionately higher than the population as a whole. Whereas persons of Hispanic ethnicity experience housing problems in relatively the same proportion as non-Hispanics. Extremely Low- and Very Low-Income households experience the highest incidence of housing problems, with housing cost burden being the most common problem.

If they have needs not identified above, what are those needs?

The City conducted focus groups, consultations with services providers and conducted an online community needs survey to identify the needs of lower-income residents in West Sacramento. Across the board, housing affordability was noted as the most significant need for individuals and families of all races and ethnicities.

A review of 2023 ACS homeownership rates reveals that Black/African American households have a significantly lower rate of homeownership than households of other races. Although they comprise 4.2% of all occupied units, they only represent half that amount (2.2%) of homeownership units. Native Hawaiian and Other Pacific Islanders are also underrepresented homeowners; however this data may be skewed by the small number of households of this race as reported in the census estimates.

Race and Ethnicity of Householders	Percent of Occupied Housing Units	Percent of Owner-Occupied Units	Percent of Renter-Occupied Units
Race			
White	58.3%	60.1%	55.7%
Black/African American	4.2%	2.2%	7.2%
American Indian/Alaska Native	0.7%	0.9%	0.5%
Asian	11.6%	12.3%	10.5%
Native Hawaiian/Other Pacific Islander	0.2%	0.1%	0.4%
Some other Race	10.7%	10.3%	11.3%
Two or more Races	14.2%	14.1%	14.4%
Ethnicity			
Hispanic	28.3%	25.3%	32.7%

Data Source: 2023 ACS

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As demonstrated in HUD CPD Map 1, Census Tracts with the highest percentage of housing cost burden are 102.03 and 102.04. Maps 2-9 indicate the concentration of racial and ethnicity groups within census tracts in West Sacramento. The HUD CPD Mapping Tool does not indicate any one race to be concentrated in the highest housing cost burden census tracts. However, there is an elevated concentration of persons of Hispanic ethnicity located in these two census tracts.

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NA-35 Public Housing – 91.205(b)

Introduction

HUD funded Public Housing and Housing Choice Voucher rental assistance (formerly known as Section 8) in West Sacramento are administered by the Housing Authority of the County of Yolo, known as Yolo County Housing (YCH).

Voucher assistance in the table below includes the following:

- Tenant-based Vouchers - HUD's major program for assisting Very Low-Income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Rental subsidies are paid to the landlord on behalf of the family or individual. Participants are able to select their own housing including single-family homes, townhouses and apartments.
- Project-based Vouchers – The housing authority assigns a portion of its Housing Choice Vouchers to a particular affordable housing project. Rental subsidies are only paid to the landlords of selected projects.
- Veterans Affairs Supportive Housing Vouchers (HUD-VASH) – The VASH program combines HUD's Housing Choice Voucher (HCV) rental assistance with case management and clinical services for homeless Veterans provided by the Department of Veterans Affairs (VA).
- Family Unification Program (FUP) – Permanent rental subsidy Vouchers are set aside for families in danger of having their children removed due to inadequate housing. Youth transitioning from foster care may receive a FUP Voucher for a period not to exceed 36 months.
- Disabled/Mainstream Vouchers - Rental subsidies for non-elderly disabled persons or families with disabilities.

The Characteristics of Residents Table 24 below noted below counts the total number of elderly heads of household (age 62 and older) only. YCH serves a total of 199 elderly persons in Public Housing and 893 elderly persons in Voucher assisted housing.

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Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Number of units with vouchers in use	**0**	**0**	**380**	**1,633**	**360**	**1,279**	**64**	**26**	**58**

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition Vouchers**

Data Source: Yolo County Housing Authority (YCH)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	$28,332	$19,839	$15,979	$20,985	$17,329	$23,987
Average length of stay	0	0	14	10	3.5	12	3	2
Average Household size	0	0	2	2	2	2	1	3
Number of Homeless at admission	0	0	17	188	93	93	34	8
Number of Elderly Program Participants (over age 62)	0	0	160	729	593	593	27	0
# of Disabled Families	0	0	158	948	223	725	41	1
# of Families requesting accessibility features	0	0	0	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

DRAFT

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	776	2,055	352	1,703	50	58	69
Black/African American	0	0	45	426	120	307	17	12	17
Asian	0	0	39	169	16	153	0	0	2
American Indian/Alaska Native	0	0	14	63	18	45	5	0	2
Pacific Islander	0	0	2	28	10	18	1	1	0
Other	0	0	37	122	25	86	0	9	3

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition Vouchers**

Table 25 – Race of Public Housing Residents by Program Type

Data Source: Yolo County Housing Authority (YCH)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	628	695	158	537	5	26	24
Not Hispanic	0	0	286	2,169	387	1,782	63	61	65

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition Vouchers**

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: Yolo County Housing Authority (YCH)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Yolo County Housing Authority notes that requests for accessibility needs primarily are modifications to bathrooms (shower bars, handicap toilets), transfers to single-floor units, additional bedrooms for live-in aides and/or medical equipment. In addition, there is a high volume of requests for service animals as a reasonable accommodation.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance?

There are a total of 490 West Sacramento households on the YCH waiting list, 436 of which are single person households, 9 are disabled and 1 household is currently homeless. The Housing Choice Voucher list was last opened for applications in 2022. This means that eligible households may wait for many years to receive housing assistance. This is an indicator of the unmet need for housing assistance in the community.

Racial and Ethnic Composition of the YCH Waiting List		
Race		
	White	285
	Black/African American	77
	Asian	39
	American Indian/Alaskan Native	14
	Pacific Islander	5
	More than one race	9
Ethnicity		
	Hispanic	110
	Non-Hispanic	380

Source: Yolo County Housing Authority

Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders?

YCH staff have noted that the highest needs have been food insecurity and utility assistance. In public housing, challenges include conflict resolution with neighbors and the need for financial assistance to pay for rental and utilities arrears.

Fair housing services providers have seen an increase in discrimination complaints when landlords refuse to accept Vouchers or other government housing subsidies. Discrimination against source of income in housing became illegal in California in 2020, but many landlords are not aware of the law or simply ignore it. More outreach and education is needed for both tenants and landlords.

DRAFT

How do these needs compare to the housing needs of the population at large?
Residents of public housing and voucher holders often share the same basic needs as the population at large including safe housing, stable income, good schools, healthcare, and safe communities. Although they have secured housing affordability, many face high barriers and require supportive services to achieve stability and upward mobility.

Discussion

The amount of money a housing authority can pay towards the monthly rent of a particular household is based on the HUD Fair Market Rent (FMR). HUD establishes an FMR for each metropolitan area, representing the cost of a moderately priced unit. Housing authorities must set a Payment Standard that is between 90% - 110% of the HUD FMR. Exception Payment Standards that go above the 110% threshold may be adopted with HUD approval. A household pays a portion of the rent (typically 30% - 40% of their income) and the housing authority covers the rest, up to the Payment Standard.

Currently, YCH has set the Payment Standard between 95% to 105% FMR depending on location and unit size. In California, landlords are required to accept vouchers as a form of income and are prohibited from rejecting tenants solely on the basis they have a housing voucher. The lack of rental housing inventory and the payment standard limitation are both factors that can prolong the housing search timeline.

Public housing has its challenges as well. The subsidies that HUD allocates to housing authorities for the Public Housing program are not sufficient to meet the needs of operating, maintaining, or modernizing the aging public housing units across the nation. The consequences of this underfunding include units falling into disrepair faster than they can be rehabilitated and poor living conditions for residents due to leaks, mold, broken systems, etc. This may lead public housing authorities to consider options such as demolition, disposition, or the Rental Assistance Demonstration (RAD) program.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

The City of West Sacramento is an active member of the Davis/Woodland/Yolo County Continuum of Care (CA-521), known as the Yolo County Homeless and Poverty Action Coalition (HPAC). HPAC is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. Every two years, HPAC surveys homeless persons in Yolo County using the HUD prescribed "Point-in-Time Count" methodology. The Point-in-Time Count (PIT Count) is a "snapshot" reflecting the number of persons experiencing homelessness in West Sacramento on a single night in January. The most recent PIT Count was conducted on January 24, 2024, and found 289 persons experiencing homelessness in West Sacramento, of which 184 were unsheltered. It should be noted that many people move in and out of homelessness over time. The actual number of persons experiencing homelessness over the course of an entire year is much higher than the number of persons identified in the one-day PIT Count.

The PIT Count only identifies persons that meet the HUD definition of homeless. This does not include persons that slept the night before in transient situations such as the motels along West Capitol Avenue, "couch surfing" temporarily or were in institutionalized care that night. These persons are not reflected in the PIT Count. It appears that families with children are under-reported in the PIT Count. The PIT Count only found one family meeting the HUD definition of homeless with children in West Sacramento. However, the Washington Unified School District reports serving 147 students from families experiencing homelessness, in addition to 36 students living in foster care. The weather was very cold and wet the night of the 2024 PIT Count and it is likely that families with children sought shelter in a motel or other accommodation for the night.

The first two columns of Table 27 below contain "one night" PIT Count data. Columns 3-6 provide information from HPAC Homeless Management Information System (HMIS) that collects client information from HPAC service provider members year-round. The HMIS data in columns 3-6 is for the period of October 1, 2023, through September 30, 2024, and includes information on 694 persons experiencing homelessness over this timeframe in West Sacramento. During the PIT Count, persons identified as homeless were asked to provide demographic information through the completion of a survey. There were a number of individuals that, although counted, declined to complete the survey. Specific categories in the PIT Count columns may not reflect the entire homeless population.

HPAC also administers the Yolo County Coordinated Entry System. This system allows people experiencing a crisis to access emergency homeless and housing services with as few barriers as possible and ensures that the most vulnerable individuals or families are prioritized first for permanent housing placements. Clients are tracked through the HMIS system.

The data below notes that on the date of the PIT Count, 175 persons in West Sacramento (60.6% of homeless) met the HUD definition of "Chronically Homeless" which is a person with a disability who:

- Has been homeless for at least 12 months,
- Has been homeless on at least 4 separate occasions in the last 3 years, or
- Has been residing in an institutional care facility including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria as chronically homeless before entering that facility.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night (PIT Count data)		3 Estimate the # experiencing homelessness each year	4 Estimate the # becoming homeless each year	5 Estimate the # exiting homelessness each year	6 Estimate the # of days persons experience homelessness
	1 Sheltered	2 Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	3	62	42	127	80
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	105	181	492	330	79	197
Chronically Homeless Individuals	57	118	202	0	69	365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	2	3	14	9	5	197
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Alternate Data Source Name: 2024 Yolo County Homeless PIT Count and Yolo County HPAC HMIS Data

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

DRAFT

Rural Homeless Needs Assessment

Not applicable.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction.

Not applicable.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Not applicable.

DRAFT

Nature and Extent of Homelessness: (Optional)

	Sheltered	Unsheltered (optional)
Race		
White	66	80
Black or African American	23	45
Asian	4	0
American Indian or Alaskan Native	5	5
Pacific Islander	0	3
Multiple Races	4	7
Unknown	9	44
Ethnicity	**Sheltered**	**Unsheltered (optional)**
Hispanic	16	38
Non-Hispanic	86	102

Data Source: 2024 Yolo County Homeless PIT Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with Children

Based on Yolo County HPAC HMIS Data, there were 62 homeless persons in households with children, all living in Shelter, between October 2023 and September 2024. No unaccompanied children (primarily youth transitioning from foster care or emancipated youth) were identified. However, as explained above, the HUD methodology significantly undercounts families with children and unaccompanied youth by limiting the count to persons living in shelters (Sheltered) or those living on the streets (Unsheltered). Families staying temporarily in motels or residing temporarily with other people due to lack of alternatives are not included.

The Washington Unified School District (WUSD) served 147 homeless students in West Sacramento during the month of November 2025, and another 36 students in foster care. All of these families qualify as homeless under the McKinney-Vento Act, although many are not counted as homeless under PIT Count rules. It is crucial to identify the needs of these uncounted families as studies demonstrate that homeless students who stay with other people temporarily or in motels have poor attendance records and lower academic outcomes than those living in shelter or those that find permanent housing. As families move from one temporary location to another, they encounter transportation issues that make it difficult for children to get to school. There is also a need for consistent internet access. Most of the motels and other places homeless families stay do not have Wi-Fi. WUSD is often asked to provide Chromebooks with an installed Wi-Fi chip to allow students to complete homework or to work from home when they are unable to get to class. Funding for this is limited.

According to WUSD Student Services staff, there is a critical need for emergency shelter for families with children. Currently the only shelter in West Sacramento is limited to adults only. Families experiencing homelessness often have difficulty finding permanent housing. Some have sufficient income to make a monthly rent payment, but landlords will not accept them due to poor credit or previous evictions. Many of these families can afford the monthly rent but cannot save enough money to pay the required first and last month's rent plus utility deposits. Funding that was available for this during COVID has expired. Many face substance use or mental health issues.

Families of Veterans

The Yolo County Veterans Services Office (VSO) reports that they typically work with 10-15 Veterans experiencing homelessness in West Sacramento. As clients become housed and leave their caseload, new Veterans needing services arrive. The VSO works with the Veterans Administration (VA) to locate appropriate housing and supportive services. These agencies are not direct service providers, but provide housing search assistance and referrals to County, State, affordable housing or non-profit agencies to secure housing and services for Veterans and their families. Most difficult to locate is family-sized housing units that are affordable to households at risk of or exiting homelessness. However, additional one-bedroom units are also limited. The VSO coordinates with the Yolo County Housing Authority to refer homeless Veterans and their families for housing assistance through the VASH voucher program. As noted above, Yolo County Housing administers 64 VASH vouchers that come with critical supportive services from the VA to strengthen a family's ability to transition from homelessness to housing stability.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Racial and ethnic data collected during the 2024 PIT Count compared with data from the 2023 ACS reveals several disparities. Most significantly, persons of Black/African American race comprise 6.2% of the West Sacramento population but are 23.2% of homeless persons identified in the PIT Count. The representation of Whites, and Native Hawaiian/Pacific Islanders is relatively the same in the general population and the homeless population. American Indian/Alaskan Natives are nearly twice as high in the homeless population, however due to the small number of persons in this race category, there may be a significant margin of error when looking at the comparisons. The percentage of Asians and persons of Hispanic ethnicity experiencing homelessness are substantially lower than the general population.

	2023 ACS	2024 PIT Count
Race		
White	67.5%	63.2%
Black/African American	6.2%	29.4%
American Indian/Alaskan Native	2.4%	4.3%
Asian	18.7%	1.7%
Native Hawaiian/Pacific Islander	1.2%	1.3%
Ethnicity		
Hispanic	34.0%	22.3%

Source: Yolo County HPAC 2024 PIT Count

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

HUD defines "Sheltered" homeless as individuals or families living in emergency shelter or transitional housing, while "Unsheltered" are persons sleeping in a place not designed for a regular sleeping accommodation such as a vehicle, shed, garage, abandoned building, train station or outdoors. Again, persons living temporarily in motels, even for one night, are not included in PIT Count data unless the room cost was paid by an agency serving homeless persons. The majority of persons experiencing homelessness West Sacramento are Unsheltered (62.4%) versus those that are Sheltered (37.6%).

Discussion

Between the 2017 PIT Count and the 2024 Count, West Sacramento saw a 66% increase in the number of persons experiencing homelessness. Most homeless individuals were in the age range of 25-54 (169 individuals). There were 93 individuals age 55 and older, 2 children under age 18 and 15 young adults age 18-24. West Sacramento findings show that 152 persons experiencing homelessness were male and 112 were female.

The PIT Count revealed that at least 60% of homeless persons met the HUD definition of "Chronically Homeless":

- The individual has been homeless for at least 12 consecutive months, or homeless on at least 4 separate occasions, totaling 12 months or more, within the last 3 years; AND
- Can be diagnosed with Post Traumatic Stress Disorder (PTSD), a serious mental illness, substance use disorder, a developmental disability, or a cognitive or physical illness or disability.

Among the 289 individuals found experiencing homelessness in West Sacramento, 18% stated they were suffering from PTSD, 29% had some form of serious mental illness, 24% were dealing with a substance use disorder, 11% had a development disability, 13% had a chronic physical illness or disability, and 5% had co-occurring mental health and substance use disorders.

PIT Count statistics show that only 29% of West Sacramento's homeless population are receiving some form of income. Of the persons responding to the survey, 38% stated they became homeless because they were facing an eviction, 18% had been in the foster care system at some point in their youth, 28% identified that they had experienced domestic violence and 14% stated that they became homeless due to fleeing a domestic violence situation. Pets are important to many people, providing companionship and safety. No sheltered persons reported animal ownership, but 47% of unsheltered persons had a pet. More than half of survey respondents did not answer questions about criminal convictions, but of those that did, 63% said that they had a conviction at some point in time. The PIT Count did not find any unaccompanied youth (primarily youth transitioning from foster care or emancipated youth).

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

HUD generally defines special needs populations as: seniors; frail elderly; persons with mental, physical and/or developmental disabilities; persons with substance abuse addictions; victims of domestic violence, dating violence, sexual assault and stalking. Special needs populations may find it more difficult to locate suitable and sustainable housing within the community. HUD also considers persons at risk of or experiencing homelessness to be a special needs population, but they are addressed in the previous section of this Plan.

Throughout the citizen participation process, there was a consensus that the most critical need for special populations in West Sacramento is housing affordable for households at the Extremely Low- and Very Low-Income levels as many of these households rely on social security or disability incomes.

Describe the characteristics of special needs populations in your community.

Seniors
Many seniors have special needs related to reduction in income, lifestyle changes and declining mobility or self-care capability. The 2016-2020 CHAS estimates that 34% of West Sacramento senior households (age 62 and older) are under the Very Low-Income level (50% AMI). Income levels drop even lower as residents age. For seniors age 75 and older, the percentage increases to 57% of households. There are a total of 1,315 senior households at Extremely Low-Income (30% AMI) and another between 30-50% AMI. The 2023 ACS estimates that 23% of persons age 60 and older live alone. Seniors on fixed incomes or limited retirement savings may have difficulty keeping up with rising rental rates.

Persons with a Disability
The 2023 ACS estimates that 11% of West Sacramento residents have a disability. This increases to 23% for persons age 60 and older. The 2023 ACS estimates the following number of persons with a disability in West Sacramento:

Number of Persons with a Disability	
Hearing difficulty	1,191
Vision difficulty	1,146
Cognitive difficulty	2,270
Ambulatory difficulty	2,890
Self-care difficulty	1,201
Independent living difficulty	2,309

Persons with mental, physical or developmental disabilities may require accommodations to ensure housing stability and the ability to live as independently as possible. Project Sentinel, the City's contracted fair housing counseling agency, notes that many of the discrimination complaints they receive are related to a request for a reasonable accommodation for a disability. Accommodations may include items such as installation of bathroom grab bars or wheelchair ramps, transfer to a ground floor unit or more accessible unit, assigning an accessible parking spot, or waiving a "no pets" policy to allow a service animal.

Alta California Regional Center assists persons with intellectual and developmental disabilities throughout the Sacramento Region. The State considers developmental disabilities to include Intellectual Disability, Autism Spectrum Disorder, Epilepsy, Cerebral Palsy, and other conditions that occur before age 18 and require similar treatment as Intellectual Disability (for example traumatic brain injury, drowning in a pool, etc.). Currently there are 2 licensed residential homes for individuals with developmental disabilities in the City. Adults with developmental disabilities largely rely on Social Security for their living expenses. Social Security payments are approximately $1,000 per month, making an affordable rent amount for these individuals to be about $300 a month. The Alta California Regional Centers 2025-2026 Regional Plan, developed after an extensive research and outreach process, places affordable housing as the number one need for persons with disabilities in the Sacramento region.

Youth

Disadvantaged youth and youth exiting the foster care system usually do not have sufficient income, rental history, credit history or references to secure a rental unit. They do not have the education or job skills to get a job that provides a sustainable income. Often, they are too young to be accepted into a shelter program and end up moving from place to place, staying temporarily with friends or living on the streets. Housing targeted to this population would need to be low barrier entry, affordable at the Extremely Low-Income level and include supportive services.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Empower Yolo provides services in West Sacramento to address both acute trauma from violence and broader, community-wide instability requiring sustained, trauma-informed, and culturally responsive support. Last fiscal year, the agency served 235 clients in West Sacramento, of whom 171 experienced victimization—primarily domestic violence (115 cases), child sexual abuse (31), and adult sexual assault (11)—with most harm occurring within intimate or family relationships and disproportionately affecting women. Clients required intensive, ongoing support, reflected in 3,772 service contacts, with the highest demand for advocacy, peer counseling, crisis intervention, legal support (especially restraining orders and court navigation), and language assistance for Spanish-speaking and limited-English-proficient clients. Basic needs insecurity is widespread across both victims and non-victims, with high utilization of food, clothing, diapers, hygiene supplies, housing assistance, and emergency shelter, underscoring significant economic and housing instability in the community. Mental health needs are substantial, involving hundreds of hours of therapy for survivors and ongoing emotional support for others. Non-victim clients served (56 individuals), while not affected by crime, faced similar challenges related to

poverty, housing instability, parenting stress, system navigation including Child Protective Services (CPS) and public benefits, transportation barriers and language access.

What are the housing and supportive service needs of these populations and how are these needs determined?

The most significant need for all special populations is additional rental assistance and additional affordable rental housing units, especially for households at the Very Low- and Extremely Low-Income levels for those living on fixed incomes, social security or disability payments. Seniors that own their homes may need financial assistance for housing rehabilitation or accessibility improvements to retain independence in their homes. As they continue to age, residents may need assistance with upkeep of their homes or may need to move to single floor and/or accessible units to maintain independence. Transportation is also a need. Frail elderly may require self-care services or assisted living communities to ensure housing stability.

Persons with intellectual or developmental disabilities may require assistance with self-care or home management tasks. Those with physical or mobility impairments may require accessible units or adaptive home improvements to remain safely and independently housed. Food insecurity is an issue for seniors, persons with disabilities, recent immigrant families and the lowest income West Sacramento residents. The Yolo Food Bank reports serving 30,000 households countywide each month and providing home delivery meals to seniors and persons with disabilities in West Sacramento; in addition to operating food distribution sites throughout the City. Food is distributed every Saturday at the West Sacramento City Hall parking lot.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

The California Department of Public Health (CDPH), Office of AIDS (OA) works with local health jurisdictions to collect, analyze, and disseminate surveillance data on people living with HIV in California. Providers and clinical laboratories provide HIV surveillance data to local health jurisdictions as a routine public health activity required by state law. Historically, Yolo County's HIV incidence has been consistently lower than found across the State of California. The 2023 California HIV Surveillance Report states that the rate of new HIV diagnoses statewide increased from 11.7 per 100,000 persons in 2019 to 12.3 in 2023. In Yolo County the rate of new HIV diagnoses remained the same at 9.5 in both 2019 and 2023. There were 22 new cases identified in 2023.

In 2023, there were 387 persons in Yolo County living with HIV, of those individuals, 306 (79.1%) were "In Care", defined as having at least one CD4, viral load, or HIV-1 genotype test during the calendar year. There were 271 persons living with HIV that had achieved "Viral Suppression" defined as persons whose most recent HIV viral load test result during the calendar year was no more than 200 copies/ml.

The City of West Sacramento is not a recipient of HUD Housing for Persons With AIDS (HOPWA) funding. HOPWA funding for the Sacramento region is administered by the Sacramento Housing and Redevelopment Agency (SHRA).

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii)).

HUD has not designated West Sacramento as a Participating Jurisdiction (PJ) which means that the City is not eligible to receive HOME funds directly from HUD. West Sacramento is eligible to apply for HOME funding through competitive grants from the State of California Department of Housing and Community Development, when funding is available.

Discussion

The needs of special populations are varied. As the number of seniors increases, there will be an increased need for housing rehabilitation and modifications for accessibility, transportation and self-care assistance. Food insecurity is an issue for persons in all special needs categories. Youth transitioning from foster care and emancipated youth face many housing barriers. Programs providing housing stability, life skills, education and job readiness may help to reduce the risk of future homelessness.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities.

The City conducts community engagement and outreach sessions to foster inclusive civic engagement by striving to ensure that all residents are well informed and their voices are heard regarding issues such as public improvements.

Recreational Facilities

There are 38 parks and 5 recreational facilities in West Sacramento. The City's Parks, Recreation and Open Space Master Plan identifies five parks and one facility with structural assets at the end of its useful lifecycle: Meadowdale Park, Bryte Park, Alyce Norman Playfield, Memorial Park, Redwood Park and the Club West youth center. All except Redwood Park are located in older, lower-income neighborhoods north of the Deep Water Ship Channel. Improvements to these parks is complicated by the fact that the City does not own the properties. Most are owned by the Washington Unified School District or other entities that existed before the City was incorporated in 1987. Outreach to underprivileged neighborhoods conducted as a part of parks planning efforts received many requests for more parks, bike trails and bike paths.

The Bryte, Broderick and Washington neighborhoods have traditionally included fewer recreational amenities compared to other areas of the City. Bryte Park, at the intersection of the Bryte and Broderick neighborhoods is the largest park in the City and the most heavily used and programmed park in the City. The property is owned by the Washington Unified School District but has been improved and maintained by the City through a Joint Use Facilities Agreement. An ADA transition plan was completed which identified a total of 36 accessibility barriers that need to be improved. These include providing accessible seating for athletes and spectators at each playfield, creating accessible routes from playfields and other amenities to walking paths, providing ADA ramps in the older play equipment area, providing wheelchair user access in picnic areas and accessibility improvements at the older restroom facilities. In late 2024, the City received a $15 million grant from Land and Water Conservation enabling the City to purchase the 24-acre parcel from the school district. The remaining grant funds are allocated to construction of improvements. The land purchase and construction are anticipated to be completed in late 2028.

The Parks Department is currently conducting community workshops focused on the future planning and development of Alyce Norman Park located just south of Bryte Park and encompasses the Bryte Career and College Training Center. The City is seeking feedback to help guide the creation of a vision for park improvements. Improvements to Westacre park are underway and will include a skate park, pump track, playfields, inclusive playground, splash pad, restroom, walking loops, pickleball and futsal courts, reflexology and meditation paths, and public art. A new neighborhood park is planned for a site at 6th and E Streets in the Washington neighborhood and an expansion of Arlington Oaks neighborhood park is in the design phase.

Homeless Facilities

The City has purchased four former motel properties – the Roadway Inn, Flamingo, Pick Wick and El Tejon for conversion to non-congregate interim shelter for persons experiencing homelessness. The projects serve homeless adults and couples. The Pick Wick and El Tejon Motels required varying levels of rehabilitation, including electrical upgrades, roof repairs, HVAC replacements, exterior improvements, and safety enhancements to bring the units up to suitable living standards.

There are no emergency shelters for families with children located in West Sacramento. This was noted as a critical need during focus groups and consultations with service providers. Although permanent affordable housing was the highest priority need identified in the community needs assessment survey, emergency and transitional housing for persons experiencing homelessness were also seen as significant needs in the City.

How were these needs determined?

On January 9, 2013, the City Council adopted a Master Plan for Bryte Park, which was the result of a robust community engagement effort, developed in coordination with over 200 community members and stakeholders. The original Master Plan spanned three properties: Bryte Park, Alyce Norman Playfields/Bryte Career and College Training Campus, and Holy Cross School. A key component of the City Council 2025 Strategic Plan is completion of the Bryte Park Master Plan.

Emergency and transitional housing needs were identified through the Consolidated Plan outreach process including focus groups, service provider consultations, consultations with City staff and public hearings.

Describe the jurisdiction's need for Public Improvements.

Water, wastewater, drainage, and road systems in West Sacramento are generally adequate to support housing development with minimal off-site improvements. The City's housing development sites inventory in the 2021-2029 Housing Element is focused on properties that have access to services in adjacent rights-of-way.

Public Infrastructure in Older Neighborhoods

The City has adopted a policy to restore vitality to areas suffering from decades of disinvestment in older, northern neighborhoods. he oldest residential neighborhoods in West Sacramento are located north of the Deep Water Ship Channel. The Washington neighborhood (Census Tract 101.01) was founded in 1850 and is the oldest portion of the City. Due to its age and the demands of urban development, infrastructure in Washington is in need of improvement including water, sewer, storm drain and transportation backbones. The neighborhoods of Bryte and Broderick also are challenged with undersized and aging infrastructure (Census Tracts 101.01 and 101.02). Substantial utility and street improvements are needed in these neighborhoods to accommodate existing and alternative modes of travel for residents. During the previous Consolidated Plan period (2021-2025), the City used a majority of its CDBG funding to improve the North River Walk

Trail Extension; to improve existing pedestrian facilities to create a safe, Americans with Disabilities Act (ADA) compliant pedestrian/bicycle connection between two existing portions of the River Walk Trail; and to improve pedestrian safety and driver visibility throughout the Washington and Broderick neighborhoods by replacing and updating street and traffic lights, in addition to installation of security cameras to improve policing resources. The City continues to improve infrastructure in the older sections of town using other funding sources.

Flood Control

The West Sacramento Area Flood Control Agency (WSAFCA) was formed in 1994 through a Joint Exercise of Powers Agreement among the City of West Sacramento, Reclamation District 900, and Reclamation District 537. WSAFCA is composed of a 3-member Board and supported by City staff. The City and WSAFCA are working to address the challenges of stricter flood control standards imposed by the State in 2006. These new standards must be met by 2030. Together with our partners from the California Department of Water Resources, Central Valley Flood Protection Board and U.S. Army Corps of Engineers, WSAFCA has moved to design and construct projects that meet the 200-year level of flood protection requirement imposed by new state law and new federal levee standards imposed after the Gulf Coast disasters.

Sidewalk Improvements

The City's 275 miles of sidewalks play a vital role in supporting residents' mobility, safety, and quality of life by encouraging walking and other outdoor activities. Many homeowners, especially in lower-income neighborhoods, struggle with the maintenance of their sidewalks, leading to neglecting necessary repairs. The City's Sidewalk and Transportation Equity Program (STEP) identifies underserved neighborhoods where sidewalks are broken or missing and prioritizes them for construction. A funding plan for repairs is underway. The City aligns sidewalk upgrades with its Americans with Disabilities Act (ADA) Transition Plan to eliminate accessibility barriers.

How were these needs determined?

The 2021-2029 Housing Element process included public participation from all economic segments of the community. The City solicited feedback from key stakeholders and the public through interactive webinars that focused on issues related to the development of affordable housing and the approach to housing. In addition, the City conducted a Community Survey on the Housing Element Update which identified residents' priorities, preferences, and concerns. Housing affordability, senior housing, amenities, overcrowding, and traffic concerns were noted in the survey as top issues for West Sacramento residents. The feedback and comments received from all forms of community outreach were tracked and organized by topic, then were used to inform the update to the Housing Element.

The City's consolidated planning process included focus groups, an online community needs survey, consultations with service providers serving lower income residents, and public hearings to receive additional comments. Streets, sidewalk and safety improvements in older neighborhoods was identified as a higher priority need in the community needs survey.

Describe the jurisdiction's need for Public Services.

There is a continuing need for services targeted to lower-income households and special needs populations including persons experiencing homelessness; persons with disabilities; seniors; disadvantaged youth; and victims of domestic violence, dating violence, sexual assault or trafficking.

Public services are essential to promote housing and financial stability for vulnerable households. For households at risk of or experiencing homelessness, service needs include housing search assistance, financial coaching, legal advocacy, food assistance and educational support for families with children. Lower income seniors and persons with disabilities may need food and utility assistance, transportation, or help with self-care and home management tasks. Substance use and mental health treatment are key to assisting persons in crisis.

Respondents to the community needs survey felt that the most critical public services needs in West Sacramento are services for persons experiencing homelessness, mental health services and food assistance. Senior services, substance use treatment and youth programs also scored relatively high in the need category.

How were these needs determined?

Public services need analysis is based on focus group discussions; the community needs survey; comments received during public hearings; and consultations with service providers, members of the Yolo County Homeless and Poverty Action Coalition (HPAC) and the Yolo County Housing Authority.

Market Analysis

MA-05 Overview

Market Analysis Overview

The City of West Sacramento 2021-2029 Housing Element to the General Plan provides the policy foundation for meeting the housing needs of residents across all socio-economic segments of the community. The Housing Element supports this vision by prioritizing housing production, preservation, and protection strategies; expanding access to transportation choices; and promoting neighborhood design that supports health, active living, and social connection. A core principle of the Housing Element is fostering "complete communities" that integrate housing with access to jobs, schools, parks, services, and multimodal mobility options.

According to the 2016–2020 ACS, approximately 15% of West Sacramento residents live below the federal poverty level, representing more than 8,000 residents. Housing affordability continues to be a challenge that disproportionately impacts renters, seniors, communities of color and households at the lower income levels. HUD's affordability benchmark indicates that households should spend no more than 30% of income on housing. HUD considers households paying over 50% of income towards housing to be at risk of homelessness. To ensure housing stability, a four-person household at the federal poverty level of $32,150 should pay no more than $803 per month towards housing costs.

Affordability factors are compounded by regional economic dynamics. Families who move farther from job centers to find lower-cost housing often face higher transportation costs. National research shows that when households move farther from job centers in search of more affordable housing, increased transportation costs often offset much of the savings, reducing the overall financial benefit and increasing economic vulnerability. West Sacramento's planning efforts therefore emphasize proximity to employment, improved transit and active transportation networks, and equitable investment in older neighborhoods, supporting both lower housing and transportation cost burdens for residents.

Market Analysis Significant Findings
Review of the data as required by HUD reveals the following:

- The City has facilitated the development of nearly 1,700 affordable units of housing.
- Despite the City's efforts, there is still a strong need for deeply affordable housing, especially for Extremely Low-Income households and individuals with barriers to housing stability.
- There are an estimated 600 single-family homes in older neighborhoods that are substandard but suitable for rehabilitation.
- The Yolo County Housing Authority (YCH) administers 431 public housing units and provides rental assistance to 1,629 voucher holder households in West Sacramento.
- YCH reports that there are 490 West Sacramento families on the Housing Choice waiting list, indicating a critical need for more rental assistance.

- The City works to foster and strengthen an interconnected web of service providers including non-profit organizations, Yolo County, the Yolo County Homeless and Poverty Action Coalition (HPAC), the Yolo County Housing Authority, local school districts, and private non-profit and for-profit housing developers.
- Economic opportunity is strong in West Sacramento, especially for the education, healthcare services, food processing and manufacturing, transportation logistics, manufacturing and warehousing industries.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section reflects data from the 2016–2020 American Community Survey (ACS), the 2016–2020 HUD CHAS dataset, the 2021–2029 City of West Sacramento Housing Element, the California Department of Housing and Community Development (HCD), the Sacramento Area Council of Governments (SAGOG) and information from the Yolo County Housing Authority.

According to the 2016–2020 ACS, West Sacramento has an estimated 18,857 households comprised of 54,373 residents. The city's housing stock is primarily single-family homes, which represent approximately 64% of all housing units. Multifamily buildings with 20 or more units comprise only about 8% of the total housing inventory. Continued diversification of housing types is a key strategy towards meeting the needs of a growing and diverse population.

Regional growth patterns and the SACOG Blueprint forecast continued population and employment growth in West Sacramento, with the City projected to reach approximately 88,000 residents by 2040. Based on an average household size of 2.83 persons per household, achieving this planned growth and maintaining housing supply adequacy will require the addition of thousands of housing units over the coming decades to support demand, promote affordability and advance equitable housing access.

The 2021–2029 Housing Element emphasizes the development of complete neighborhoods, increased residential capacity through infill and mixed-use development and continued investment in affordable housing. These efforts are closely aligned with the City's broader goals to provide a range of housing options, support economic mobility, reduce household cost burdens, and ensure access to transportation, amenities, and services for households of all income levels.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,315	64%
1-unit, attached structure	1,135	6%
2-4 units	1,060	5%
5-19 units	1,950	10%
20 or more units	1,835	9%
Mobile Home, boat, RV, van, etc.	1,080	6%
Total	**19,375**	**100%**

Table 31 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	445	6%
1 bedroom	175	2%	2,080	26%
2 bedrooms	1,835	18%	2,670	34%
3 or more bedrooms	8,345	80%	2,775	35%
Total	**10,385**	**100%**	**7,970**	**101%**

Table 32 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

West Sacramento's housing stock is primarily single-family, with 63% of units in detached homes and only 9% of units in buildings with 20 or more units (ACS 2016–2020). While most owner-occupied units have three or more bedrooms (78%), the majority of rental housing consists of smaller units, with 72% of renter households living in zero-, one- or two-bedroom units, highlighting the importance of producing family-sized affordable housing.

The City utilizes federal, state, and local resources to assist Low- and Moderate-Income households and to expand affordable housing opportunities. Since incorporation in 1987, the City has facilitated the development of nearly 1,700 affordable units, including 324 senior units, 11 transitional housing units, and 91 permanent supportive housing units for formerly homeless households. Units assisted range from single-family homes to large multifamily projects, with affordability levels typically between 30% and 65% AMI, though some units serve households up to 120% of area median income. Of these, 192 affordable units are integrated into mixed-income developments, with the remainder in 100% affordable projects.

Since 2014, the City's Housing Trust Fund has supported development of 221 affordable units. As of the date of this report, current funding is committed to the development of 36 additional units at the 641 5th Street Apartments. Notably, 32 of these units will be affordable to households at the Extremely Low-Income level (at or below 30% AMI). Housing affordable at the Extremely Low-Income level is very difficult to develop as it requires significantly deep subsidies to build and for ongoing operational costs.

In 2020, the City converted a 40-unit motel into a temporary interim housing project, currently serving approximately 60 highly vulnerable unhoused individuals. In 2023, the City acquired a second motel for a temporary expansion of the program. Program participants receive case management, housing navigation and other supportive services. In 2024, City Council approved the purchase of two more motels that will provide a long-term homeless emergency housing solution. In 2025, the City acquired a fifth motel site to further expand services and to assist with transitioning program participants from the original two temporary sites. The projects require rehabilitation work for the health and safety of program participants and to ensure longer-term viability of the properties.

As of November 2025, the City's Inclusionary Housing Ordinance has produced 1,108 long-term affordable units, including 434 Very Low-Income units (affordable to households at or below 50% AMI), 474 Low-Income units (at or below 80% AMI) and 200 Moderate-Income units (at or below 120% AMI).

The Yolo County Housing Authority (YCH) administers Housing Choice Vouchers and public housing in Yolo County, serving primarily Extremely Low- and Very Low-Income households and individuals with special needs. As of October 2025, YCH provides rental assistance to 1,633 voucher households and operates 380 units of public housing in West Sacramento.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Affordable housing subsidies require that unit rents be maintained at affordable levels for a designated period of time. When the affordability period runs out, lower-income occupants may be subject to displacement as rents rise to market levels. The City tracks the expiration dates of affordable projects and works with property owners to renew or restructure funding to ensure continued affordability. There are no units at risk of conversion to market rate rents in West Sacramento over the five-year period of this Plan.

Does the availability of housing units meet the needs of the population?

A balanced housing market typically has a 4–7% vacancy rate. According to the 2016–2020 ACS, West Sacramento's rental vacancy rate was approximately 3.4% and the homeownership vacancy rate was 1.0%, both are below healthy market levels. These tight conditions increase pressure on rents and home prices and make it challenging for new households, lower-income residents and first-time homebuyers to secure housing. The 2021–2029 Housing Element identifies significant unmet demand across income levels and household types, especially for family-sized units and deeply affordable housing.

Every eight years, the State of California Department of Housing and Community Development (HCD) determines the number of housing units affordable at differing income levels that each region must plan for, known as the Regional Housing Needs Allocation (RHNA). The Sacramento Area Council of Governments (SACOG) works to ensure that the region's RHNA numbers meet State requirements. The most recent RHNA cycle (2021-2029) assigns West Sacramento 9,392 housing units with 2,287 Very Low-Income and 1,378 Low-Income units, reflecting the scale of regional housing need. It should be noted that the City is required to ensure that sufficient land is zoned for development of the RHNA units, but it takes a willing housing developer and a considerable amount of subsidy for affordable units to be built.

Home prices are one consideration when determining affordability. Mortgage rates have a direct effect on a homebuyer's monthly mortgage payment. Mortgage rates have fluctuated significantly over the last decade, with the period from 2020-2021 seeing a historic low of under 3% due to the COVID-19 pandemic. Interest rates spiked to 7-8% in late 2023. Currently rates are approximately 6-6.5% and are expected to remain around this level for the next year.

Following that, rates will depend on the actions of the Federal Reserve in response to inflation and the state of the economy.

While some neighborhoods are more accessible for entry-level housing options, rising land and construction costs and persistent low vacancy rates have contributed to increased prices across the City. Continued production of infill, mixed-income, and affordable housing, paired with efforts to preserve existing affordable units, is necessary to ensure residents at all income levels have access to suitable housing and avoid displacement.

Describe the need for specific types of housing.

Community feedback received through the Consolidated Plan process and Housing Element outreach indicates a strong need for deeply affordable housing, especially for Extremely Low-Income households and individuals with the greatest barriers to securing housing. Community members have emphasized challenges finding studio and one-bedroom units with low barriers to entry. For example, lower-income households have difficulty saving sufficient funds to meet landlord requirements of first and last month's rent, deposit and utility deposits. Many have poor rental or credit histories that exclude them from housing, including affordable units set aside for lower-income households. Persons with a mobility disability often must wait longer than other applicants to secure an appropriate unit. Affordable housing complexes are required to have a certain percentage of accessible units, however, there are often more persons with disabilities needing units than the number available.

Insufficient inventory results in long waiting lists that continue to limit access to affordable homes. The Yolo County Housing Authority reports wait times of several years for Housing Choice Vouchers. While most existing affordable units in West Sacramento are targeted at 50–60% of AMI, CHAS data shows that approximately 3,705 Extremely Low-Income households (at or below 30% AMI) and 1,820 Very Low-Income households (30-50% AMI) reside in the city, highlighting a significant unmet need for deeper affordability.

The Housing Element also identifies the need for rehabilitation and accessibility improvements, senior housing, and family-sized units located near childcare, schools, transit, and parks. Demographic trends show growth in both households with children and smaller household sizes overall, underscoring the need for both larger family units and more small units, particularly near services and transit. Larger homes are predominantly ownership units, suggesting continued need for assistance to help Low- and Moderate-Income households access appropriately sized homes.

Discussion

West Sacramento continues to work toward providing a range of housing choices affordable to residents across all income levels. However, long waiting lists indicate that the need for affordable housing exceeds supply. Low vacancy rates and increasing housing costs of market rate units reduces naturally affordable housing and creates additional challenges for lower-income households. Ongoing community feedback highlights the need for deeply affordable and

supportive housing, as well as a mix of unit types for families and smaller households. Continued public investment and strategic partnerships will be necessary to expand affordable housing options, preserve existing units, and support long-term housing stability. Community input will continue to guide these efforts.

In 2025, the City provided funding to a developer of 36 units of housing that, once built, will be affordable to Extremely Low-Income households. This is very encouraging but does not address the full affordable housing need for the lowest-income individuals and families. The City also has a program in development that will provide accessibility improvements to lower-income homeowners with disabilities.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The housing market in West Sacramento is driven by a number of factors including the job market, the economy, educational opportunity, availability of infrastructure and the City's proximity to downtown Sacramento, regional job centers, and the riverfront. A strong housing market supports reinvestment and new construction, but it can limit the availability of housing affordable to lower-income households and increase cost burdens for struggling renters and first-time homebuyers. Regional trends also influence local conditions, and West Sacramento is subject to the influence of the broader Sacramento metro area housing market.

Housing cost burden is the most common housing problem in West Sacramento and is especially prevalent among Extremely Low- and Very Low-Income households, and among small households. However, even some Low- and Moderate-Income households experience housing cost burden. Recent ACS data and the City's Housing Element indicate that housing costs are growing faster than household incomes and intensifying affordability challenges, particularly for Extremely Low-, Very Low-, and Low-Income households.

2023 ACS data points to a loss of housing affordability between 2020 and 2023, especially for renters. Median home values in West Sacramento, as noted below, increased by 33.3% and median contract rent by 44.0%, while median income only increased by 22.7%.

The High HOME and Low HOME monthly rent amounts noted in Table 36 refer to tenant rent limits for projects subsidized by the HUD HOME Investment Partnerships Program (HOME). The Fair Market Rent (FMR) refers to an estimate of the 40th Percentile of market rents based on data from the federal Office of Management and Budget, the ACS 1-year data, the ACS 5-year data and local survey data. The FMR is used to determine the maximum allowable rent payment to a property owner for the Housing Choice Voucher program (formerly known as Section 8) and other HUD funded programs.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	252,800	372,700	47%
Median Contract Rent	791	971	23%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,130	14.2%
$500-999	3,190	40.0%
$1,000-1,499	1,885	23.7%
$1,500-1,999	1,120	14.1%

Rent Paid	Number	%
$2,000 or more	645	8.1%
Total	**7,970**	**100.0%**

Table 34 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	780	No Data
50% HAMFI	2,685	525
80% HAMFI	5,340	1,580
100% HAMFI	No Data	2,785
Total	**8,805**	**4,890**

Table 35 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,386	$1,406	$1,851	$2,561	$3,072
High HOME Rent	$1,174	$1,259	$1,513	$1,740	$1,921
Low HOME Rent	$918	$984	$1,181	$1,363	$1,521

Table 36 – Monthly Rent

Data Source: HUD 2023 FMR and HOME Rents

The most recent CHAS dataset available from HUD, the 2016-2020 CHAS, primarily was compiled prior to the COVID-19 pandemic. More recent data from the ACS provides an overview of changes in the West Sacramento housing market and housing costs over the past five years. Significantly, there has been an increase in the percentage of owner-occupied households. This is likely a contributing factor to the 23.8% rise in median home values, as demand increases and supply dwindles. Rental rates have climbed as well, 26.5% over the five-year period.

Summary of Changes in Housing Market 2018-2023	2018	2023	Percent Change
Total Housing Units	19,215	20,282	5.6%
Number of occupied units	18,177	19,065	4.9%
Percent owner-occupied	54.4%	59.5%	9.5%
Percent renter-occupied	43.7%	38.7%	-11.4%
Homeownership Units			
Number of owner-occupied units	9,884	11,347	14.8%
Median home value	$401,400	$497,100	23.8%
Median monthly housing cost	$2,456	$2,394	-2.5%
Average household size	2.83	2.82	-0.4%
Homeownership vacancy rate	3.0%	0.3%	-2.7%

Summary of Changes in Housing Market 2018-2023		2018	2023	Percent Change
Rental Units				
	Number of renter-occupied units	7,936	7,375	-7.1%
	Median gross rent	$1,240	$1,568	26.5%
	Average household size	2.84	2.92	2.8%
	Rental vacancy rate	1.6%	9.3%	7.7%

Data Source: 2018 and 2023 ACS 5-Year Estimates

Is there sufficient housing for households at all income levels?

Additional affordable housing is needed for households at all income levels in West Sacramento. As noted in the Housing Needs Assessment above renters, smaller households and those with incomes below 50% of AMI are particularly impacted by housing costs, many experiencing severe housing cost burden. However, even some Low- and Moderate-Income households experience housing cost burden which may lead to housing instability.

Low barrier housing is needed for households that are hampered by poor credit or rental history, income that does not meet the landlord's requirements, or an inability to secure sufficient funds for first and last month's rent, application fees and utility deposits.

Table 35 indicates the number of units located in West Sacramento that are affordable to households at differing income levels, based on CHAS data. The data indicates that there are 780 rental units affordable to Extremely Low-Income households while the CHAS notes that there are 3,705 Extremely Low-Income households in West Sacramento. This is another indicator of the severity of need for affordability at the lowest income level.

The Owner units noted in Table 35 are not currently on the market at these income levels. The table uses housing costs reported in the U.S. Census. Most of these homes have been owned for many years and mortgage payments reflect home costs and interest rates at the time of home purchase, not today. As income levels rise over time, these payments become more affordable for long-term homeowners. However, new households and first time homebuyers are at a disadvantage.

The National Association of Realtors produces a Housing Affordability Index for metropolitan areas that measures whether a typical family earns enough income to qualify for a mortgage loan on median home price. The most recent Affordability Index for the Sacramento-Roseville-Arden-Arcade Metropolitan Statistical Area (MSA) shows a steep decline in affordability between 2019 and 2022. The index is based on median home sales price, median family income, the prevailing mortgage interest rate and a 20% downpayment. The index gives a value of 100 if a median income family has exactly enough income to qualify for a mortgage on a median-priced home. The higher the index score, the higher the affordability. For example, an index of 120 indicates that a median income family has 120% of the income required to purchase a median income home. An index below 100 signifies that a median income family does not earn enough income

to qualify for a mortgage loan on a median-priced home with a 20% downpayment. This means housing choices will be limited and/or the family must provide a much higher downpayment. The most recent Affordability Index for the Sacramento-Roseville-Arden-Arcade Metropolitan Statistical Area (MSA) fell from 124.7 to 89.0 between 2019 and 2022 (a loss of 25.9%).

How is affordability of housing likely to change considering changes to home values and/or rents?

Homeownership Housing
Homeownership housing will continue to be out of reach for most Low- and Moderate-Income households for the foreseeable future in West Sacramento. According to the 2018 and 2023 ACS, homeownership vacancy rates dropped from 3% to 0.3%. This lack of for-sale inventory resulted in a jump in median home sales price from $401,400 in 2018 to $497,100 in 2020, an increase of 23.8%. Between 2020 and 2023, median home values increased another 33.3% while median income only increased by 22.7% which further widens the affordability gap.

Home values in West Sacramento have dropped slightly over the past year, however, not in an amount sufficient to fully counteract the market increases between 2018 and 2023. The Federal Reserve Bank of San Francisco reports that the number of mortgages issued climbed from 1,570 in 2018 to a high of 2,253 in 2021, indicating strong housing demand. This was followed by a market contraction as sales prices and mortgage rates increased. The total number of mortgages in 2022 dropped to 1,421 and in 2023 it was only 1,264, a drop of 43.9% from the peak in 2021 and even lower than pre-COVID pandemic levels.

According to the Sacramento Association of Realtors, the average sold price per square foot in October 2025 was down 4.1% compared to October 2024. The average sold price trend is depreciating and the median sold price trend is considered to be neutral as of November 2025. The average days on market showed an upward trend, an increase of 33.3% compared to October 2024 which indicates that the amount of for-sale inventory is beginning to increase.

Sale price is not the only determinate of affordability for homebuyers. Each percent increase in the mortgage rate raises the monthly payment amount by $100 or more. Mortgage rates have fluctuated significantly over the last decade. Rates in November 2025 were approximately 6-6.5% and are expected to remain around this level for the next year. If rates climb, homeownership affordability will continue to decline.

Rental Housing
West Sacramento has seen a significant increase in the cost of market rate rental housing over recent years, due in great part to demand. This trend is likely to continue. A balanced housing market typically has a 4% to 7% vacancy rate. According to the 2016–2020 ACS, West Sacramento's rental vacancy rate was approximately 3.4% which is below a healthy market level. These tight conditions increase upward pressure on rents and make it challenging for lower-income residents to secure and maintain housing stability. The median contract rent climbed a staggering 44.0% between 2020 and 2023, while median income only increased by 22.7%. It is

not expected to improve significantly in the near future. Although the City of West Sacramento has sufficient land zoned for multifamily development, as required by the State of California, development of new market rate units takes years to come to fruition. Development of new affordable units takes even longer. It takes a significant amount of subsidy to create affordable housing and these crucial subsidy programs are highly competitive.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HUD has not designated the City of West Sacramento as a Participating Jurisdiction (PJ) to receive a direct award of HOME funds. Any rental projects in West Sacramento interested in receiving HOME subsidy must submit a competitive grant application to the State of California HOME program. As it is not a developer, the City would support an affordable housing developer in an application for HOME funding. As indicated in table 36, either a High HOME Rent project or a Low HOME Rent project would improve affordability for renter households.

Fair Market Rent (FMR) is HUD's determination of the fair market cost of standard-quality rental units within a community. Many HUD subsidy programs limit rent payments based on the FMR. In 2020, High HOME Rents were close to the FMR at the 0-, 1-, and 2-bedroom unit sizes. In 2025, this is no longer the case. he High HOME Rents for smaller units is significantly less than the FMR and are far less at the 3- and 4-bedroom unit size.

Discussion

Housing affordability is a concern throughout the State of California. In West Sacramento, most for-sale units are not affordable for Low-Income households and for many Moderate-Income households. Market rate rental units are out of the range of affordability for Extremely Low- and Very Low-Income households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Unless properly maintained, housing begins to reach structural obsolescence between 30 and 40 years of age. In West Sacramento, 36% of homeownership and 54% of rental housing was built more than 40 years ago. In addition to potentially needing substantial repair, units constructed prior to 1979 are at risk of containing lead-based paint. Homeowners with special housing needs may require housing rehabilitation to provide age-in-place home improvements and accessibility improvements. Energy efficiency improvements can be especially helpful for Low- and Moderate-Income homeowners as a reduction in utility costs reduces overall housing costs.

A survey of West Sacramento housing conditions was conducted in 2020. Neighborhoods with the oldest housing stock were identified and the survey evaluated approximately one of every three housing units or structures within these areas. The survey evaluated 1,152 housing structures and found approximately 82% to be in sound condition, 11% were in need of minor repair, and 7% were in need of moderate rehabilitation. Only 1% were deemed dilapidated. The survey can be used to estimate that approximately 2,833 units in older neighborhoods are in sound condition, 380 in need of minor repair, 242 in need of moderate rehabilitation and 35 homes are best suited to demolition or reconstruction.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation".

In this section of the Plan, “Standard” is defined as units that meet all applicable building codes. “Substandard but Suitable for Rehabilitation” is defined as units that do not meet all applicable building codes where the cost of rehabilitation is less than the cost of demolition and reconstruction.

The condition of units data reported in the table below estimates the number of housing units with one or more of the selected housing problems defined by HUD as 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) overcrowding with more than one occupant per room, or 4) household cost burden exceeds 30% of income.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,775	27%	3,650	46%
With two selected Conditions	10	0%	485	6%
With three selected Conditions	20	0%	30	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,590	73%	3,800	48%
Total	**10,395**	**100%**	**7,965**	**100%**

Table 37 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,140	49%	2,100	26%
1980-1999	1,535	15%	1,600	20%
1950-1979	3,090	30%	3,290	41%
Before 1950	630	6%	970	12%
Total	**10,395**	**100%**	**7,960**	**99%**

Table 38 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,720	36%	4,260	54%
Housing Units build before 1980 with children present	2,305	22%	1,410	18%

Table 39 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	29		89
Abandoned Vacant Units			
REO Properties	6		9
Abandoned REO Properties			

Table 40 - Vacant Units

Alternate Data Source Name:
Zillow.com; Foreclosure.com

Data Source Comments: As of December 2025, Zillow.com reports 89 single family homes for sale in West Sacramento. Foreclosure.com reports 9 single family homes in foreclosure, pre-foreclosure or set for auction.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

A housing conditions survey conducted in 2020 during development of the City's Housing Element indicates that over 600 units in the older neighborhoods are substandard but suitable for minor to moderate rehabilitation. Since these are less affluent neighborhoods, assistance to lower-income owners and owners of affordable renter-occupied units would help maintain the stock of affordable housing. The housing conditions survey is a more accurate portrayal of the need for repair or rehabilitation than the tables above, although the survey does not distinguish between owner-occupied and renter-occupied units.

Zillow.com reports 89 single family homes available for sale, of which 29 were built prior to 1995 and may be Substandard but Suitable for Rehabilitation. Foreclosure.com reports nine single family homes in foreclosure, pre-foreclosure or set for auction. Six of these units were built prior to 1995 and may be Substandard but Suitable for Rehabilitation. The remaining 3 units are less than six years old and are likely in Standard condition. Rehabilitation is not expected to be necessary.

Older neighborhoods contain Substandard but Suitable for Rehabilitation units in need of moderate to significant rehabilitation to maintain housing stock that is affordable to lower-income residents. The relatively low number of units meeting the HUD definition of "Substandard Housing" in Table 7 HUD Housing Problems (units lacking complete plumbing or kitchen facilities) reflects only a fraction of the need for repair or rehabilitation. Units needing roof repairs, those needing heating or cooling system repair, with aging appliances, or that have other conditions requiring rehabilitation are not included in the HUD housing problems data. Units with lead-based paint hazards and units occupied by persons with mobility impairments that need accessibility improvements are not included in the HUD housing problems tables. The numbers in Table 37 include both Substandard units and units where the household is experiencing housing cost burden, which does not accurately portray the need for rehabilitation.

Estimate the number of housing units within the jurisdiction that are occupied by Low- or Moderate-Income families with lead-based paint hazards. 91.205(e), 91.405

Lead-based paint (LBP) was banned for residential use in 1979 because of discovered hazardous health conditions that may be caused by inhalation or direct touching of lead-based paint. The health effects are significant for children if exposed, potentially causing life-long impairment.

Table 39 demonstrates that there are approximately 3,720 owner-occupied housing units and 4,260 renter-occupied housing units built before 1980 for a total of 7,980 units at risk for lead-based paint. Of those units, children are present in 3,715 units. The majority of Low- and Moderate-Income households live in older, less expensive units. It can be estimated that there are 6,300 Low- and Moderate-Income families residing in units built before 1980. Based on the number of units rehabilitated through the City's Owner-Occupied Housing Rehabilitation Program in the past, it is likely that least one-half of units will have received abatement of any lead-based paint hazards during substantial rehabilitation in the intervening years. Therefore, it is estimated that approximately 3,150 Low- and Moderate-income families residing in units at risk of containing lead-based paint hazards.

The State of California Department of Public Health (CDPH) Childhood Lead Poisoning Program, consisting of the CDPH's CLPP Branch (CLPPB) in partnership with local childhood lead poisoning prevention programs (CLPPPs), carries out primary prevention by developing and engaging in multi-level transdisciplinary partnerships to leverage strategies for lead poisoning prevention, and by identifying and eliminating all lead hazards where children live, play, learn, and spend time. CLPP Program's focus on secondary prevention includes timely detection of all children who are lead burdened through universal evaluation and risk-appropriate blood lead testing.

The CLPPB states that lead poisoning is one of the most common and preventable environmental diseases in California children. The U.S. Centers for Disease Control and Prevention uses 3.5 microunits per deciliter (μg/dL) as the threshold for which children are identified as having elevated blood lead levels. However, there are no known safe levels of lead in children. The CLPPB asserts that preventing lead exposure is the best approach. Laboratories and health care providers that perform a blood lead analysis drawn in California must electronically report all blood lead levels to the CLPPB. The CLPPB reports the number of persons with elevated lead levels by County. Information specific to the City of West Sacramento is not available. The CLPPB identifies the following blood lead levels for Yolo County children under age 6 in 2023.

Number of Children under 3.5 µg/dL	Percent of Children under 3.5 µg/dL	Number of Children over 3.5 µg/dL	Percent of Children over 3.5 µg/dL	Total Children with a Blood Lead Level Identified
2,028	96.02%	646	3.92%	16,491

Data Source: State of California Department of Public Health (CDPH) Childhood Lead Poisoning Program Branch (CLLPB)

Discussion

Most single-family homes in Census Tracts 101.01 and 101.02 (Washington, Broderick and Bryte neighborhoods) were constructed in the 1950s and early 1960s. Preservation of aging single family housing stock can ensure that new homebuyers have lower-cost housing opportunities available; families are living in decent, safe and sanitary homes; and households aging in place have a safe and suitable housing situation. Rehabilitation of older homes ensures safety and viability in older neighborhoods and reduces likely exposure to lead-based paint in homes built before 1979.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City has facilitated the development of nearly 1,700 units of affordable housing in 24 different multifamily projects owned and managed by for-profit or non-profit housing developers. In addition, the City has provided support to the development of 91 permanent supportive housing units for formerly homeless individuals with disabilities, and 11 transitional units that are currently serving unaccompanied youth. Yolo County Housing (YCH), the local housing authority, administers 139 public housing units and 2,005 Housing Choice Vouchers (formerly known as Section 8) providing rental assistance to Extremely Low- and Very Low-Income households. Housing Choice Vouchers may be tenant-based (the tenant is issued a Voucher and may choose where to lease a unit) or project-based (assistance is limited to units within a particular project). YCH reports that as of October 2025, there are 490 West Sacramento families on the Housing Choice waiting list. New Hope Community Development Corporation, a subsidiary agency of Yolo County Housing, partnered with Mercy Housing to build an 85-unit permanent supportive housing project for homeless persons with disabilities in West Sacramento.

YCH recently completed an extensive outreach effort culminating in the development of the Yolo County Housing Authority 2025-2029 Strategic Plan. The intent of the Plan is to provide the community and the YCH Commission with a clear vision of YCH's longer term strategies and goals while also allowing YCH Staff to work towards shared goals. The Strategic Plan focuses on three pillars:

- People - provide support and growth opportunities for residents, participants, employees and community partners;
- Housing - expand housing accessibility and elevate the standard of living in our existing communities; and
- Administration - operate an efficient, effective, and fiscally responsible Agency.

The following data provides an overview of YCH assistance to individuals and families living in West Sacramento. Voucher assistance in the table below includes the following:

- Tenant-based Vouchers - HUD's major program for assisting Very Low-Income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Rental subsidies are paid to the landlord on behalf of the family or individual. Participants are able to select their own housing including single-family homes, townhouses and apartments.
- Project-based Vouchers – The housing authority assigns a portion of its Housing Choice Vouchers to a particular affordable housing project. Rental subsidies are only paid to the landlords of selected projects.

- Veterans Affairs Supportive Housing Vouchers (HUD-VASH) – The VASH program combines HUD's Housing Choice Voucher (HCV) rental assistance with case management and clinical services for homeless Veterans provided by the Department of Veterans Affairs (VA).
- Family Unification Program (FUP) – Permanent rental subsidy Vouchers are set aside for families in danger of having their children removed due to inadequate housing. Youth transitioning from foster care may receive a FUP Voucher for a period not to exceed 36 months.
- Disabled/Mainstream Vouchers - Rental subsidies for non-elderly disabled persons or families with disabilities.
- Emergency Housing Vouchers (EHV) – Rental subsidies assisting individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units available	0	0	431	2,005	376	1,629	87	26	79
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Data Source Comments: Total Vouchers includes Emergency Housing Vouchers (EHV) provided by HUD to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Describe the supply of public housing developments.

YCH administers three public housing developments located in West Sacramento. Riverbend Manor I and Riverbend Manor II (senior/disabled housing) were established in 1987, and Las Casitas (multi-family) was built in 2001. Las Casitas is the most recently constructed public housing development in Yolo County.

Yolo County Housing has applied for the HUD Rental Assistance Demonstration program (RAD) to preserve affordable housing in the jurisdiction. As part of the application process, Yolo County Housing has received a Commitment to Enter into a Housing Assistance Payment contract from HUD. RAD, or a similar repositioning strategy as approved by HUD, will allow the housing authority to convert public housing into a more sustainable financial framework and enable the agency to address deferred maintenance needs of the properties. In addition, repositioning allows for the public housing projects to transition into mixed income developments where feasible.

Of the 431 units of public housing in Yolo County, 139 are located in West Sacramento. The public housing units at Las Casitas (76 units) and Riverbend Manor I and II (63 intended as Senior/Disabled only units) are owned and managed by Yolo County Housing. The most recent significant improvement was the HVAC and roof replacement in 2025. Through its ancillary entity, New Hope Community Development Corporation, YCH is developing 36 units of housing affordable to Extremely Low-Income tenants in West Sacramento. The City has committed $2.8 million to the project which is expected to be under construction in 2026.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. REAC's primary mission is to provide our customers with independent, actionable assessments that advance risk-informed decisions about the condition of the nation's affordable housing portfolio. The new NSPIRE model prioritizes health, safety, and functional defects over appearance. It implements inspections that better reflect the true physical conditions of the property. The NSPIRE model supports the adoption of sound, year-round maintenance practices.

HUD requires that all available REAC inspection scores be noted in following chart. The score reported below is the most current score reported in 2024. Scores of 90-100 indicate excellent physical condition with no health or safety deficiencies. A score of 60 or below would indicate a property in poor condition. It should be noted that the REAC score system has been replaced by the National Standards for the Physical Inspection of Real Estate (NSPIRE) system.

Public Housing Condition

Public Housing Development	Average Inspection Score
AMP III (West Sacramento)	79

Table 42 - Public Housing Condition

Data Source: Yolo County Housing Authority

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

HUD funding allocated to housing authorities for the Public Housing program is not sufficient to meet the needs of operating, maintaining, or modernizing the aging public housing units across the nation. The consequences of this underfunding include units falling into disrepair faster than they can be rehabilitated and poorer living conditions for residents due to leaks, mold, broken systems, etc. This leads public housing authorities to consider options such as demolition, disposition, or conversion to regular affordable housing.

YCH continues its efforts to revitalize and redevelop existing units and fully utilize housing resources. YCH works diligently to maintain its public and affordable housing portfolio throughout the jurisdiction. Some of the properties in the portfolio originally were built in the early 1950s and have been upgraded over the decades through use of HUD Federal set-aside or Capital Funds. The steady reduction in HUD Capital Fund and Operating Funds over the years has directly impacted housing authority's ability to address all physical needs improvements.

The YCH 2025-2029 Strategic Plan includes rehabilitation and/or conversion of public housing units to affordable housing. Proposed improvements in West Sacramento include the rehabilitation of Riverbend Manor phase 1 to include roof, HVAC and boiler system replacement. The plan also outlines the development of 36 units of affordable housing on 5th Street in West Sacramento.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

As part of the Strategic Plan, YCH has outlined goals and tactics aimed at improving the living environment for the families residing in public housing including improving resident access to educational, community and career advancement resources, increasing the number of homeownership opportunities for residents and improving the quality of services we provide to residents. The YCH strategic plan also includes goals and tactics that address health and safety hazards at each of the properties, updating security systems, and completing a capital needs assessment. YCH is currently in the process of repositioning/redeveloping one of its sites with the intention of pursuing a similar effort at another location.

Yolo County Housing also administers a Family Self Sufficiency program to encourage education, job skill advancement and expanded employment opportunities serving low- income residents

throughout the county who reside in public housing or participate in the Housing Choice Voucher program.

Discussion

Yolo County Housing Authority serves the housing needs of some of the lowest income, most vulnerable residents of West Sacramento by administering public housing units, Housing Choice Vouchers and as a partner in affordable housing development.

City of West Sacramento housing staff conduct regular on-site and off-site monitoring of all publicly assisted housing within the city. Health and safety issues and any code violations are required to be corrected immediately. Routine maintenance is required to ensure the long-term viability of affordable projects. The City uses a web-based monitoring program that facilitates adherence to tenant selection and rent policies.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of West Sacramento is committed to ensuring that housing and services are available to residents who are experiencing homelessness or are at imminent risk of homelessness. As an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the regional Continuum of Care (CoC), the City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest members of the community. HPAC operates the local Coordinated Entry System designed to streamline access to essential services for homeless and lower-income individuals. Coordinated Entry provides a seamless process for housing assessment, ensuring that support is delivered efficiently and effectively.

Since December 2020, the City has operated the Homeless Emergency Housing Program to provide non-congregate emergency housing for the City's unhoused population. The program was initiated in response to the COVID 19 pandemic to provide emergency housing to one of the City's most vulnerable populations. The program is an integral part of the City's homeless initiatives and provides case management, housing navigation and other supportive services to program participants.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Develop-ment
Households with Adult(s) and Child(ren)		0	4		
Households with Only Adults	109			86	
Chronically Homeless Households					
Veterans					
Unaccompanied Youth			13		

Table 43 - Facilities and Housing Targeted to Homeless Households

Data Source: HPAC 2024 PIT Count, HPAC HIC data as of 12/2025

Data Source Comments: Permanent Supportive Housing is reported by the number of Units, not the number of Beds.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Comprehensive, quality, culturally sensitive health and mental health services are available to persons experiencing homelessness through multiple agencies. The Yolo County Department of Health and Human Services Agency offers health and mental health treatment at the West Sacramento office. The Yolo County CalWorks program provides housing assistance for homeless and at-risk families with children. CommuniCare Health Centers offers mobile health services including blood pressure, vision, flu, COVID and strep testing; physical exams and other medical services.

The Yolo County Continuum of Care (YCCC) provides mental health outreach, treatment, crisis beds and permanent supportive housing for homeless with a mental disability. CommuniCare provides health services and substance abuse treatment to the uninsured at the Salud Clinic while Elica Health Centers provides health services to the uninsured and persons receiving benefits from the Affordable Care Act at its two West Sacramento locations. Employment services are provided by the West Sacramento office of the Yolo County Workforce Investment Board (WIB) and the Yolo County CalWorks program. The West Sacramento Center of Sacramento City College offers college courses, support services, tutoring, math and computer labs and library services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In 2020, the City created the Emergency Housing Program and converted the Rodeway Inn motel into a temporary non-congregate 48-bed emergency/interim housing site, currently serving approximately 60 highly vulnerable unhoused adults. Program participants receive case management, housing navigation and other supportive services The site was acquired with assistance from the State of California Homekey Program, Yolo County American Rescue Plan (ARP) funds and local City funds, including CDBG and Measure E. The Yolo County Health and Human Services Agency (HSSA) partners with the City for 31 of the beds by providing State Behavioral Health Bridge Housing (BHBH) program assistance for supportive services and housing navigation. Placements to the Emergency Housing Program are managed by the City's Homeless Coordinator who works collaboratively with case managers, HPAC, HSSA and other homeless service providers.

In June 2023, the City acquired the Flamingo motel to expand the temporary program by an additional 20 beds. In 2024, City Council approved the purchase of two additional motels, the Pick Wick and the El Tejon providing 31 and 7 beds respectively. On May 16, 2025, the City acquired the West Wood motel, to further expand the Homeless Emergency Housing Program and to assist with the future transitioning of participants from the temporary Rodeway Inn and Flamingo Motel sites. The Pick Wick, El Tejon and West Wood motels will require rehabilitation

work for the health and safely of program participants and to ensure the long-term viability of the sites.

Walk-up services are available to individuals experiencing homelessness Monday through Friday. Individuals can access walk-up services at the Rodeway Inn campus. Targeted primarily to the needs of chronically homeless persons, services consist of food, water, clothing, birth certificate vouchers (for individuals born in California), hygiene kits, ID vouchers and bus passes when in stock. Life skills classes, harm reduction services and referrals to other supportive services are also available.

Shores of Hope (formerly the Broderick Christian Center), a non-profit located in the Washington neighborhood, has provided support and assistance for the homeless population and lower-income families with children since the 1940s. The agency operates a preschool offering a safe, nurturing environment for children 3-5 years old to learn and grow. For the unhoused, they provide essential resources including a permanent mailing address for receiving benefits and communications, access to an emergency food and clothing closet, distribution of hygiene kits and case management services. In 2016, Shores of Hope created a program to house and mentor transition-aged foster youth, providing housing, mentoring, life skills, educational opportunities, referrals to essential benefits and services, financial literacy coaching and assistance with securing permanent housing.

Mosaic West Sac (formerly known as the Mercy Coalition) is a collaborative of faith-based organizations supporting the City's most vulnerable neighbors including those experiencing homelessness, substance-use challenges, and generational poverty. Programs include emergency food and clothing distribution, trauma-informed internships through the Jobs and Mentoring Academy, case management services, and the creation of permanent supportive housing. Mosaic developed and operates the Recovery Café, a restorative community supporting individuals who have suffered trauma, homelessness, addiction and other mental-health challenges.

The Yolo County Veterans Service Office (VSO) assists Veterans, their dependents and survivors, to obtain benefits from federal, state and local agencies administering programs for veterans. The VSO assists Veterans dealing with the U.S. Department of Veterans Affairs (VA). Services provided include comprehensive benefit counseling; claim preparation, submission and follow-up; development of appeals when appropriate; networking with federal, state and local agencies; information and referral services for employment, public assistance, VA medical care, Social Security and transportation to medical appointments.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations may encounter barriers to obtaining and maintaining affordable housing. This section examines facilities and services needed to assist persons who are not homeless but may require support to achieve housing stability. An example of a barrier to housing is a person with a mobility impairment who must wait longer than other persons on a housing wait list because they need an accessible unit, most of which are in short supply. Another example is a person with a mental disability who may have difficulty paying rent on time or complying with apartment complex rules without the assistance of proper medication, a case manager or counseling.

Permanent supportive housing links affordable housing with the services special needs populations require to achieve housing stability. Permanent supportive housing is very limited due to the amount of funds required to provide both housing affordable to persons at the lower end of the income scale and the cost of supportive services.

Many special needs populations may not have the income needed to afford market rate housing. For example, people who are 65 or older, as well as people of any age who are blind or have disabilities may rely on Supplemental Security Income (SSI). SSI payments vary depending on a person's situation, but most receive around $1,300 per month or $2,300 for a couple, placing these households below the Extremely Low-Income limit. Using the HUD standard of affordability, an affordable rent would be no more than $390 for one person or $690 for a couple. The 2023 Census ACS reports the 2023 median rent in West Sacramento is $1,568, well out of reach for these families. According to the 2023 ACS, there were an estimated 3,705 Extremely Low-Income households in West Sacramento, yet only 785 rental units with a gross rent of less than $1,000.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs.

Mobility Impairments

To remain housed in place, the elderly, frail elderly and persons with physical disabilities may benefit from the installation of wheelchair ramps, grab bars or other adaptive elements. Seniors and persons with disabilities may have a need for transportation assistance to remain in independent living situations. Yolo Bus serves the City of West Sacramento and Shores of Hope provides transportation assistance to needy residents.

Discrimination

Special populations may need fair housing services when encountering discriminatory housing practices. Consultations with local fair housing services providers reveal that majority of complaints received are based on discrimination of income source (illegal in California) and

refusal to provide reasonable accommodations for persons with a disability. This is further confirmed by random fair housing testing conducted by the agencies. Fair housing counseling is needed for households that are unable to lease up or are facing eviction based on receipt of government subsidies or disability status.

Independent Living Difficulties
If living alone is no longer an option, assisted living facilities that provide personal care support may be needed. Skilled nursing facilities (nursing homes) normally are the most expensive option but may be needed for persons requiring skilled medical attention. Persons with addictions may require either outpatient or in-patient treatment. According to the California Department of Social Services, West Sacramento has 6 State licensed assisted living facilities providing a total of 67 beds; two adult residential facilities licensed for 10 beds; and 307 units of affordable housing dedicated to seniors seeking independent living arrangements.

HIV/AIDS
The Yolo County Department of Health and Human Services Agency provides HIV and Hepatitis C virus (HCV) provides prevention education to community groups, testing for populations at risk of infection and harm reduction services. CommuniCare Health Centers provide services in the West Sacramento offering health care to the underinsured including HIV testing and case management. The Center for AIDS Research, Education and Services (CARES) in Sacramento also provides case management and clinical services to non-hospitalized persons infected with HIV.

Mental Health/Substance Use Disorders
Individuals with a mental health issue may need outreach, treatment, crisis beds, case management or permanent supportive housing to achieve housing stability. Those with substance use issues may need out-patient or residential treatment. Yolo County, CommuniCare, YCCC and Elica Health Centers provide health services and substance abuse treatment to the uninsured and/or persons receiving healthcare benefits from the Affordable Care Act.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Yolo County Care Continuum (YCCC) is a non-profit provider of mental health and supportive housing services for persons with mental disabilities. YCCC provides a range of housing options, depending on the needs of the client: Safe Harbor, a short-term residential treatment facility for persons experiencing a psychiatric crisis; The Farmhouse, a long-term rural residential program offering a group living environment; and permanent supportive housing. For persons unable to participate in traditional mental health service programs, YCCC also operates the Greater Access Program (GAP) which offers outreach and engagement, wrap around services, mental health and substance abuse treatment, and treatment for co-occurring issues 24 hours per day, 7 days per week.

Yolo County Housing Authority operates a four-bed transitional home in West Sacramento that is funded through the State of California Mental Health Services Act (MHSA). The project provides

mental health services to residents as they transition to permanent housing solutions. Supportive housing is also available from Turning Point Community Programs and from Fourth and Hope. Fourth and Hope is located in nearby Woodland but provides services to all Yolo County residents.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

All housing projects undertaken by the City and all projects receiving financial support from the City are designed and constructed to meet Americans with Disabilities Act (ADA) accessibility requirements.

The West Sacramento Senior Center supports active aging at a minimal cost to seniors. Services include a senior lounge with free coffee and games; programs such as trivia night, Lotería and dancing; chair exercise and other physical activity classes; blood pressure checks; movie nights and holiday parties; hot meals on Wednesdays; craft classes; informational workshops, onsite legal services and tax preparation assistance; and free transportation.

The City uses CDBG funding to contract with a fair housing services organization to ensure that households unable to lease up or facing eviction based on discrimination, including discrimination against disability status or receipt of government subsidies, have access to fair housing counseling. The organization also provides education to landlords regarding housing law and conducts random fair housing testing to identify and correct discriminatory housing practices.

The City is providing a $2.8 million loan for development of 36 units of Extremely Low-Income housing that is targeted to persons with developmental disabilities. Construction is expected to be underway in 2026.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2).

West Sacramento is not a consortia grantee.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

The City's housing policies encourage the development of both affordable housing and market rate housing. Under the Housing Element to the General Plan, West Sacramento has zoned vacant land suitable for affordable housing development to accommodate future lower-income housing and market rate housing as determined by the Sacramento Area Council of Governments (SACOG). Biannually, the City reviews the Zoning Ordinance to ensure conformity to State law and address any constraints to the development of housing affordable to all income levels.

Some potential constraints may arise from government actions such as zoning, fees, permit processes, or the inability of government to provide services to new development; others result from the workings of the housing market, such as home lending practices, construction costs, and land costs. Additional constraints may relate to environmental conditions affecting land development, such as flood-prone areas and natural habitats containing endangered plants or animals.

Despite the City's efforts, development of affordable housing is a lengthy and costly process throughout California. Development impact fees, environmental analysis, prevailing wage and conflicting requirements of the multiple funding sources needed to complete an affordable housing project result in delayed projects and escalating costs.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

West Sacramento maintains a business-friendly environment and reputation in the region. The City is committed to creating inclusive economic development opportunities for residents of older, less affluent sectors of the City through infrastructure financing programs, small business assistance, and educational and workforce development initiatives.

As a relatively young city (incorporated in 1987), West Sacramento has positioned itself for growth and economic development. In 2014, the City formed an Enhanced Infrastructure Financing District (EIFD) as a financing tool for infrastructure and amenities to address inequities in older neighborhoods. This was followed in 2019 by the adoption of Measure N, a one-quarter percent sales tax to fund public safety, economic development, and quality of life improvements targeted to disadvantaged neighborhoods. In future years, infrastructure bonds and Measure O, adopted in 2025, will provide an income stream for strategic investments through transformative infrastructure projects and initiatives.

The City is home to 2,600 businesses, diverse and historic neighborhoods, and a federal Opportunity Zone. Due to its proximity to downtown Sacramento, the capital of California, West Sacramento has a significant number of governmental jobs. Looking beyond government sector, the City has a strong presence in education, healthcare services, food processing and manufacturing, transportation logistics, manufacturing, and warehousing industries. West Sacramento offers an emerging urban riverfront, close proximity to the Sacramento region's economic and cultural core, direct access to major transportation networks including Sacramento International Airport and a deep water port, ample availability of development sites and existing buildings of various sizes, quality municipal water, in addition to dedicated financial resources to invest in infrastructure improvements.

The data tables in this section are derived from HUD CHAS and U.S. Census ACS data, which are estimates based on surveys conducted with random households. For larger jurisdictions, the random surveys are considered statistically accurate. However, for smaller jurisdictions like West Sacramento, the small sample size of certain sectors may result in data estimates that are not representative of the community.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	377	78	2.0%	0.3%	-1.7%
Arts, Entertainment, Accommodations	2,413	2,096	12.6%	7.6%	-5.0%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Construction	1,410	2,151	7.4%	7.8%	0.4%
Education and Health Care Services	3,384	2,543	17.7%	9.2%	-8.5%
Finance, Insurance, and Real Estate	964	938	5.0%	3.4%	-1.6%
Information	315	597	1.6%	2.2%	0.5%
Manufacturing	1,155	2,753	6.0%	9.9%	3.9%
Other Services	708	869	3.7%	3.1%	-0.6%
Professional, Scientific, Management Services	1,591	2,372	8.3%	8.6%	0.3%
Public Administration	3,130	3,130	16.4%	11.3%	-5.0%
Retail Trade	2,038	2,685	10.7%	9.7%	-0.9%
Transportation and Warehousing	816	3,576	5.3%	12.9%	8.7%
Wholesale Trade	835	3,882	4.4%	14.0%	9.7%
Total	**19,136**	**27,670**	--	--	--

Table 45 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	26,575
Civilian Employed Population 16 years and over	24,985
Unemployment Rate	5.96
Unemployment Rate for Ages 16-24	16.16
Unemployment Rate for Ages 25-65	3.70

Table 46 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	6,785
Farming, fisheries and forestry occupations	870
Service	2,855
Sales and office	4,540
Construction, extraction, maintenance and repair	2,685
Production, transportation and material moving	1,255

Table 47 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,635	65%
30-59 Minutes	6,146	27%
60 or More Minutes	1,604	7%
Total	***22,385***	***100%***

Table 48 - Travel Time

Data Source: 2016-2020 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,015	310	1,400
High school graduate (includes equivalency)	3,685	210	1,525
Some college or Associate's degree	7,340	200	2,330
Bachelor's degree or higher	7,860	330	1,070

Table 49 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	240	490	970	515
9th to 12th grade, no diploma	520	625	530	870	670
High school graduate, GED, or alternative	1,650	1,745	1,330	2,340	1,625
Some college, no degree	2,150	1,965	1,935	3,195	1,360
Associate's degree	195	805	690	1,285	545
Bachelor's degree	600	1,905	1,855	1,975	725
Graduate or professional degree	69	745	1,395	1,390	505

Table 50 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,568
High school graduate (includes equivalency)	32,826
Some college or Associate's degree	51,987
Bachelor's degree	60,816
Graduate or professional degree	97,933

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Located at the urban core of the Capital region and only 15 miles from world-renown University of California, Davis (UCD), West Sacramento is one of the region's principal employment centers and is a global food hub connecting the nation's most productive agricultural valleys to international manufacturing, production, sensing, research, innovation, and logistics. Dominant industries include public administration, education and healthcare services, food processing and manufacturing, transportation logistics, manufacturing and warehousing. Small businesses are mostly concentrated in support services for the community and large industries such as government and food service.

West Sacramento is known as a food and agriculture hub focused on urban farming, food access, farm-to-fork industry and agricultural technology. The Center for Land-Based Learning, located in the City, was selected as one of three first ever recipients of the U.S. Department of Agriculture's new Urban Agriculture and Innovative Production Competitive Grants Program.

Retail has become a significant source of employment over the past two decades, starting with the development of IKEA in 2006, the first major tenant in the Riverpoint Marketplace center, and continuing with development of shopping centers in the Southport neighborhood,

Describe the workforce and infrastructure needs of the business community.

Workforce Development
Growth in new sectors of the economy presents opportunities for higher paying jobs for residents. Advancement and the ability to earn a living wage is dependent on acquiring new skills. To address workforce development needs, the City seeks to attract public and private educational and technical institutions with specialized training to meet local and regional workforce requirements and to promote technical programs in secondary schools.

Future economic development will require a trained and educated workforce. The City developed the West Sacramento Home Run program as an innovative initiative creating a thriving community that benefits children, families and local businesses by providing access to high-quality early learning for all children, opportunities to develop valuable work-readiness skills, and financial assistance for postsecondary education and training. The program has initiated a transitional Kindergarten (age 4) program; paid teen internships offering Digital Micro credentials to participants; a gardening and nutrition curriculum in 22 sites across the City; the College Promise program providing scholarships and ensuring that all West Sacramento high school graduates are guaranteed admission to Sacramento City College; and financial wellness and family strengthening events.

West Sacramento has easy access to the UCD campus, generating a source of research, technology and innovation for the business community. UCD is ranked 1st in the nation for agriculture and forestry, and veterinary medicine; 2nd for graduate financial success; and 9th

overall among public universities. The school is also well known for programs in the natural sciences; engineering and technology; arts and humanities; and social sciences and management.

Infrastructure

West Sacramento recognizes that development is dependent on an extensive network of public infrastructure. Water, wastewater, stormwater drainage, solid waste, and utility systems must expand concurrently with new development, population and employment growth. Infrastructure improvements are needed in the downtown and mixed-use districts to support infill and intensified development consistent with the City's priorities for "Smart Growth". Older neighborhoods located near downtown Sacramento core are situated for infill development but have significant infrastructure needs.

In 2014, the City established an Enhanced Infrastructure Financing District (EIFD) as a financing tool for infrastructure and amenities to address inequities in older neighborhoods. This was followed in 2019 by the adoption of Measure N, a one-quarter percent sales tax to fund public safety, economic development, and quality of life improvements targeted to disadvantaged neighborhoods. In future years, infrastructure bonds and Measure O, adopted in 2025, will provide an income stream for strategic investments through transformative infrastructure projects and initiatives.

The Mobility Element to the General Plan identifies a need for multi-modal transportation systems to accommodate various modes and enhance connections among modes so each can fill its optimal role in the overall transportation system. The City's policies in the Mobility Element seek to create a transportation system in West Sacramento and the region that is paired with supportive development patterns to accommodate walking, bicycling, transit use, and vehicular travel, while encouraging infill development and benefiting community and environmental health.

The Mobility Element also emphasizes the City's commitment to creating "Complete Streets" that accommodate pedestrian, bicycle, and transit access, as well as vehicular access and create a safer transportation system for all modes of transit. To ensure a varied and viable range of transportation options, people must feel comfortable and secure on the street, no matter the mode of travel. For decades, however, streets were designed to move cars quickly and efficiently, prioritizing driving speed and convenience without regard to the impact on the safety and convenience of other modes of transportation. Complete Streets provide a high degree of "connectivity" – a term which describes the degree to which there are multiple routes available to reach destinations. A highly connected street pattern offers dense system of parallel routes, both east-west and north-south, with many streets providing through connections; no cul-de-sacs, dead-ends, or looped streets; frequent intersections; and frequent points of access.

Flood protection is a major concern in West Sacramento due to its location along the Sacramento River. The West Sacramento Area Flood Control Agency (WSAFCA), a joint powers authority between the City and Reclamation District 900, provides administration, financing, project management, and technical support for levee improvement projects throughout the City. The

City and WSAFCA works closely with state and federal partners to advance flood risk reduction projects to achieve 200-year level flood protection for by 2040.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City continues efforts to become a major hub for food and agricultural businesses including food production and distribution; equipment manufacturing; education; research and development. Water and sewer improvements are needed in some areas to support the burgeoning opportunities in these industries.

A 60-acre advanced life sciences and technology manufacturing project is in the development stage to the south of the Port of West Sacramento. A Subdivision Improvement Agreement was approved by the City Council in February 2020 for the supporting infrastructure (streets and utilities). Construction of the supporting infrastructure is currently ongoing. The project will require Design Review approval prior to construction.

Located in the northeast corner of the City, the Washington neighborhood has been the site of deterioration, disinvestment, Brownfields and other barriers to development for many years including a street grid created over 100 years ago. The Washington Realized project has improved streets and circulation infrastructure but more remains to be done. The City is in the midst of an update to the 1996 Washington Specific Plan that will reflect outcomes of the Washington Realized effort, while providing more detailed land use and urban design framework, architectural guidelines, including historical architectural guidelines, strategies for addressing parking needs, and implementation strategy for achieving the vision for the Washington neighborhood.

The City continues to implement the Bridge District Specific Plan providing for the development of a well-planned, waterfront orientated urban district. The transition from the area's industrial past to the vision of an urban mixed-use district is well under way.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City's workforce has evolved since the last Consolidated Plan was adopted. West Sacramento has traditionally been an employment center for the Sacramento region with far more jobs than workers available. This disparity is becoming less noticeable, indicating that the City's balance between workforce skills and experience is better suited to employers' needs than it was in the past. According to ACS data 65% of employed West Sacramento residents travel less than 30 minutes to their worksite each day.

The number of persons in the workforce over the past five years has increased by 33% from 14,352 to 19,136 while the number of jobs has increased 14% from 24,231 to 27670. Unemployment has dropped from 10.3% to 5.96%. Job increases are primarily in the management, business and financial sector. This may be related to the increase in the percentage of persons in civilian employment with some college or higher educational attainment from 69.1% to 72.7%. Median earnings have increased at all educational attainment levels, with those with less than a high school degree achieving the highest increase (64.1%).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City administers a Small Business Accelerator Program (SBAP) to provide capital for small businesses located within West Sacramento. The program is intended to assist small businesses that need financial assistance to make improvements to their brick-and-mortar location, especially ones located in economically disadvantaged parts of the city. The program offers funding for façade improvements, tenant improvements, food and beverage facility enhancements, permit fees and vandalism relief.

The Washington Unified School District (WUSD) operates a Washington Middle College High School, a high school that offers a combination of high school and college courses as its curricular program through a process called “dual enrollment." The goal of the school is to graduate students with 30 to 60 transferable college units and/or one or more associate degrees. Embedded in the high school program are multiple support systems to ensure students are academically and emotionally ready and able to be successful in their college courses.

West Sacramento is emerging as a food and agriculture hub, focusing on urban farming, food access, farm-to-fork industry and agricultural technology. The Center for Land-Based Learning was selected as one of three first ever recipients of the U.S. Department of Agriculture’s new Urban Agriculture and Innovative Production Competitive Grants Program. The project will work with low-income residents of the Broderick and Bryte neighborhoods who experience high levels of food insecurity.

The Yolo County Workforce Innovation Board (WIB) partners with county government, local public and state agencies, labor unions, community colleges, and the Yolo County Office of Education. The WIB oversees the YoloWorks! One-Stop Career Centers in Yolo County, including the West Sacramento site. The WIB is responsible for providing leadership on public policy for adult and youth employment issues, identifying labor market needs, and developing effective and innovative responses to those needs. At the One-Stop Career Centers, employers can coordinate services to screen and test job applicants, arrange training, obtain research, and receive out-placement services to assist them in transitioning skilled individuals to find the right jobs at all skill levels. One-Stop Career Center services provide a variety of resources to help job seekers find work, plan a career, prepare for interviews, and receive training.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Currently, the City does not participate in a CEDS. The West Sacramento General Plan includes an Economic Development Element providing policies intended to take advantage of opportunities to position West Sacramento for increased private investment, thereby stimulating job growth, expanding City revenues, and improving the quality of life for residents. The policies provide for maintaining a strong and comprehensive economic development program focused on attracting and retaining businesses in targeted sectors and fostering entrepreneurship, investing in infrastructure to prepare properties and key areas for development, maintaining a business-friendly environment, increasing access to education and job training for existing residents while attracting new residents to provide a skilled workforce, and expanding retail choices for residents and the greater region.

Goals in the Economic Development Element include:

- Maintain and expand a strong, diverse and sustainable local economy that provides abundant employment opportunities, a high quality of life and a sound tax base.
- Make available suitable sites with adequate infrastructure to meet the needs of businesses and real estate development opportunities.
- Maintain a healthy business climate that increases the City's ability to retain and expand existing businesses and attract new ones.
- Provide a well-educated and highly-trained workforce that effectively competes for meaningful and productive employment, earns competitive wages, and meets existing and future local and regional industry needs.

Discussion

West Sacramento promotes financial stability and prosperity for residents by creating a business-friendly environment and workforce development initiatives. The City has developed infrastructure financing mechanisms and small business assistance to support inclusive economic development opportunities targeted to older sectors of the City suffering from decades of disinvestment.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? Include a definition of "concentration".

HUD defines “housing problems” as households with:

- Substandard housing with either a lack of complete kitchen facilities or a lack of complete plumbing;
- Overcrowding at more than 1 person per room; and/or
- Housing cost burden paying more than 30% of household income towards housing costs.

HUD defines a “severe housing problem” as:

- Substandard housing with either a lack of complete kitchen facilities or a lack of complete plumbing;
- Severe overcrowding at more than 1.5 persons per room; and/or
- Severe housing cost burden paying more than 50% of household income towards housing costs.

The HUD CPD Mapping Tool uses 2016-2020 ACS data to identify concentrations of housing problems. The area of the City with the highest concentration of all HUD severe housing problems is Census Tract 103.02 with 77% of lower-income residents reporting one or more severe housing problems (Map 1). Census Tract 101.02 has 73% of lower-income residents with severe housing problems followed by 102.04 and 104.02 at 67%; and 103.13 with 65%. All remaining Census Tracts have 60% or fewer lower-income residents with a severe housing problem.

The most common housing problem in West Sacramento is, by far, housing cost burden. The CPD Mapping Tool indicates that Census Tract 102.03 has the highest percentage of residents experiencing housing cost burden with 60% of residents paying more than 30% of household income towards housing (Map 2). This is followed by Census Tract 102.04 at 44% of households with cost burden; 101.05 at 43%; and 103.15 at 42%. The remaining Census Tracts have less than 40% of residents experiencing housing cost burden.

Three Census Tracts are areas of concentration for overcrowding. Census Tract102.03 with 20% of lower-income households; 102.04 with 19% and 103.012 with 18%. All remaining Census Tracts have less than 9% overcrowded lower-income households (Map 3). There are no Census Tracts with more than 5% of lower-income households reporting substandard conditions (Map 4).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? Include a definition of "concentration".

HUD defines racially or ethnically concentrated areas of poverty (also known as a R/ECAP) as a Census Tract that:

- Has a non-White population of 50% or more; and

- Has a poverty rate of 40% or more.

The only racially/ethnically concentrated area of poverty in West Sacramento based on data from the HUD Mapping Tool is Census Tract 102.30 with a non-White population of 73% and a poverty rate of 42%, the highest in the City (Maps 5 and 6).

What are the characteristics of the market in these areas/neighborhoods?

Census Tract 102.03 is located on the western edge of the City and bounded by the Union Pacific railroad tracks to the north, the Deep Water Ship Channel to the south, and the Sycamore Trail/Sycamore Avenue to the east. The area is home to 1,995 households, primarily living in the northeast quadrant. The remaining three-fourths of the Census Tract is composed of industrial and commercial parcels including the Port of West Sacramento. Despite the concentration of jobs available within the Census Tract, the unemployment rate for residents is 42%, the highest rate in the City. The neighborhood is an older area of the City and has suffered from disinvestment in the past.

The neighborhood is 75% renter-occupied with a 3% vacancy rate. Most units are single family homes or small multifamily properties, with only 19% of units located in structures of 20 units or more. Many homes are at risk of containing lead-based paint since 53% were built before 1980 and 10% were built before 1949, indicating a potential need for rehabilitation or replacement. The median income is $25,451 which is below the federal poverty level for a family of four. An estimated 17% of adult residents have a disability, far exceeding the 11% citywide. Median contract rent is $832, which is 39% of the median monthly income, exceeding the HUD affordability rate of 30% resulting in the highest percentage of housing cost burden in the City. A total of 55% of households report having one or more housing problems. The median home value in 2023 was $347,100 which is 7% lower than the citywide median of $372,700.

Census Tract 102.03 is the most diverse area of the City with a 73% non-White population and 53% of the population is of Hispanic origin.

Are there any community assets in these areas/neighborhoods?

The residential area of Census Tract 102.03 is served by two small neighborhood parks, Meadowdale Park on the western end and Joey Lopes Park on the eastern edge. The new Barge Canal Recreational Access is a beautiful amenity just to the south of the Census Tract; however, it is not a walkable distance due to the location of the Port in-between the residential neighborhood and the recreation area. There is a Grocery Outlet and several small markets in the neighborhood. Riverpoint Market Place shopping center is just to the north featuring a Walmart SuperCenter, IKEA, Home Depot and a wide variety of shopping, dining and service businesses.

The residential area is served by Westfield Elementary School and River City High School. Yolo High School, a personalized alternative education program, and Heritage Peak Charter School, a

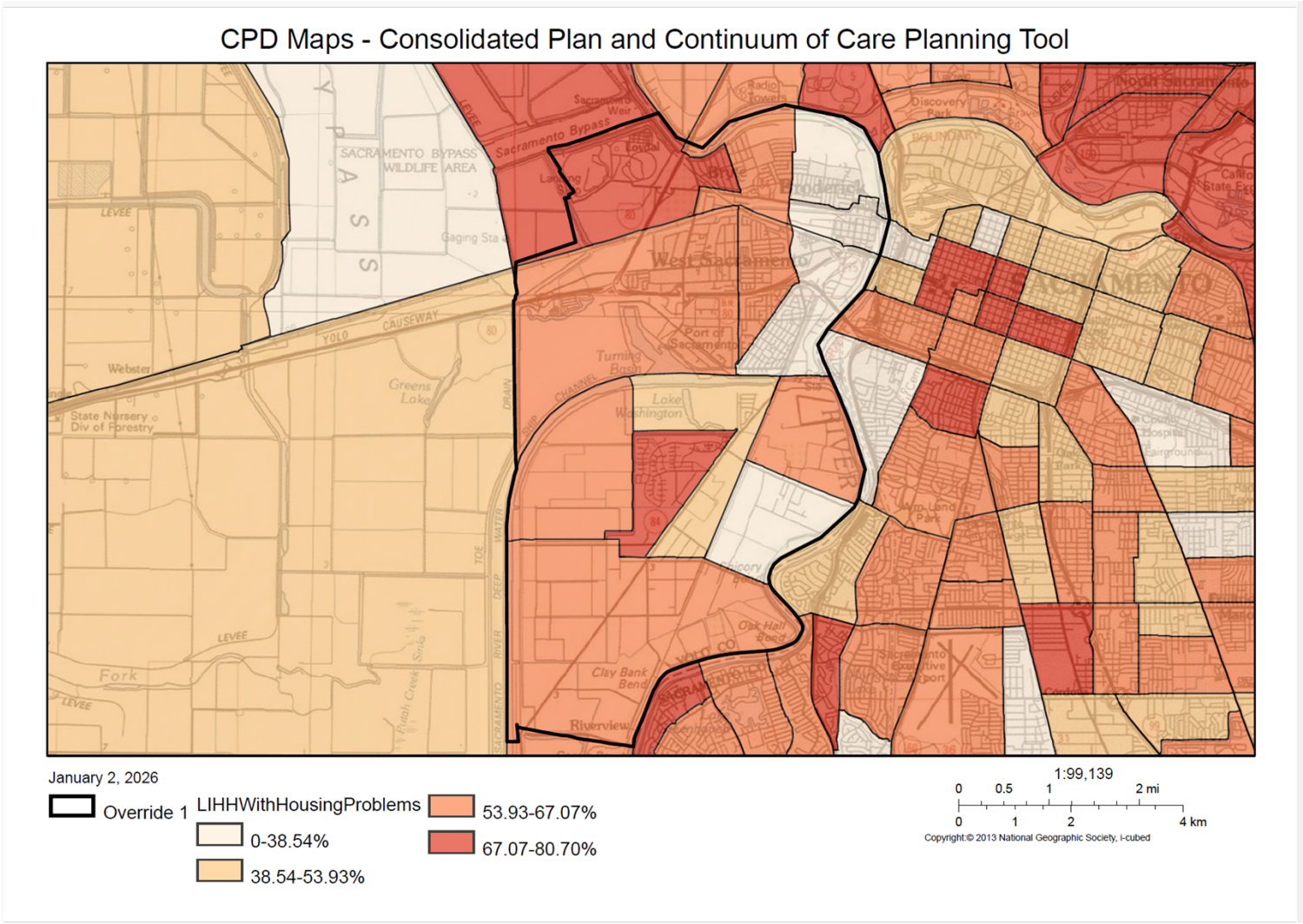
tuition free TK-12 public charter school offering personalized homeschooling and independent study, have campuses located in the Census Tract.

Are there other strategic opportunities in any of these areas?

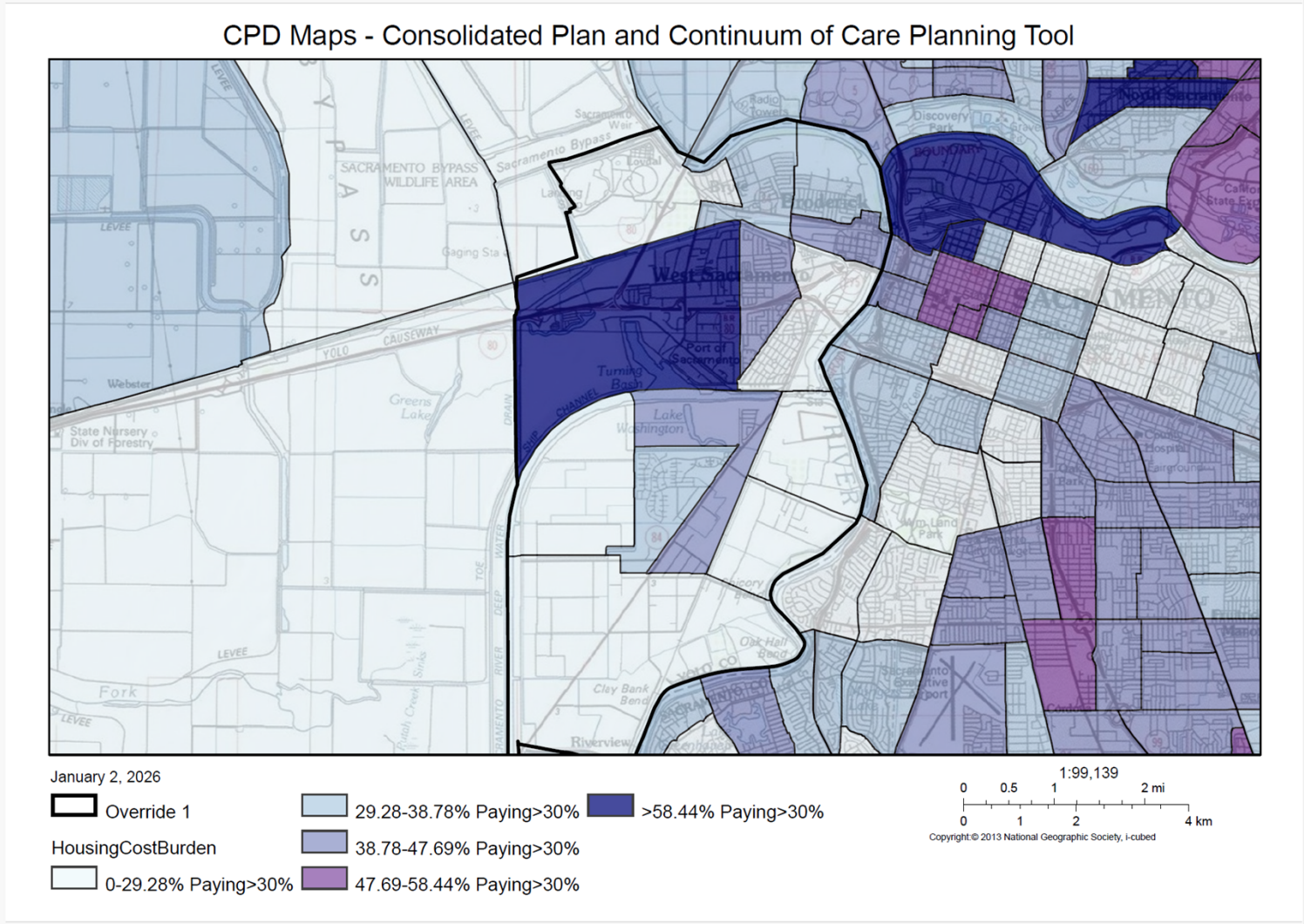
Lower property values in older areas of the City make homeownership more affordable to entry level homebuyers. Lower property values also make it less costly to develop affordable multifamily rental properties. However, large parcels suitable for development are limited and aggregation of smaller parcels may take a long time to accomplish.

Due to the high unemployment rate, it appears that there is a mismatch between residents' employment skills/education levels and the jobs available in the industrial areas and commercial corridor. Efforts to promote work readiness and educational attainment could help to stimulate employment and improve household incomes and quality of life.

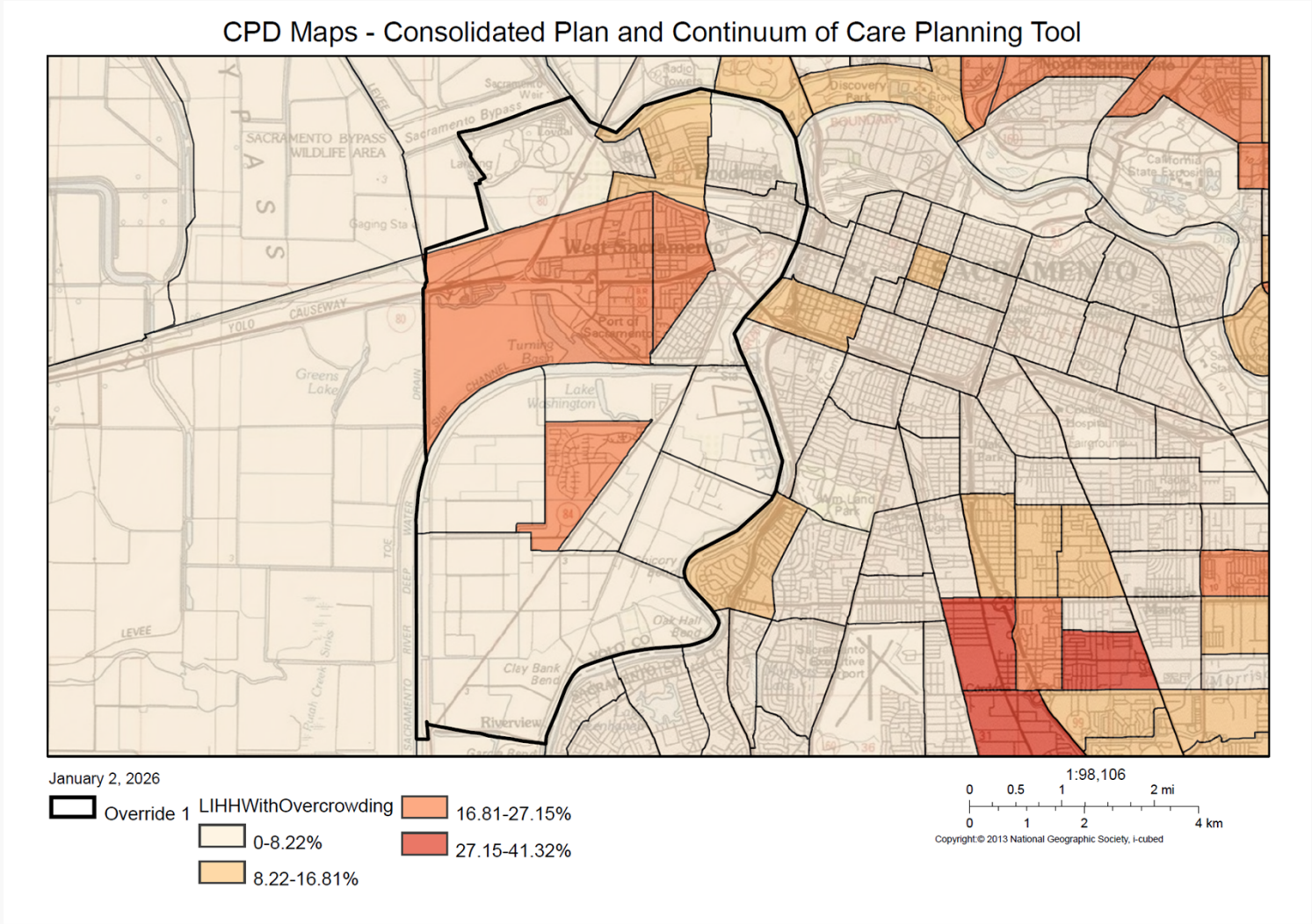
Map 1 – Severe Housing Problems



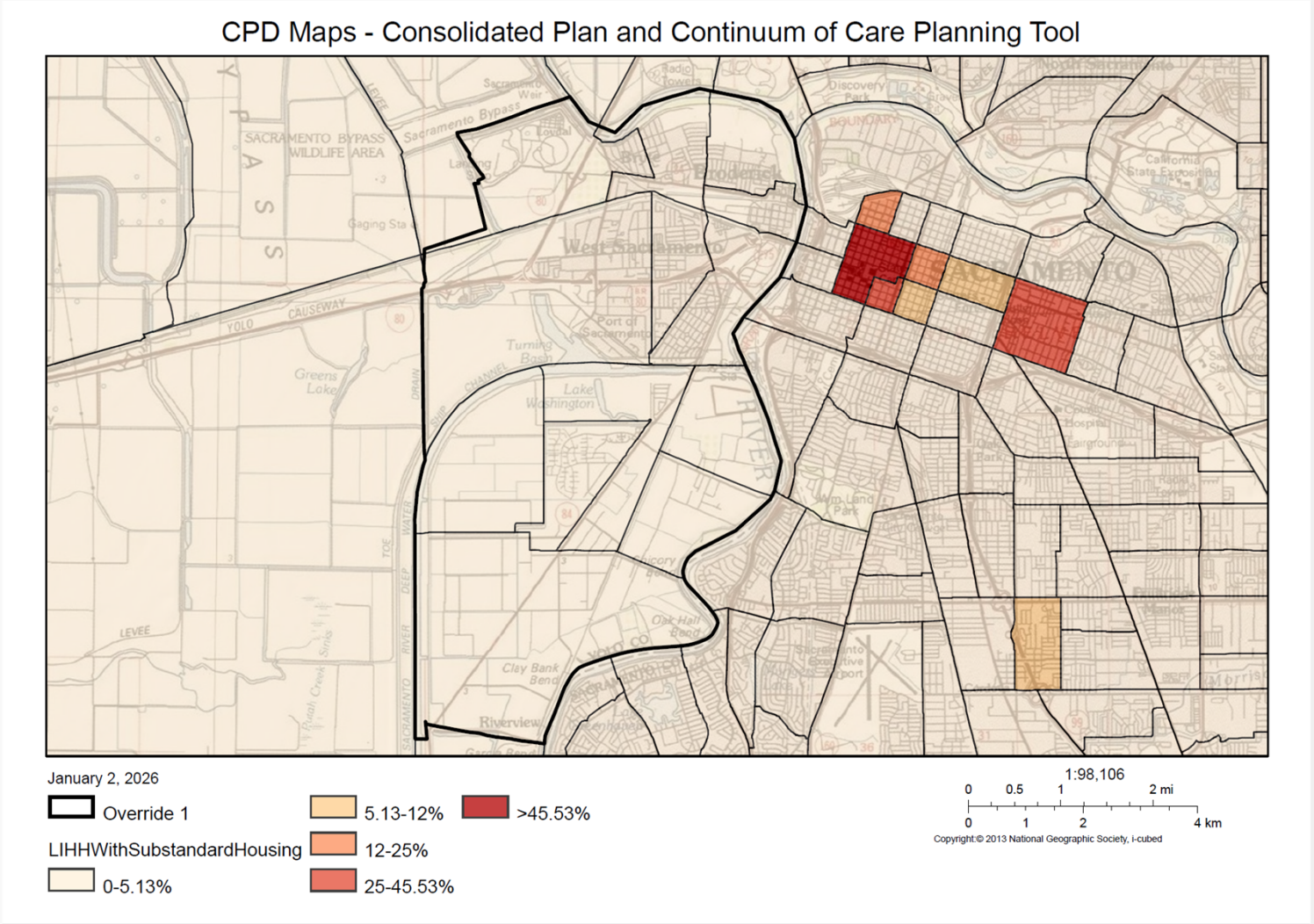
Map 2 – Housing Cost Burden



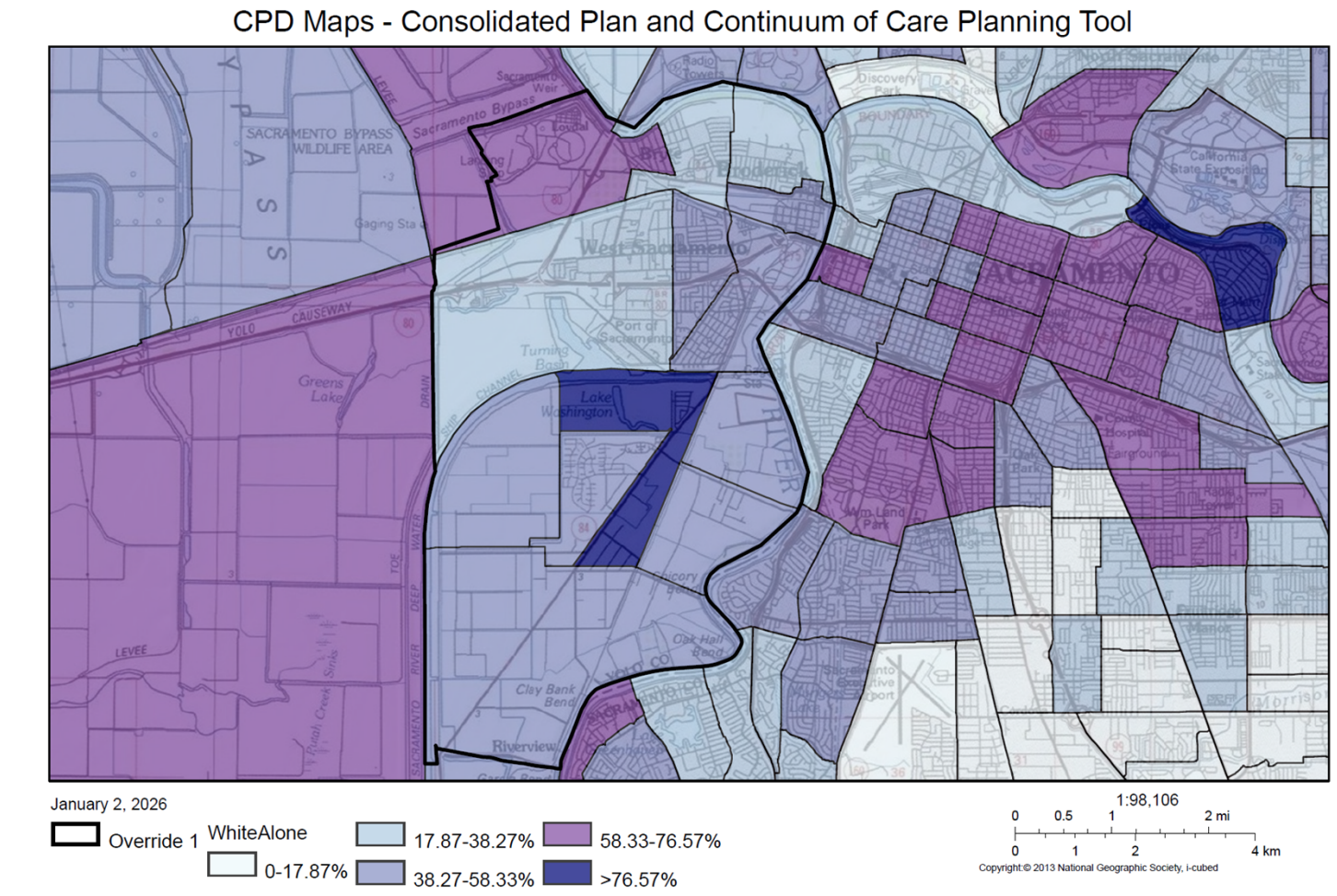
Map 3 – Overcrowding



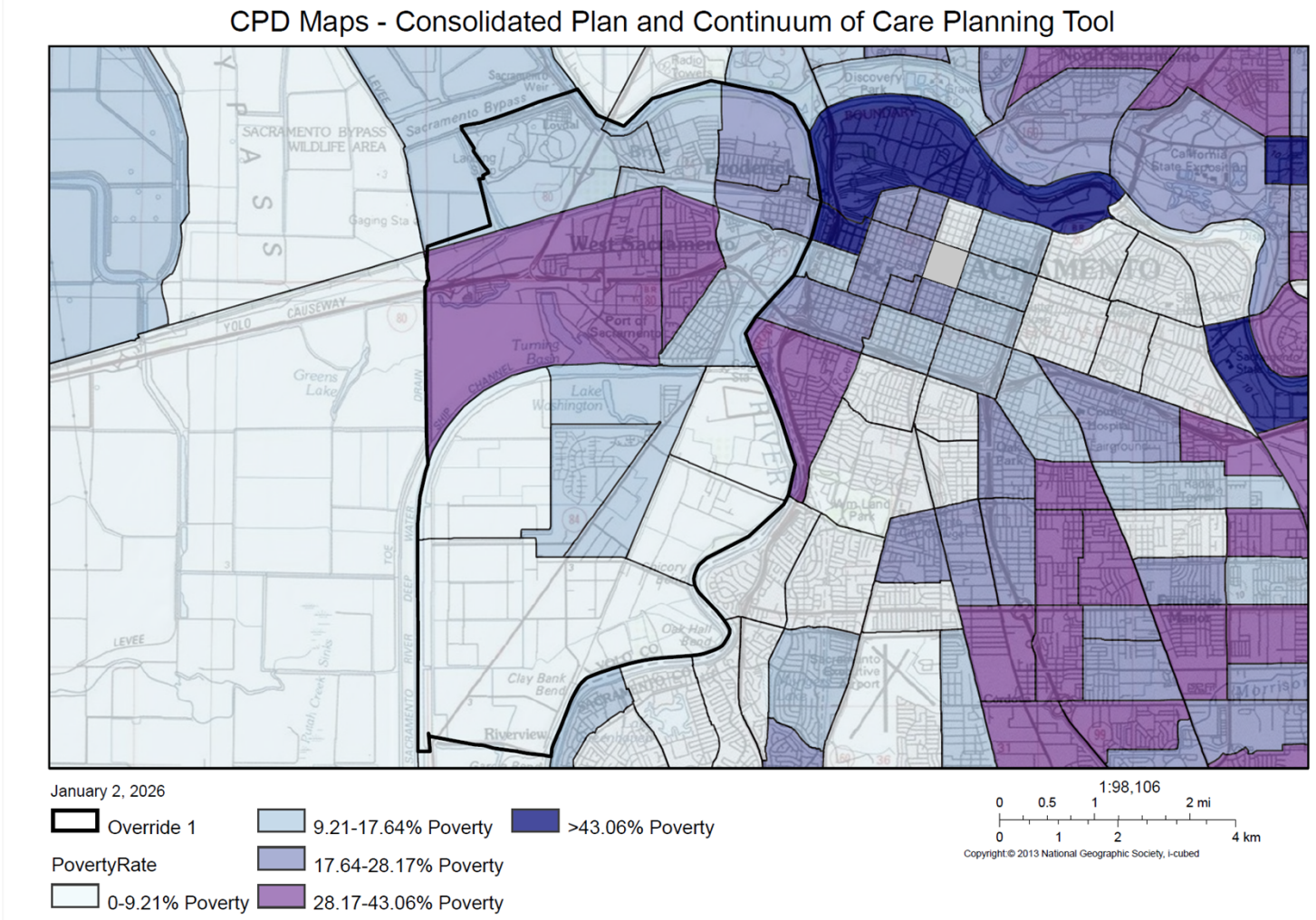
Map 4 – Substandard Housing Conditions



Map 5 – Concentration of White Non-Hispanic Population



Map 6 – Concentration of Poverty



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the 2023 ACS, 96.4% of West Sacramento households have one or more computers, smartphones, and/or tablets; and 94.1% have a broadband internet subscription. This is up from 94% and 88% in the 2015 ACS. Of these households, 80.8% use a desktop or laptop, 67.2% have a tablet, and 93.7% have a smartphone. A total of 9.8% of households use a smartphone only, with no other type of computing device.

As in other parts of the country, the COVID-19 pandemic exposed significant challenges in West Sacramento related to the affordability and reliability of broadband Internet service, particularly for lower-income households. The West Sacramento City Council Strategic Plan includes a goal of ensuring broadband access and affordability for all residents. The intent is to bridge the digital divide that persists in the city for households that are unable to afford quality Internet service. The City will conduct a human-centered research and outreach effort to confirm the greatest needs and barriers to achieving widespread broadband usage, focusing on geographic and demographic factors.

The State of California Interactive Broadband Map provides an overview of areas served by internet service equal to or greater than 25 Mbps download and 3 Mbps upload s of December 31, 2023. In West Sacramento, the vast majority of residential neighborhoods are served. One exception is mobile home parks located in older, northern and central neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

West Sacramento residents have a variety of internet service provider options including Xfinity, AT&T, TMobile, EarthLink, unWired, Fidium, Astound (formerly Wave), and Viasat. Not all providers are available in all locations. As noted above, the one exception is mobile home parks located in older, northern and central neighborhoods.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of West Sacramento Climate Action and Adaptation Plan (CAAP) was adopted by the City Council on June 4, 2025, serving as a roadmap to reduce greenhouse gas (GHG) emissions toward carbon neutrality by 2045 and strengthen climate adaptation and resiliency in an equitable manner. As part of the CAAP development process, the project team developed a Climate Adaptation Analysis and Policy Recommendations memo that included a West Sacramento Vulnerability Report. The report identifies the following key impacts and vulnerabilities including:

- Extreme heat – having direct health impacts, wear and tear on infrastructure, increased energy bills and power outages from energy demand spiles.
- Poor air quality during wildfire seasons – persons with pre-existing respiratory conditions, those living in substandard housing or lack resources to purchase air filtration systems, and outdoor agricultural and other workers will be especially impacted.
- Threatened water supply – due to changes in snowpack and participation patterns.
- Increased risk of flooding – due to increased frequency of severe storms and increases in sea level which increases stress on levees and stormwater drainage systems.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The effects of climate change will not be felt equally across all community groups, and historically marginalized communities are likely to bear a disproportionate amount of future impact. The relationship between socio-economic characteristics and sensitivity to climate impacts is due to many factors, such as access to transportation options, access to economic resources, linguistic or cultural isolation and preexisting physical or mental health conditions. These residents may lack adequate resources to adapt to climate impacts like prolonged heat events or to participate fully in the Green House Gas reduction actions identified in the CAAP without additional support. The CAAP considers climate inequality in its implementation approach with the goal of providing a balanced approach to local action that allows benefits of the plan to be shared equitably.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The 2026-2030 Consolidated Plan responds to imminent community needs in West Sacramento anticipated in the next five years based on analysis of available data, community input, consultation with service providers, focus group discussions and the Community Needs Assessment survey; in addition to recommendations from the Economic Development and Housing Commission, the Parks, Recreation and Intergenerational Services Commission and comments received during public hearings. The five-year Strategic Plan encompasses programs and projects that may be supported using CDBG funds received annually from HUD and other federal, State, local and private resources to address critical needs throughout the City.

The five-year Strategic Plan focuses on promoting housing stability through support for affordable housing efforts; services for persons at-risk or experiencing homelessness; and assistance for persons facing housing discrimination or eviction.

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

The City of West Sacramento will use CDBG funds to address homelessness, create affordable housing and provide fair housing services throughout the city. Funding will not be limited to a particular neighborhood.

West Sacramento is not a recipient of HUD Housing Opportunities for Persons With AIDS (HOPWA) funding. HOPWA funding for the Sacramento region is administered by the Sacramento Housing and Redevelopment Agency (SHRA).

Geographic Priorities

Target Area	
Not applicable	

Table 62 - Geographic Distribution

SP-25 Priority Needs - 91.215(a)(2)

HUD requires the City to identify Priority Needs that will be addressed during the five-year term of the Consolidated Plan. Priority Needs were determined based on community input from focus group discussions, consultations with social service providers and the Community Needs survey and public hearings; in addition to comments from the Economic Development and Housing Commission, the Parks, Recreation and Intergenerational Services Commission, and the City Council. Community input was considered in combination with review of HUD Comprehensive Housing Affordability Survey (CHAS) data, ACS data from the U.S. Census, the Yolo County Homeless Point-in-Time Count, the City of West Sacramento Housing Element of the General Plan and other local data sources. The West Sacramento City Council supports the goals in the Consolidated Plan for the improvement of housing and support for Low- and Moderate-Income households through the following actions:

- Continued funding and construction of flood protection
- Enacting developer fees for the childcare assistance program
- Development of interim and permanent housing for persons experiencing homelessness
- Provision of case management and supportive services for persons experiencing or exiting homelessness
- Development of affordable housing for lower-income households and persons with disabilities
- Development of local funding sources for projects that will improve quality of life for residents in disadvantaged areas of the City
- Small business assistance
- Support for broadband access for all

The data and outreach results reviewed during development of the Needs Assessment and Market Analysis sections of this plan portray the needs of West Sacramento lower-income residents and neighborhoods. Housing affordability for lower-income individuals and families is a major concern. Housing affordability is particularly difficult for residents of the older, central areas of the city, small households and renter households. Many persons with a disability may need both affordable housing and accommodations or accessibility improvements to live safely and independently.

HUD CHAS data indicates that minority race households experience housing problems at a significantly higher rate than the city as a whole. Fair Housing service providers receive the most housing discrimination complaints for discrimination of income source, such as housing voucher assistance or governmental assistance, and refusals to provide reasonable accommodations for persons with a disability.

Homelessness was noted as a significant concern throughout both the public outreach and participation process, and data research. The 2024 Point-in-Time (PIT) Count conducted by the

Yolo County Homeless and Poverty Action Coalition (HPAC), found 289 West Sacramento residents experiencing homelessness on one night, of which 184 were unsheltered. Solutions to homelessness are complicated and require both low-barrier deeply affordable housing and supportive services to promote housing stability. Housing discrimination may result in a barrier to housing entry or a critical loss of housing.

Priority Needs

Table 2 – Priority Needs Summary

1	**Priority Need Name**	**Services for Unsheltered Homelessness**
	Priority Level	High
	Populations Served	Income Levels: Extremely Low Family Types: Large Families, Families with Children, Elderly Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Provide Supportive Services for Homeless Persons Expand Access to Low Barrier Housing
	Description	Conduct outreach to persons experiencing homelessness to provide intake assessments, referrals to needed services, case management, and assistance with the search for appropriate housing.
	Basis for Relative Priority	The community needs assessment identified homelessness as a significant concern for residents of West Sacramento. Focus group discussions and consultations with services providers indicated that persons experiencing unsheltered homelessness often have difficulty accessing supportive services needed to achieve housing stability. The key to moving people out of homelessness is the provision of outreach, intake assessments, referrals to needed services, case management, and assistance with the search for appropriate housing.
2	**Priority Need Name**	**Expand Availability of Low Barrier Housing**
	Priority Level	High
	Populations Served	Income Levels: Extremely Low, Low Family Types:

		Large Families, Families with Children, Elderly Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Expand Access to Low Barrier Housing Increase Affordable Housing Opportunities
	Description	Development of Low Barrier Housing for Extremely Low- and Very Low-Income persons, and persons exiting homelessness. Funding will be targeted to housing linked with supportive services. There is a significant need for small units that will accept persons with limited income such as social security or disability payments that have barriers to entry into housing.
	Basis for Relative Priority	Focus group discussions and consultations with service providers indicate that many housing opportunities are closed to persons with mental health, substance use, credit, rental or criminal histories. Housing linked with services is needed to provide a path to housing stability for persons exiting long-term homelessness. Those with mental health or substance use challenges often require supportive services to remain successfully housed. According to the Yolo County Homeless and Poverty Action Coalition Point-in-Time Count, there were 289 persons experiencing homelessness on one night in January 2024 of which 175 met the HUD definition of "Chronically Homeless" indicating a need for Low Barrier Housing.
3	**Priority Need Name**	**Fair Housing Education and Enforcement**
	Priority Level	Low
	Populations Served	Income Levels: Extremely Low, Low, Moderate Family Types: Large Families, Families with Children, Elderly, Public Housing Residents Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth Non-homeless Special Needs Populations: Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with

		Physical Disabilities, Persons with Developmental Disabilities, Persons Alcohol or Other Addictions, Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Reduce Housing Discrimination and Evictions
	Description	Reduce the incidence of eviction and increase compliance with federal and state Fair Housing laws through outreach, education and enforcement.
	Basis for Relative Priority	Fair housing services providers report receiving housing discrimination complaints from West Sacramento residents, especially discrimination on income source and refusal to provide reasonable accommodations for persons with a disability. This is further confirmed by random fair housing testing conducted by the agencies.
4	**Priority Need Name**	**Support Affordable Housing Opportunities**
	Priority Level	High
	Populations Served	Income Levels: Extremely Low, Low, Moderate Family Types: Large Families, Families with Children, Elderly Homeless Served: Individuals, Families with Children, Veterans Non-homeless Special Needs Populations Served: Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Expand Access to Low Barrier Housing Increase Affordable Housing Opportunities Housing Stability for Persons Exiting Homelessness
	Description	Provide support to developers of affordable housing for households at the Extremely Low-, Very Low- and Low-Income levels as gap financing for acquisition, clearance, rehabilitation, gap financing assistance and/or provision of offsite infrastructure.

	Basis for Relative Priority	Focus group discussions and the community needs survey demonstrated community concern for expansion of affordable housing opportunities. The Needs Analysis section of this Plan indicates that Housing Cost Burden is the most significant housing need for low-income West Sacramento residents of all household types.
5	Priority Need Name	Supportive Services for Formerly Homeless Persons
	Priority Level	Low
	Populations Served	Income Levels Served: Extremely Low, Low Family Types Served: Large Families, Families with Children, Elderly Homeless Served: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Stability for Persons Exiting Homelessness
	Description	Provide case management, housing navigation and supportive services for formerly homeless individuals and households to promote housing stability and reduce the incidence of return to homelessness.
	Basis for Relative Priority	The community needs assessment identified homelessness as a significant concern for residents of West Sacramento. Focus group discussions and consultations with services providers indicated that persons exiting homelessness often require ongoing supportive services to achieve housing stability and avoid returning to homelessness.

Narrative (Optional)

The Priority Needs above will guide the City's use of CDBG funds over the five-year planning period. The City will endeavor to use CDBG and other federal, State and local funding sources to address all critical needs of lower-income residents and neighborhoods.

SP-30 Influence of Market Conditions – 91.215 (b)

The following table reviews conditions that affect Priority Needs and Goals decisions determined during preparation of the Consolidated Plan.

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for Affordable Housing Type
Tenant Based Rental Assistance (TBRA)	The most common funding sources for long-term tenant-based rental assistance (TBRA) are the HUD HOME and ESG programs. However, the City does not receive ESG or HOME funds directly from HUD. The City is eligible to apply for funding under the competitive State of California HOME program. However, the State HOME program restricts the amount of TBRA funds that may be used for program administration. A separate funding source would be needed to operate a TBRA program. The City is not eligible to receive ESG funds. ESG is awarded to the County or the local Continuum of Care (HPAC). CDBG public service funding, limited to no more than 15% of the City's annual allocation, may be used for temporary rental assistance not to exceed 90 days. Limited funding coupled with the high cost of rent in West Sacramento would severely limit the number of households that could be assisted. The City has elected to use public service funds to support homeless and fair housing services.
TBRA for Non-Homeless Special Needs	The City does not receive ESG or HOME funds from HUD that could be used for TBRA. As noted above, the City has elected to use limited public service funds for homeless and fair housing services. The City is eligible to apply for TBRA funding under the competitive State of California HOME program.
New Unit Production	New unit production is needed to address housing cost burden. Low barrier to entry permanent housing that is affordable to Extremely Low-Income persons is a critical need. HUD does not allow the use of CDBG funding for new housing construction, but it may be used to defray the cost of land acquisition, clearance, or off-site infrastructure in support of new housing development.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for Affordable Housing Type
Rehabilitation	To retain existing West Sacramento housing stock, an estimated 380 housing units are in need of minor repair, 242 in need of moderate rehabilitation and 35 that may be best suited to demolition or reconstruction. Most of these units are owner-occupied homes located in older neighborhood. Currently, the City's Owner-Occupied Housing Rehabilitation program does not have funding available . However, the City is developing a new program focused on accessibility improvements for persons with mobility impairments in owner-occupied housing. The program will be funded through the State Permanent Local Housing Allocation (PLHA). The City will continue to support rehabilitation of affordable multifamily projects to maintain the rental housing stock and address housing cost burdens for renters. Funding sources will depend on the type of project, income levels of tenants and other factors.
Acquisition, including preservation	The City's Housing Element supports the preservation of affordable housing for lower-income households. The City will continue to support the acquisition and preservation of affordable housing to maintain the affordable rental housing stock and address housing cost burden. Funding sources will depend on the type of project, income levels of tenants and other factors.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following table summarizes CDBG funding available during the five-year term of the 2026-2030 Consolidated Plan. HUD notified the City that its allocation amount for fiscal year 2026-2027 is $517,683. In addition to the annual federal Entitlement award, the City estimates receiving $30,000 of program income from CDBG funded activities completed in previous years that will be received and available for use in 2026-2027.

Anticipated Resources

Program	Source of Funds	Eligible Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	$517,683	$30,000	$0	$547,683	$2,000,000	Estimated HUD Allocation of $517,683 is based on FY 2025-2026 award. Program Income received in FY 2026-2027 is estimated to be $30,000. The City has no unallocated prior year CDBG Resources.

Table 55 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City's annual allocation of CDBG funding and program income only represents a portion of the federal, State, local and private funding allocated to serving the needs of lower-income residents and neighborhoods in West Sacramento. CDBG funds are allocated

to projects where the funding can be used most efficiently, while more flexible funding sources are used for other critical service and infrastructure needs.

The CDBG program does not require matching funds. However, the City of West Sacramento strives to leverage federal funding with State, local and private sources. The City actively seeks additional funding for affordable housing activities. The following funding is currently available:

- $1,400,000 of State of California HOME program income
- $433,182 of State of California CalHome program income
- $763,253 of State Permanent Local Housing Allocation (PLHA) funds
- $3,079,129 in the City of West Sacramento Housing Trust Fund

It is anticipated that $1,800,000 will be used towards the development of more than 100 units of affordable housing at West Gateway Place Phase 2 and an affordable housing project in Southport. The residents of West Sacramento approved Measure E that has an annual target funding allocations of $300,000 for homelessness initiatives and $500,000 for reducing impacts of homelessness. PLHA funds noted above will be used for affordable housing development and to provide accessibility improvements to Low-Income homeowners with mobility impairments.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Publicly Owned Land
In 2008, the City sold a parcel of land to the developer of West Gateway Place Phase 1 for the development of 77 units of affordable housing. The City provided CDBG funds for offsite infrastructure, in addition to City Housing Trust Fund and State Affordable Housing and Sustainable Communities (AHSC) funding to cover a portion of the construction cost. The City sold an adjacent parcel set aside for development of Phase 2 which is currently under construction and anticipated to be completed in 2026. The City provided HOME Program Income and Housing Trust Funds to support the development of Phase 2. In late 2025, the City approved $3 million in Housing Trust Funds to support a 37 unit affordable housing development in the Washington district. This project will serve vulnerable populations including individuals with disabilities, veterans at-risk of homelessness and extremely low-income families.

In December 2020, the City initiated the Homeless Emergency Housing Program with the acquisition of a 40-unit motel to provide non-congregate interim housing for individuals experiencing homelessness in response to the COVID-19 pandemic. The initial site was anticipated to operate for a five-year period, which is now approaching completion. Since that time, the City has expanded the program through the acquisition of several additional motel properties to increase interim housing capacity and support the transition of program participants from earlier sites scheduled to terminate in early 2026.

To date, the City has utilized a combination of CDBG, State, and local funds to acquire multiple motel properties that have been converted for use as interim shelter. The goal of the program is to provide safe, non-congregate housing paired with supportive services to assist residents in transitioning to permanent housing. Several of the acquired properties required varying levels of rehabilitation to ensure long-term use and to meet health and safety standards, including electrical upgrades, roof repairs, HVAC replacements, exterior improvements, and other safety enhancements.

Remaining City owned parcels are not appropriate for residential or facility development due to location, size constraints or contamination issues. However, the City will continue to seek usable sites when available.

Privately Owned Land

As a component of the 2021-2029 West Sacramento Housing Element, the City maintains an inventory of land that is suitable for residential development, including vacant sites and sites having the potential for redevelopment. Zoning and infrastructure on the sites are analyzed to ensure that housing development is feasible during the eight-year planning period.

Based on the State of California Department of General Services Excess Sites for Affordable Housing website, there are no State-owned excess sites available for affordable housing development in West Sacramento.

Discussion

The City's annual allocation of CDBG and program income are only a portion of federal, State, local and private funding allocated to serving the needs of low-income residents and neighborhoods in West Sacramento. CDBG funds are allocated to projects where the funding can be used most efficiently, while more flexible funding sources are used for other critical housing, services and infrastructure needs.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF WEST SACRAMENTO	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Jurisdiction
Yolo County Homeless and Poverty Action Coalition (HPAC)	Continuum of Care	Homelessness Public services	Region
Yolo County Housing Authority	PHA	Public Housing Rental	Region
Shores of Hope	Non-profit organizations	Homelessness Non-homeless special needs Public facilities Public services	Jurisdiction
Yolo County Health and Human Services Agency	Government	Homelessness Non-homeless special needs Public facilities Public services	Region
Project Sentinel	Non-profit organizations	Homelessness Non-homeless special needs Public services	Jurisdiction
Legal Services of Northern California	Non-profit organizations	Non-homeless special needs Public services	Region
Yolo County Children's Alliance	Non-profit organizations	Homelessness Non-homeless special needs Public services	Region
West Sacramento Housing Development Corporation	Developer	Rental	Jurisdiction
Jamboree Housing Corporation	Developer	Rental	State

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Yolo Food Bank	Non-profit organizations	Non-homeless special needs Public services	Region
Yolo Community Care Continuum (YCCC)	Non-profit organizations	Homelessness Non-homeless special needs Public services	Region
Alta California Sacramento Regional Center	Non-profit organizations	Non-homeless special needs Public services	Region
Communicare Health Centers	Non-profit organization	Homelessness Non-homeless special needs	
Elica	Non-profit organization	Homelessness Non-homeless special needs	
Empower Yolo	Non-profit organizations	Non-homeless special needs Public services	Region
Friends of the Mission	Non-profit organizations	Homelessness Rental	Region
Mercy Housing	Non-profit organizations	Homelessness Rental	Nation
Mosaic West Sac (formerly the Mercy Coalition)	Community/ Faith-based organization	Homelessness Rental Public services	Jurisdiction
Partnership Health Plan	Non-Profit organizations	Non-homeless special needs Public services	Region
Washington Unified School District (WUSD)	Public Schools	Non-homeless special needs Public services	Jurisdiction
Yolo County Office of Educations	Public Schools	Non-homeless special needs Public services	Region
Turning Point Community Programs	Non-profit organizations	Non-homeless special needs Public services	Region

Table 56 - Institutional Delivery Structure

Assess strengths and gaps in the institutional delivery system.

The institutional delivery system for public services in West Sacramento is based on coordination and collaboration with non-profit service providers, the Yolo County Department of Health and Human Services Agency, Yolo County Homeless and Poverty Action Coalition (HPAC), Yolo County Housing Authority, local school districts, and private non-profit and for-profit housing developers. The City has worked diligently to foster and strengthen an interconnected web of services for persons in need.

Information gathered during the citizen participation process indicates that the most critical gap at this time is the need for permanent, low barrier to entry housing that is affordable to Extremely Low-Income persons. Services for persons at risk of or experiencing homelessness are available but continue to be a critical need in the community.

The Community Needs Survey results emphasized community concerns regarding the need for more affordable housing for seniors, persons with disabilities and low-income families with children. Respondents also expressed a need for more services for persons experiencing homelessness, more mental health services and food assistance.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other: Food Assistance	X	X	

Table 57 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless persons and persons with HIV; and mainstream services, health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction.

Mainstream services are generally considered to be programs available to the general public and are not targeted to a particular population. These services are primarily offered by the Yolo County Department of Health and Human Services Agency and the Washington Unified School District. County services include healthcare, behavioral health services, Medicaid, Medicare, Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP, also known as Food Stamps), HIV treatment and prevention. Most affordable housing in West Sacramento is available to all persons meeting income requirements. However, persons in special populations may encounter barriers to entry. The school district offers educational opportunities in addition to services targeted to homeless unaccompanied youth and families with children.

Services specifically targeted to persons experiencing homelessness are available from several agencies including the City of West Sacramento, Yolo County Department of Health and Human Services Agency, the Washington Unified School District (WUSD), Mosaic (formerly Mercy Coalition) and Shores of Hope. Services include healthcare and mental health treatment, housing search assistance, assistance with applying for income payments or healthcare coverage, food and nutrition, transportation, legal services and fair housing counseling including eviction prevention.

The City of West Sacramento Division of Community Outreach and Support provides immediate assistance to individuals and families in crisis; suffering from mental illness, substance abuse disorders; experiencing homelessness or other conditions. Mosaic offers emergency food and clothing distribution, trauma-informed internships, case management services and permanent supportive housing. Mosaic also operates the Recovery Café, a restorative community supporting individuals who have suffered trauma, homelessness, addiction and other mental-health challenges.

The County CalWorks program focuses on families with children in need and offers temporary financial assistance, assistance with applications for healthcare coverage or income assistance and employment assistance. Permanent supportive housing projects provide housing linked with supportive services for persons experiencing homelessness that have a disability.

The Yolo County Veterans Services Office (VSO) provides housing search assistance and referrals to County, State, affordable housing or non-profit agencies to secure housing and services for Veterans and their families. The Yolo County Housing Authority administers 64 Veterans Affairs Supportive Housing Vouchers (HUD-VASH) that couple rental assistance with case management and clinical services for homeless Veterans and their families.

Shores of Hope operates a program to house and mentor transition-aged foster youth, providing housing, mentoring, life skills, educational opportunities, referrals to essential benefits and services, financial literacy coaching and assistance with securing permanent housing.

Describe the strengths and gaps of the service delivery system for special needs populations and persons experiencing homelessness, including, but not limited to, the services listed above.

The City works diligently to foster and strengthen an interconnected web of services for persons in need. In recent years, the public services delivery system in West Sacramento is a collaboration between the City, non-profit service providers, the Yolo County Department of Health and Human Services Agency, Yolo County Homeless and Poverty Action Coalition (HPAC), Yolo County Housing Authority, WUSD, and private non-profit and for-profit housing developers.

Information gathered during the citizen participation process indicates that the most critical gap at this time is the need for permanent, low barrier to entry housing that is affordable to Extremely Low-Income persons. Services for persons at risk of or experiencing homelessness are available but continue to be a critical need in the community.

The Community Needs Survey results emphasized community concerns regarding the need for more affordable housing for seniors, persons with disabilities and low-income families with children. Respondents also expressed a need for more services for persons experiencing homelessness, more mental health services and food assistance.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City is an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC). As the local Continuum of Care (CoC), HPAC promotes community-wide commitment to the goal of ending homelessness. HPAC oversees HUD funding for nonprofit service providers, state and local governments to rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness.

The City Council conducts an annual Strategic Planning Workshop to review progress and establish the direction for the coming year. The process involves articulating a vision of where the organization wants to go, creating a plan for how to get there and identifying how to carry out the plan to produce tangible, measurable and meaningful results. The current Strategic Plan includes the following action items related to the service delivery system:

Flood Protection Construction
West Sacramento has worked diligently over the past 20 years with the US Corps of Engineers and the West Sacramento Area Flood Control Agency to address flood hazards. The City has passed local funding measures and successfully applied for state and federal funding for improvement and construction of levees and other flood protection projects.

Affordable childcare/Home Run Integration
Developer fees will be used to create a new childcare assistance program. Utilization of the current balance in the Childcare Impact Fund and future funding will help bridge the gap between current availability and what is needed. The plan will include capital improvements for childcare providers converting space for more usable infant and toddler space, or to be able to retain spaces for children age 0-5.

Homelessness and Communitywide Impact Management
The City has purchased motel properties for emergency housing, including the Rodeway Inn and Flamingo motel initially, then adding the El Tejon, Pick Wick and Westwood motels. The newer motel acquisitions will support transitioning participants from the temporary Rodeway Inn and Flamingo motels to the new long-term sites. The City will provide case management and supportive services at these locations. In addition, support will be provided to the 85-unit Permanent Supportive Housing project (PSH) on West Capitol Avenue. Staff will partner with the County through the State's Behavioral Health Bridge Housing (BHBH) Program to further expand bridge housing services and will continue to look for appropriate opportunities for property acquisition that both aids in homelessness support and future economic development and that can be programmatically and/or financially supported by Yolo County Health and Human Services Agency or other sources. Police Department staff will transition to supporting homeless services outreach staff directly as a result of Measure O enabled hiring.

Grand Gateway Development
The City Council approved the Grand Gateway Master Plan in 2013 which designates the City-owned property at the intersection of Washington, Central Business and Bridge Districts for higher-density mixed-use development. The plan includes a city-owned site that will be used for the construction of West Gateway Place Phase 2, a 60-unit affordable housing project.

Equitable Investment Strategy
Measure N, enacted by voters in November 2018, includes dedicated funding for Inclusive Economic Development. The basic purpose of this set-aside is to provide funding for programs or projects which empower and create direct, near-term quality of life improvements for residents experiencing quality of life challenges, primarily within disadvantaged areas of the city in a meaningful and sustainable way. Examples include streets, sidewalk and transportation improvements; small business support programs; broadband access and affordability for all.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	**Provide Supportive Services for Homeless Persons**	2026	2030	Homeless	Citywide	Address Unsheltered Homelessness	CDBG: $250,000	Public Service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Homeless Person Overnight Shelter: 10 Persons Assisted
	Goal Description			Support the City's Community Outreach and Support Division providing supportive services, referrals and case management for individuals and families in crisis and those experiencing unsheltered homelessness.				
2	**Expand Access to Low Barrier Housing**	2026	2030	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Address Unsheltered Homelessness, Expand Availability of Low Barrier Housing, Support Affordable Housing Opportunities	CDBG: $1,250,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Housing for Homeless added: 5 Household Housing Units
	Goal Description			Support the development and operation of low barrier housing targeted to persons experiencing or at risk of homelessness, and promote housing stability for persons exiting homelessness.				
3	**Increase Affordable Housing Opportunities**	2026	2030	Affordable Housing	Citywide	Expand Availability of Low Barrier Housing, Support Affordable	CDBG: $535,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit:

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						Housing Opportunities		5 Households Assisted Rental units constructed: 5 Household Housing Units
	Goal Description			Increase the number of units affordable to Extremely Low-, Very Low- and Low-Income households.				
4	**Reduce Housing Discrimination and Evictions**	2026	2030	Affordable Housing Non-Homeless Special Needs	Citywide	Fair Housing Education and Enforcement	CDBG: $125,000	Public Service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
	Goal Description			Provide support for fair housing counseling, education and enforcement services to affirmatively further fair housing choice, strengthen compliance with fair housing laws and reduce the incidence of eviction in West Sacramento.				
5	**Support Housing Stability for Persons Exiting Homelessness**	2026	2030	Affordable Housing Homeless	Citywide	Address Unsheltered Homelessness Expand Availability of Low Barrier Housing Support Affordable Housing Opportunities	CDBG: $400,000	Public Service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 19 Beds
	Goal Description			Provide support for individuals and families existing homelessness through case management, housing navigation and supportive services leading to permanent housing placement and long-term stability.				

Table 7 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

It is estimated that Supportive Services for persons experiencing homelessness will assist a minimum of 200 households, the majority of which are at the Extremely Low-income level (at or below 30% of Area Median Income). Low barrier housing will provide affordable housing primarily for an estimated 10 Extremely Low-income households and affordable housing for 5 Low-Income households. Fair housing services will serve an estimated 60 Low- and Moderate-income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Yolo County Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Yolo County Housing Authority (YCH) 2025-2029 Strategic Plan was developed through a process that featured multiple strategic planning sessions; and a survey of the Commission, residents, community members, and YCH Staff. The plan includes goals and strategies related to YCH Migrant Centers, properties owned and operated by New Hope CDC, properties owned on behalf of local jurisdictions, and staff related goals and strategies to continue enhancing the support, growth, and development of YCH personnel.

Action steps included in the YCH plan to enhance resident well-being and success include:

- Increasing homeownership opportunities for residents by 50% by 2029.
- Improving resident access to educational, community and career advancement resources by increasing communication to residents and holding quarterly events.
- Improving quality of services provided to residents.
- Creating cross educational opportunities between YCH and community partners for potential collaborative opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation.

The Yolo County Housing Authority is not designated as a troubled agency.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In California, the most significant barrier to affordable housing development is the cost of housing construction relative to household income. Bridging the gap between the two requires a considerable amount of subsidy. The City of West Sacramento has developed housing policies to encourage the development of both market rate and affordable housing. Despite the City's efforts, development of affordable housing is a lengthy and costly process. Multiple funding sources must be "layered" for each project. Conflicting requirements between the various funding sources can result in costly delays and escalating construction costs. Land use restrictions, development impact fees, environmental analysis and mitigation, and federal and State prevailing wage also have an impact on the cost of development. Land costs typically account for a large share of the cost of housing. High land costs may make housing development infeasible or result in escalating rents or sales prices. And finally, the cost of construction has escalated dramatically over the past five years since the COVID pandemic.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's zoning ordinance provides for a wide range of housing to meet the needs of households across a broad spectrum of income levels. The ordinance allows residential development in both residential and commercially zoned areas. Four residential zoning designations allow single family development by right, one allows it with a minor use permit, and one allows with a conditional use permit. Three residential zoning designations allow multifamily development by right. The Central Business District, Commercial, Mixed-Use and Waterfront zoning designations allow residential development. The City provides a "density bonus" which encourages the production of lower-income and senior housing.

The cost of land, development and construction is the most difficult barrier to the creation of affordable housing in West Sacramento. To address this barrier, the City created a Housing Trust fund that has provided financial assistance to 221 units of affordable housing since inception in 2014. Additional Housing Trust Fund money has been committed to the development of 60 units of affordable housing at West Gateway Place Phase 2 and 36 units on 5th Street dedicated to persons with developmental disabilities. City staff support developers of affordable housing with federal and State funding applications if needed.

In 2014, the City adopted an inclusionary housing ordinance that requires developers of multifamily projects to make 5% of units affordable to Very Low-Income households and 5% to Low-Income Households. For sale projects must make 10% of units available to Low-Income Households. The inclusionary housing ordinance has produced 1,108 long-term affordable units, including 434 Very-Low-income units (households at or below 50% AMI), 474 Low-income units (households at or below 80% AMI), and 200 Moderate-income units (households at or below 120% AMI). Inclusionary units are generally required to be built onsite and disbursed to avoid

over-concentration. The ordinance allows developers to propose an alternative such as payment of in-lieu fees to be placed in the City's Housing Trust Fund.

For many years, much of West Sacramento was located in flood zones. Affordable housing funding sources typically will not fund development in a flood zone. The City has worked diligently to improve and construct levees and enact other flood protection measures to remove this hazard and foster future development.

SP-60 Homelessness Strategy – 91.215(d)

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

The West Sacramento City Council adopted a Homelessness and Communitywide Impact Management Strategy that focuses on providing interim housing and supportive services for persons experiencing homelessness. The City of West Sacramento is an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care organization.

The City works with Yolo County and HPAC member agencies to provide outreach and assistance to persons that are at-risk or experiencing homelessness. HPAC is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. HPAC serves numerous roles and responsibilities, many of which fulfill federal, state and local government mandates. Such activities include:

- Implementing the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act.
- Implementing the region's Homeless Management Information System (HMIS).
- Developing and operating the Coordinated Entry system that follows a "no wrong door" policy for assessment, referral and placement.
- Maintaining a coordinated response among service providers to ensure continuity of services.
- Assessing needs and identifying gaps in services for persons facing homelessness in Yolo County on an ongoing basis.
- Supporting the planning, funding, and development of services to meet prioritized needs within Yolo County.
- Planning, developing, and sustaining options to meet the housing needs of people facing homelessness.
- Promoting access to and effective utilization of mainstream human services programs.

The City's Community Outreach and Support team is embedded in the Police Department and focuses on assistance to those in crisis, suffering from mental illness or substance abuse disorders, or are experiencing homelessness or other conditions. The team primarily works "in the field" and often makes first contact with unsheltered individuals and families. They are tasked with intake assessments, referrals to needed services, case management, and assistance with gaining permanent housing situations. Homeless families with children are referred to Yolo County CalWORKs program to access the services and assistance they provide. Individuals without children do not qualify for CalWORKs and are the focus of the Community Outreach and Support team's case management services.

Addressing the emergency and transitional housing needs of homeless persons.

The City of West Sacramento is dedicated to addressing housing needs of persons experiencing homelessness. The City provided land for the development of an 85-unit permanent supportive housing project for homeless persons with disabilities. In 2020, the City converted a 40-unit motel into a temporary interim housing project, currently serving approximately 60 highly vulnerable unhoused individuals. In 2023, the City acquired a second motel for a temporary expansion of the program. Program participants receive case management, housing navigation and other supportive services. In 2024, City Council approved the purchase of two more motels that will provide a long-term homeless emergency housing solution.

In 2025, the City acquired a fifth motel site to further expand services and to assist with transitioning program participants from the original two temporary sites. During 2026-2030, the City will use CDBG funding to complete rehabilitation work for the health and safety of program participants and to ensure longer-term viability of the properties.

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.

As noted above, the City's Community Outreach and Support team provides outreach and case management for persons that are in crisis, suffering from mental illness or substance abuse disorders, or experiencing homelessness or other conditions. The team conducts intake assessments, provides referrals to needed services, provides case management, and assists individuals, families and unaccompanied youth to locate interim and permanent housing situations. In addition, the City provides funding for case management for formerly homeless residents living in the 85-unit Permanent Supportive Housing project (PSH) on West Capitol Avenue. The City uses CDBG funding to provide ongoing case management services to persons that have exited homelessness, but need continued support to maintain housing stability.

In November of 2016, residents of West Sacramento passed Measure E, enacting a 1/4 percent transactions and use tax (sales tax) raising funds for general governmental purposes. This measure funds, among other things, city services and initiatives aimed at reducing homelessness and its community impacts, in addition to improving educational and career opportunities for youth.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The City provided financial assistance to Mercy Housing for the development of 86 units of permanent supportive housing. The City will use CDBG and other funding sources to subsidize case management at the Mercy project and Community Outreach and Support team services.

These actions continue the City's commitment to addressing homelessness. In 2012, the City provided HUD Neighborhood Stabilization Program (NSP) funds to Friends of the Mission to purchase and rehabilitate vacant single family and duplex homes to create 8 beds of permanent supportive housing for formerly homeless persons. Shores of Hope (formerly known as Broderick Christian Center) operates 11 units of interim housing in West Sacramento for youth transitioning out of foster care or who have been victims of trafficking. The City purchased, rehabilitated and donated the units to Shores of Hope in the 1990s.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

Lead is a toxic metal that has been used in many products over time. Even in small amounts, lead can have harmful effects on the body, which may lead to lifelong learning, behavioral, reproductive, cardiovascular, and other health problems. While lead-based paint was banned in 1978, lead contamination may still be found in and around older homes. Lead poisoning is one of the most common environmental illnesses in California but is preventable with proper testing and abatement.

The City requires all construction assisted with CDBG or other federal housing funds to comply with HUD lead-based paint hazard reduction requirements. Over the years, the City has provided assistance to 227 lower-income homeowners through the Owner-Occupied Housing Rehabilitation Program. Homes of an age that places them at-risk of lead-based paint contamination were provided testing and abatement assistance. Currently, the City does not have funding for the program but is developing an owner-occupied housing accessibility improvement program. This program also will provide lead-based paint testing and assessment for at-risk units.

The City provides support and technical assistance to owners of affordable multifamily units seeking financing for rehabilitation of their properties. The City may apply for funding on behalf of affordable projects or may provide local funds when available. Lead-based paint testing and abatement are funded, when appropriate.

How are the actions listed above related to the extent of lead poisoning and hazards?

The State of California Department of Public Health (CDPH) Childhood Lead Poisoning Program (CLPPB) states that lead poisoning is one of the most common and preventable environmental diseases in California children. Although there are no known safe levels of lead in children, the U.S. Centers for Disease Control and Prevention uses 3.5 microunits per deciliter (μg/dL) as the threshold for which children are identified as having elevated blood lead levels. The CLPPB reports the number of persons with elevated lead levels by County. Information specific to the City of West Sacramento is not available. The CLPPB estimates that in 2023, 3.92% of children under age 6 in Yolo County had a blood lead level exceeding 3.5 μg/dL. Testing has identified 646 children under age 6 in Yolo County with a blood lead level exceeding 3.5 μg/dL.

The ACS reports that there are 8,562 housing units in West Sacramento built before 1980. Units of this age are at risk of containing lead-based paint. Of these units, 2,955 are occupied by households with children under age 6. Children under age 6 are considered to be at highest risk of lead-based paint poisoning. The majority of child-occupied units are owner-occupied (62.8%). As noted above, the City's Owner-Occupied Housing Rehabilitation Program has assisted 227

units, which ensures that these units are free of lead-based paint hazards. The City also assists with rehabilitation financing for aging affordable multifamily complexes.

How are the actions listed above integrated into housing policies and procedures?

Implementation of HUD lead-based paint reduction requirements is included in the City's Owner-Occupied Housing Rehabilitation Program guidelines and the Multifamily Rental Rehabilitation Program guidelines. The City ensures that lead testing and abatement procedures are completed by qualified and certified individuals.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

The City of West Sacramento takes a strong leadership role in the development of affordable housing choices for persons of all income levels and family types. As an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care, the City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest residents of the community. Affordable housing provides the stability that individuals and families need to increase earning potential and improve their way of life.

The West Sacramento Homerun program provides access to high-quality learning for children of all income levels and financial assistance for post-secondary education and training. The Summer STEPS program has been integrated into the Homerun and provides opportunities for youth to develop valuable workplace skills. The goal of the Homerun program is to prepare youth to enter adulthood with the skills needed to obtain meaningful employment, start new businesses and raise thriving families in West Sacramento.

The City's Equitable Investment Strategy dedicates funding for inclusive economic development to support programs or projects which empower and create direct, near-term quality of life improvements for residents experiencing quality of life challenges, primarily within disadvantaged areas of the city in a meaningful and sustainable way. Examples include streets, sidewalk and transportation improvements; small business support programs; broadband access and affordability for all.

The City has purchased motel properties for emergency housing, including the Rodeway Inn and Flamingo motel initially, then adding the El Tejon, Pick Wick and Westwood motels. The newer motel acquisitions will support transitioning participants from the temporary Rodeway Inn and Flamingo motels to the new long-term sites. The City will provide case management and supportive services at these locations. In addition, support will be provided to the 85-unit Permanent Supportive Housing project (PSH) on West Capitol Avenue. Staff will partner with the County through the State's Behavioral Health Bridge Housing (BHBH) Program to further expand bridge housing services and will continue to look for appropriate opportunities for property acquisition that both aids in homelessness support and future economic development

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's efforts to reduce poverty under this plan are primarily focused on assisting low-income and vulnerable populations to achieve housing stability.

Goal 1 – Provide Supportive Services for Homeless Persons
Support the City's Community Outreach and Support Division providing supportive services, referrals and case management for individuals and families in crisis and those experiencing unsheltered homelessness

Goal 2 – Expand Access to Low-Barrier Housing
Support the development and operation of low barrier housing targeted to persons experiencing or at risk of homelessness.

Goal 3 – Increase Affordable Housing Opportunities
Increase the number of units affordable to Extremely Low-, Very Low- and Low-Income households.

Goal 4 – Reduce Housing Discrimination and Evictions
Provide support for fair housing counseling, education and enforcement services to affirmatively further fair housing choice, strengthen compliance with fair housing laws and reduce the incidence of eviction in West Sacramento.

Goal 5 – Support Housing Stability for Persons Existing Homelessness
Provide support for individuals and families existing homelessness through case management, housing navigation and supportive services leading to permanent housing placement and long-term stability.

SP-80 Monitoring – 91.230

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

The City uses a web-based housing monitoring compliance software to ensure that affordable housing property managers follow all regulations regarding tenant income and rent calculation. In addition, the City monitors all affordable units remotely each year and conducts on-site monitoring at least once every three years to verify data, inspect units for habitability and to educate property managers on affordable housing requirements.

All subrecipient agencies receiving CDBG funding are required to follow federal procurement procedures, including outreach to minority businesses. The City monitors all subrecipients at least once per year to verify compliance with all contract requirements and federal policies. The City follows a HUD-compliant procurement process for contractors paid with CDBG funds including outreach to minority businesses.

All programs or projects funded with CDBG funds are required to collect beneficiary data meeting HUD requirements, which is entered into the HUD Integrated Disbursement and Information System (IDIS) reporting system in compliance with the Consolidated Plan.

2026-2027 Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2026-2027 Annual Action Plan guides the use of the City's annual allocation of CDBG funding received from HUD. HUD informed the City that its allocation amount for fiscal year 2026-2027 is $517,683. In addition to the annual federal Entitlement award, the City estimates receiving $30,000 of program income from CDBG funded activities completed in previous years that will be received and available for use in 2026-2027.

Anticipated Resources

Program	Source of Funds	Eligible Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total		
CDBG	Public-federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	$517,683	$30,000	$0	$547,683	$2,000,000	HUD Allocation of $517,683 is based on FY 2025-2026 award. Program Income received in FY 2026-2027 is estimated to be $30,000. The City has no unallocated prior year CDBG Resources.

Table 59 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The CDBG program does not require matching funds. However, the City of West Sacramento strives to leverage federal funding with State, local and private sources. As noted above, the City also has State CalHome program income of $433,182 and $3,079,126 of local funds in the Housing Trust Fund. It is anticipated that much of this money will be used towards the development of affordable housing at West Gateway Place Phase 2. The City leverages CDBG funds for homeless services and case management with local funds including General Fund, Measure N and Measure E. The City-owned emergency/interim housing program receives acquisition and operations funding from the Yolo County Behavioral Health Bridge Housing (BHBH) Program from Yolo County.

In recent years, the City has used State of California Project Homekey funds for the purchase and conversion of motel properties into interim housing for homeless persons. The City provided land for the Mercy Housing 86- unit permanent supportive housing project, in addition to local Housing Trust Funds and CDBG funds in support of the development. The City assisted with applications for a State of California No Place Like Home grant, and private foundation donations from Sutter Health and Partnership Health Plan of California. The project also receive 40 project-based vouchers from the Yolo County Housing Authority to ensure that rents are affordable to persons at the lowest income levels.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Publicly Owned Land

In 2008, the City sold a parcel of land to the developer of West Gateway Place Phase 1 for the development of 77 units of affordable housing. The City provided CDBG funds for offsite infrastructure, in addition to City Housing Trust Fund and State Affordable Housing and Sustainable Communities (AHSC) funding to cover a portion of the construction cost. The City sold an adjacent parcel set aside for development of Phase 2 which is currently under construction and anticipated to be completed in 2026. The City provided HOME Program Income and Housing Trust Funds to support the development of Phase 2. In late 2025, the City approved $3 million in Housing Trust Funds to support a 37 unit affordable housing development in the Washington district. This project will serve vulnerable populations including individuals with disabilities, veterans at-risk of homelessness and extremely low-income families.

In December 2020, the City initiated the Homeless Emergency Housing Program with the acquisition of a 40-unit motel to provide non-congregate interim housing for individuals experiencing homelessness in response to the COVID-19 pandemic. The initial site was anticipated to operate for a five-year period, which is now approaching completion. Since that time, the City has expanded the

program through the acquisition of several additional motel properties to increase interim housing capacity and support the transition of program participants from earlier sites scheduled to terminate in early 2026.

To date, the City has utilized a combination of CDBG, State, and local funds to acquire multiple motel properties that have been converted for use as interim shelter. The goal of the program is to provide safe, non-congregate housing paired with supportive services to assist residents in transitioning to permanent housing. Several of the acquired properties required varying levels of rehabilitation to ensure long-term use and to meet health and safety standards, including electrical upgrades, roof repairs, HVAC replacements, exterior improvements, and other safety enhancements.

Remaining City owned parcels are not appropriate for residential or facility development due to location, size constraints or contamination issues. However, the City will continue to seek usable sites when available.

Privately Owned Land

As a component of the 2021-2029 West Sacramento Housing Element, the City maintains an inventory of land that is suitable for residential development, including vacant sites and sites having the potential for redevelopment. Zoning and infrastructure on the sites are analyzed to ensure that housing development is feasible during the eight-year planning period.

Based on the State of California Department of General Services Excess Sites for Affordable Housing website, there are no State-owned excess sites available for affordable housing development in West Sacramento.

Discussion

The City's federal Entitlement CDBG funds are only a portion of total funding allocated to serving the needs of low-income residents and neighborhoods. CDBG funds are allocated to projects where the funding can be used most efficiently, while more flexible funding sources are dedicated to other critical housing, services and infrastructure needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	**Provide Supportive Services for Homeless Persons**	2026	2027	Homeless		Services for Unsheltered Homeless Persons	CDBG: $40,500.00	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
	Goal Description			Provision of supportive services as a key component of any program targeted to helping persons experiencing homelessness move toward housing stability				
2	**Expand Access to Low Barrier Housing**	2026	2027	Affordable Housing Homeless Non-Homeless Special Needs		Services for Unsheltered Homeless Persons Expand Availability of Low Barrier Housing	CDBG: $385,118.00	Overnight/Emergency Shelter/Transitional Housing Beds added: 19 Beds
	Goal Description			Ensure long-term viability of emergency/interim housing targeted to persons at-risk of or exiting homelessness.				

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	**Housing Stability for Persons Exiting Homelessness**	2026	2027	Affordable Housing Homeless		Supportive Services for Formerly Homeless Persons	CDBG: $41,449.00	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
	Goal Description			Provision of ongoing supportive services to encourage successful transition from homelessness to housing stability.				
4	**Reduce Housing Discrimination and Evictions**	2026	2027	Affordable Housing Non-Homeless Special Needs		Fair Housing Education and Enforcement	CDBG: $0 Prior year CDBG funds will be used for this activity.	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
	Goal Description			Provide support for fair housing counseling, education and enforcement services to affirmatively further fair housing choice, strengthen compliance with fair housing laws and reduce the incidence of eviction in West Sacramento.				

Table 60 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will focus 2026-2027 Annual Action Plan funding on projects that address homelessness in the community. CDBG funds will be used for conversion of the City-owned Westwood Motel into emergency/interim housing at 817 West Capitol Ave. The Westwood project will provide a long-term replacement of the short-term emergency/interim housing sites located at the former Roadway Inn and Flamingo motels. Both sites currently provide non-congregate interim housing for persons experiencing homelessness with a goal of stabilizing program participants and assisting them to move into permanent housing.

The City continues to administer the Homekey program at 817 West Capitol Ave and will allocate $122,895 in CDBG funds for supportive services. In December 2020, the City purchased the 40-unit Rodeway Inn to serve homeless individuals susceptible to the COVID-19 virus. The City used CDBG program income, local Measure E funds, federal Coronavirus Relief Funds and State of California Homekey Program funds to provide non-congregate interim housing for persons experiencing homelessness.

Projects

#	Project Name
1	Homeless Emergency Housing Rehabilitation - Westwood Motel
2	2026 Supportive Services for Persons Experiencing Homelessness and Housing Instability
3	2026 General Administration and Planning

Table 61 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The Westwood will provide a long-term site to replace current temporary interim/emergency housing programs

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Homeless Emergency Housing Rehabilitation - Westwood Motel**
	Target Area	
	Goals Supported	Expand Access to Low Barrier Housing Housing Stability for Persons Exiting Homelessness
	Needs Addressed	Expand Availability of Low Barrier Housing Supportive Services for Formerly Homeless Persons
	Funding	CDBG: $366,495
	Description	The City purchased the site of the former Westwood Motel for conversion to non-congregate interim/emergency housing for persons experiencing homelessness with the goal of getting program participants stabilized and moved into permanent housing. The Westwood will provide a long-term site to replace current temporary interim/emergency housing programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Following rehabilitation, the Westwood Motel is anticipated to house 19 households experiencing homelessness. Households will be composed of adults only.
	Location Description	Westwood Motel, 1841 West Capitol Avenue, West Sacramento, CA 95691
	Planned Activities	The homeless emergency housing rehabilitation project will provide funding for the conversion of the City-owned Westwood Motel into 19 emergency/interim housing units at 817 West Capitol Ave. Improvements will focus on resident safety and security including installation of security gates. The Westwood project will provide a long-term replacement of the short-term emergency/interim housing sites located at the former Roadway Inn and Flamingo Motesl. Both

		sites are providing non-congregate interim housing for persons experiencing homelessness with a goal of getting program participants stabilized and moved into permanent housing. The City will receive some acquisition and operations funding from the Behavioral Health Bridge Housing (BHBH) Program from Yolo County
2	**Project Name**	**2026 Supportive Services for Persons Experiencing Homelessness and Housing Instability**
	Target Area	
	Goals Supported	Provide Supportive Services for Homeless Persons Housing Stability for Persons Exiting Homelessness
	Needs Addressed	Services for Unsheltered Homeless Persons Supportive Services for Formerly Homeless Persons
	Funding	CDBG: $77,652.00
	Description	CDBG funds will be used for City Community Outreach and Support team case management, housing navigation and supportive services provided to unsheltered homeless individuals and persons residing in emergency/interim housing. Funds also will be used for supportive services at the Mercy Housing permanent supportive housing project located at 817 West Capitol Avenue.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 86 formerly homeless households and 50 currently homeless households will receive case management, housing navigation and supportive services.
	Location Description	Services will be available to persons at-risk or experiencing homelessness citywide. Services also will be provided onsite at the permanent supportive housing project located at 817 West Capitol Avenue.
	Planned Activities	
3	**Project Name**	**2026 General Administration and Planning**
	Target Area	

Goals Supported	
Needs Addressed	
Funding	CDBG: $103,536.00
Description	General administration and planning activities for the CDBG program and planning activities associated with CDBG eligible activities.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	General administration and planning activities support CDBG funded activities, but by HUD definition, do not have a direct benefit on families.
Location Description	Citywide
Planned Activities	Program administration activities including reporting to HUD, conducting environmental review of CDBG funded projects, planning activities such as developing the Annual Action Plan, conducting environmental review and affirmatively furthering fair housing by providing fair housing counseling services to residents of West Sacramento. The City is limited to no more than 20% of its annual allocation and program income for general program administration and planning.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City of West Sacramento will use CDBG funds to address homelessness, create affordable housing and provide fair housing services throughout the city. Funding will not be limited to a particular neighborhood.

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically.
Not applicable.

Discussion
Not applicable.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In West Sacramento and throughout California, the most significant barrier to affordable housing development is the cost of housing relative to household income. Bridging the gap between the two requires a considerable amount of subsidy. The City of West Sacramento has developed housing policies to encourage the development of affordable housing for lower-income residents. Despite the City's policies, development of affordable housing is a lengthy and costly process. Multiple funding sources are usually must be "layered" for each project. Conflicting requirements between the various funding sources can result in costly delays and escalating construction costs. The cost of land, land use restrictions, development impact fees, environmental analysis and mitigation, federal and State prevailing wage also have an impact on the cost of development.

The City provides regulatory and financial incentives for the development, acquisition, rehabilitation and management of housing affordable to Extremely Low-, Very Low, Low-, or Moderate-Income households, including housing for special needs groups and seniors.

The City targets resources to promote housing opportunity equitably throughout the community and expand lower-income housing in neighborhoods with resources such as quality schools, food access and transit. The following tables provide an estimate of households to be supported with CDBG funding during the 2026-2027 funding year.

One Year Goals for the Number of Households to be Supported	
Homeless	69
Non-Homeless	
Special-Needs	50
Total	**119 Households**

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	19 Units
Acquisition of Existing Units	
Total	**19 Units**

Table 65 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will use other available federal, State and local funding sources to expand affordable housing opportunities. The City has provided funding for a 60-unit affordable housing project that is under construction at West Gateway Place Phase 2. The building will provide a mix of 27 one-bedroom units, 18 two-bedroom units, and 15 three-bedroom units. The City also provided subsidy for the development of a 36-unit project on 5th Street that will provide affordable housing with services for persons with developmental disabilities.

AP-60 Public Housing – 91.220(h)

Introduction

HUD funded Public Housing and Housing Choice Voucher rental assistance (formerly known as Section 8) in West Sacramento are administered by the Yolo County Housing Authority (YCH). The programs provide housing that is affordable to the lowest-income and needy residents in West Sacramento.

In 2025, YCH developed its first ever agencywide strategic plan. The intent of the 2025-2029 Strategic Plan is to provide the community and the YCH Commission with a clear vision of the agency's longer term strategies and goals while also allowing YCH Staff to work towards shared goals. The plan focuses on three areas for improvement.

- *People* - Provide support and growth opportunities for residents, participants, employees, and community partners.
- *Housing* - Expand housing accessibility and elevate the standard of living in our existing communities.
- *Administration* - Operate an efficient, effective, and fiscally responsible Agency.

Actions planned during the next year to address the needs of public housing.

In 2026, New Hope Community Development Corporation, a subsidiary agency of YCH, will begin construction on a new 36-unit affordable housing project for persons with developmental disabilities on 5th Street.

YCH applied for and received funding through the HUD Rental Assistance Demonstration program (RAD) to preserve affordable housing in the jurisdiction. The project will allow the housing authority to convert public housing into a more sustainable financial framework and enable the agency to address deferred maintenance needs of the properties. In addition, repositioning allows for the public housing projects to transition into mixed income developments where feasible.

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

The Housing Authority Board includes two tenant commissioner positions that must be filled by public housing residents or Housing Choice Voucher participants. YCH administers a Family Self Sufficiency Program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not applicable. HUD has not designated YCH as a troubled housing authority.

Discussion

YCH serves a critical role in the provision of affordable housing to the lowest income, most vulnerable populations throughout the county including seniors, persons with disabilities, families in danger of having their children removed from the home and veterans. YCH is currently providing affordable housing to 380 households in public housing and 1,633 voucher households in West Sacramento, most of whom are below the Extremely Low-Income limit.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will use CDBG funding to implement the City Council's Homelessness and Communitywide Impact Management Strategy by supporting the long-term viability of emergency/interim housing and supportive services for persons experiencing homelessness. CDBG will also support the Community Outreach and Support team to provide assistance to persons that are in crisis, suffering from mental illness or substance abuse disorders, or are experiencing homelessness or other conditions Funds will be used to support case management and supportive services at the Mercy Housing 86-unit permanent supportive housing project.

The City works with Yolo County and member agencies of the Yolo County Homeless and Poverty Action Coalition (HPAC) to provide outreach and assistance to persons that are at-risk or experiencing homelessness. HPAC is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. HPAC serves numerous roles and responsibilities, many of which fulfill federal, state and local government mandates.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

The City's Community Outreach and Support team primarily works "in the field" and often makes first contact with unsheltered individuals and families. They are tasked with intake assessments, referrals to needed services, case management and assistance with gaining permanent housing situations.

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

The City's Homeless Emergency Housing Rehabilitation Program provides emergency/interim housing for persons transitioning out of homelessness. The goal of the program is to provide the support needed to transition residents into permanent housing. Participants receive case management, housing navigation and other supportive services leading to housing stability. The former Pick Wick, El Tejon and Westwood motels require rehabilitation to ensure resident safety and comfort. Anticipated rehab will be paid in part with CDBG funds and will include electrical upgrades, roof repairs, HVAC replacements, exterior improvements, and safety enhancements to ensure the long-term viability of the program.

The City used CDBG, State and local funds for the acquisition of the Roadway Inn and Flamingo Motel that were converted for temporary use as non-congregate emergency/interim shelter for persons experiencing homelessness during the COVID-19 pandemic. More recently, the City purchased the Pick Wick, El Tejon and Westwood Motels to provide long-term sites for the program.

3. **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 will use CDBG funding for the Community Outreach and Support team to provide outreach and case management for persons that are in crisis, suffering from mental illness or substance abuse disorders, or experiencing homelessness or other conditions. The team conducts intake assessments, provides referrals to needed services, provides case management, and assists individuals, families and unaccompanied youth to locate interim and permanent housing situations. In addition, the City provides funding for case management for formerly homeless residents living in the 85-unit Permanent Supportive Housing project (PSH) on West Capitol Avenue. Case management is provided to persons that have exited homelessness, but need continued support to maintain housing stability.

In November of 2016, residents of West Sacramento passed Measure E, enacting a 1/4 percent transactions and use tax (sales tax) raising funds for general governmental purposes. This measure funds, among other things, city services and initiatives aimed at reducing homelessness and its community impacts, in addition to improving educational and career opportunities for youth.

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

The City uses CDBG and other funding sources for the Community Outreach and Support team. Team members are often the first to encounter individuals and families in crisis and provide referrals to crucial services for the prevention of homelessness. CDBG funds also will be used to subsidize case management at the 86-unit Mercy permanent supportive housing project.

In 2012, the City provided HUD Neighborhood Stabilization Program (NSP) funds to Friends of the Mission to purchase and rehabilitate vacant single family and duplex homes to create 8 beds of permanent supportive housing for formerly homeless persons. Shores of Hope (formerly known as Broderick Christian Center) operates 11 units of interim housing in West Sacramento for youth transitioning out of foster care or who have been victims of trafficking. The City purchased, rehabilitated and donated the units to Shores of Hope in the 1990s.

Discussion

The cost of housing is the most significant factor contributing to homelessness in West Sacramento. The City takes a strong leadership role in the development of affordable housing choices for persons of all income levels and family types. As an active member of HPAC, the City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest residents of the community in an effort to reduce the incidence of homelessness and promote housing stability.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In California, the most significant barrier to affordable housing development is the cost of housing construction relative to household income. Bridging the gap between the two requires a considerable amount of subsidy. The City of West Sacramento has developed housing policies to encourage the development of both market rate and affordable housing. Despite the City's efforts, development of affordable housing is a lengthy and costly process. Multiple funding sources must be "layered" for each project. Conflicting requirements between the various funding sources can result in costly delays and escalating construction costs. Land use restrictions, development impact fees, environmental analysis and mitigation, and federal and State prevailing wage also have an impact on the cost of development. Land costs typically account for a large share of the cost of housing. High land costs may make housing development infeasible or result in escalating rents or sales prices. And finally, the cost of construction has escalated dramatically over the past five years since the COVID pandemic.

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

The Housing Element to the West Sacramento General Plan identifies potential barriers to housing development, rehabilitation, and financing; the preservation of affordable housing; and the housing needs of persons with disabilities. Implementation of the 2021-2029 Housing Element includes a biannual evaluation of the City's zoning code to identify and address any constraints to the development of housing, particularly affordable housing, that derive from application of the City's zoning code. In addition, the City conducts biannual reviews of the zoning code to ensure conformance with current state law requirements, and to identify and address constraints on the development of housing affordable to all income levels. The City's Planning Department ensures that available sites are developed at densities greater than the minimum densities and an adequate number of housing units are developed to meet SACOG's RHNA for West Sacramento

The City has designated the expansion of access to low-barrier housing as a goal of the Consolidated Plan. During 2025-2026, CDBG funds will be used for the rehabilitation of the Westwood Motel and conversion to non-congregate interim/emergency housing for persons experiencing homelessness with the goal of getting program participants stabilized and moved into permanent housing. The Westwood will provide a long-term site to replace current temporary interim/emergency housing programs.

Discussion

The City's housing policies encourage the development of both affordable housing and market rate housing. Under the Housing Element to the General Plan, West Sacramento has zoned vacant land suitable for affordable housing development to accommodate future lower-income housing and market rate housing as determined by the Sacramento Area Council of Governments (SACOG). Biannually, the City reviews the Zoning Ordinance to ensure conformity to State law and address any constraints to the development of housing affordable to all income levels.

Despite the City's efforts, development of affordable housing is a lengthy and costly process throughout California. Development impact fees, environmental analysis, prevailing wage and conflicting requirements of the multiple funding sources needed to complete an affordable housing project result in delayed projects and escalating costs.

AP-85 Other Actions – 91.220(k)

Introduction

One of the primary obstacles to meeting underserved needs of residents is the availability of funding. The City actively seeks additional funding opportunities and will continue to do so when funds are available. The City collaborates with private, non-profit and governmental partners to maximize benefits to needy and vulnerable residents.

Actions planned to address obstacles to meeting underserved needs.

The most significant need in West Sacramento is housing affordable to the lowest income residents. The City's inclusionary housing ordinance requires developers of multifamily projects to make 5% of units affordable to Very Low-Income households and 5% to Low-Income Households. For sale projects must make 10% of units available to Low-Income Households. Inclusionary units are generally required to be built onsite and disbursed to avoid over-concentration. The ordinance allows developers to propose an alternative such as payment of in-lieu fees to be placed in the City's Housing Trust Fund.

The City's zoning ordinance provides for a wide range of housing to meet the needs of households across a broad spectrum of income levels. The ordinance allows residential development in both residential and commercially zoned areas. Four residential zoning designations allow single family development by right, one allows it with a minor use permit, and one allows with a conditional use permit. Three residential zoning designations allow multifamily development by right. The Central Business District, Commercial, Mixed-Use and Waterfront zoning designations allow residential development. The City provides a "density bonus" which encourages the production of lower-income and senior housing.

Actions planned to foster and maintain affordable housing.

The City works closely with developers of affordable housing interested in creating new housing opportunities in West Sacramento. The City has obligated $433,182 of State of California CalHome funds; $3,079,126 of local funds from the Housing Trust Fund and $763,253 of State Permanent Local Housing Allocation (PLHA) funding for future development of affordable housing.

The City is developing a program to provide accessibility improvements to Low-Income homeowners with mobility impairments using PLHA funding.

Actions planned to reduce lead-based paint hazards.

The City requires all residential construction assisted with CDBG or other federal housing funds to comply with HUD lead-based paint hazard reduction requirements. Over the years, the City

has provided assistance to 227 lower-income homeowners through the Owner-Occupied Housing Rehabilitation Program.

The City provides support and technical assistance to owners of affordable multifamily units seeking financing for rehabilitation of their properties. Lead-based paint testing and abatement are required when the City applies for funding or provides local funds for rehabilitation of affordable housing that was constructed prior to 1978.

Actions planned to reduce the number of poverty-level families.

The City of West Sacramento is an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care. The City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest residents of the community. Affordable housing provides the stability that individuals and families need to increase earning potential and improve their way of life.

The West Sacramento Homerun program provides access to high-quality learning for children of all income levels and financial assistance for post-secondary education and training. The Summer STEPS program has been integrated into the Homerun and provides opportunities for youth to develop valuable workplace skills. The goal of the Homerun program is to prepare youth to enter adulthood with the skills needed to obtain meaningful employment, start new businesses and raise thriving families in West Sacramento.

The City's Equitable Investment Strategy dedicates funding for inclusive economic development to support programs or projects which empower and create direct, near-term quality of life improvements for residents experiencing quality of life challenges, primarily within disadvantaged areas of the city in a meaningful and sustainable way. Examples include streets, sidewalk and transportation improvements; small business support programs; broadband access and affordability for all.

The City will rehabilitate the Westwood Motel for conversion to emergency/interim housing for persons experiencing homelessness. The City will provide case management and supportive service to residents of emergency/interim housing with a goal of achieving housing stability. In addition, support will be provided to the 85-unit Mercy Permanent Supportive Housing project. The City partners with the County through the State's Behavioral Health Bridge Housing (BHBH) Program to further expand bridge housing services and will continue to look for appropriate opportunities for property acquisition that both aids in homelessness support and future economic development

Actions planned to develop institutional structure.

The City is an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC). As the local Continuum of Care (CoC), HPAC promotes community-wide commitment to the goal of ending homelessness. HPAC oversees HUD funding for nonprofit service providers, state and

local governments to rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness.

The City Council conducts an annual Strategic Planning Workshop to review progress and establish the direction for the coming year. The process involves articulating a vision of where the organization wants to go, creating a plan for how to get there and identifying how to carry out the plan to produce tangible, measurable and meaningful results. The current Strategic Plan includes the following action items related to the service delivery system:

Flood Protection Construction
West Sacramento has worked diligently over the past 20 years with the US Corps of Engineers and the West Sacramento Area Flood Control Agency to address flood hazards. The City has passed local funding measures and successfully applied for state and federal funding for improvement and construction of levees and other flood protection projects.

Affordable childcare/Home Run Integration
Developer fees will be used to create a new childcare assistance program. Utilization of the current balance in the Childcare Impact Fund and future funding will help bridge the gap between current availability and what is needed. The plan will include capital improvements for childcare providers converting space for more usable infant and toddler space, or to be able to retain spaces for children age 0-5.

Homelessness and Communitywide Impact Management
The City has purchased motel properties for emergency housing, including the Rodeway Inn and Flamingo motel initially, then adding the El Tejon, Pick Wick and Westwood motels. The newer motel acquisitions will support transitioning participants from the temporary Rodeway Inn and Flamingo motels to the new long-term sites. The City will rehabilitate the Westwood and provide case management and supportive services at these locations. In addition, support will be provided to the 85-unit Permanent Supportive Housing project (PSH) on West Capitol Avenue. Staff will partner with the County through the State's Behavioral Health Bridge Housing (BHBH) Program to further expand bridge housing services and will continue to look for appropriate opportunities for property acquisition that both aids in homelessness support and future economic development and that can be programmatically and/or financially supported by Yolo County Health and Human Services Agency or other sources. Police Department staff will transition to supporting homeless services outreach staff directly as a result of Measure O enabled hiring.

Grand Gateway Development
The City Council approved the Grand Gateway Master Plan in 2013 which designates the City-owned property at the intersection of Washington, Central Business and Bridge Districts for higher-density mixed-use development. The plan includes a city-owned site that will be used for the construction of West Gateway Place Phase 2, a 60-unit affordable housing project.

Equitable Investment Strategy

Measure N, enacted by voters in November 2018, includes dedicated funding for Inclusive Economic Development. The basic purpose of this set-aside is to provide funding for programs or projects which empower and create direct, near-term quality of life improvements for residents experiencing quality of life challenges, primarily within disadvantaged areas of the city in a meaningful and sustainable way. Examples include streets, sidewalk and transportation improvements; small business support programs; broadband access and affordability for all.

Actions planned to enhance coordination between public and private housing and social service agencies.

The City will continue to be an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC) as it facilitates coordination between public and private housing and social service agencies serving lower-income and homeless individuals and families. The City's Community Support and Outreach team acts as a liaison between the Police Department, Yolo County Department of Health and Human Services and other social service agencies to provide case management and supportive services for persons experiencing homelessness. The team works primarily in the field, but their offices are co-located at the Police Department, just across the street from Yolo County offices, to expedite referrals to needed services and to coordinate service delivery.

Discussion

In addition to the Projects planned in the 2025-2026 Annual Action Plan, the City uses local, State and federal funding sources to address the needs of low-income individuals, families and neighborhoods. The City’s efforts will focus on housing affordability, addressing homelessness, flood protection, childcare assistance, housing for persons with disabilities, small business assistance and broadband access for all.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

As a recipient of CDBG funds from HUD, the City of West Sacramento is required to present the following information regarding funds to be available during program year 2026-2027. Program income anticipated to be received by June 30, 2026, is allocated to projects in the City's 2026-2027 Annual Action Plan. West Sacramento does not have any Section 108 loan guarantees, urban renewal settlements, funds returned to the CDBG line of credit with the U.S Treasury or float funded activities; and does not anticipate funding any "urgent need" activities, defined by HUD as projects that alleviate unexpected emergency conditions such as flood, wildfire or earthquake.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	$0
5. The amount of income from float-funded activities	$0
Total Program Income	**$0**

Other CDBG Requirements

1. The amount of urgent need activities	$0

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

West Sacramento is not a HOME Participating Jurisdiction and does not receive HOME funds directly from HUD. The City may apply to the State of California for HOME funding, when funding is available. At this time, the City does not anticipate using HOME funds for TBRA.