

Community Development Block Grant Program (CDBG)



FY 2020-21 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) Fourth Year of the 2017-22 Consolidated Plan

Housing Services Department
1000 Webster Street, 1st Floor
Fairfield, CA 94533-4883

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CR-05 - Goals and Outcomes

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

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

FY 2020-2021 began in the middle of the COVID-19 Pandemic. Due to many of the federal and state restrictions for businesses to operate, and individuals and families being required to shelter in place, many of the approved projects met extreme challenges, including the inability to offer services, or having to completely change their operations.

Some activities, however, were essential in responding to the pandemic. Meals on Wheels, for example, dramatically expanded efforts to reach isolated and vulnerable seniors to deliver vital meals to their homes in response to the shutdown of congregate meal sites and senior centers. This provided life-saving services to Fairfield's elderly population. Homeless services activities evolved to provide socially distanced accommodations, tele-visits for case management, and increased sanitation measures.

The Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act, is a \$2.2 trillion economic stimulus bill passed by the 116th U.S. Congress and signed into law by the President on March 27, 2020, in response to the economic fallout of the COVID-19 pandemic in the United States. The CARES Act authorized \$5 billion in CDBG-CV funds to state and local government entitlement grantees to respond to COVID-19.

The City received two allocations of CARES act funding for a total amount of \$1,198,683 to prevent, respond to and prepare for the COVID-19 Pandemic. The two allocations of CARES ACT funding addressed some of the community's most urgent needs including, food for the most vulnerable populations, tutoring assistance for children facing distance learning, assistance for the homeless population to obtain PPE and other shelter services. The City also implemented an Eviction Prevention program with several service providers to assist families who are struggling to pay rent due to the COVID-19 Pandemic

While the COVID-19 crisis persists in the community, the total impact on the 5-Year Consolidated Plan cannot be determined. The City will continue to respond to community needs and implement all programming that is permitted at any time to the best of its ability. The City will also work toward meeting goals, setting new outcomes and establishing funding commitments.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if

applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration		CDBG: \$750,000	Other	Other	5	4	80.00%	1	1	100.00%
Affordable Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	67	0	0.00%	67	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	16	150.00%	5	4	80.00%
Drug or Violence Prevention	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	61	61.00%	100	61	61.00%
Drug or Violence Prevention	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	25	11	44.00%	0	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	4	0	0.00%	2	0	0.00%

Fair Housing	Non-Housing Community Development	Housing Successor Fund: \$42000 / Housing Successor Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	200	80.00%	50	44	88.00%
Homeless	Homeless	CDBG: \$ / Housing Successor Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	235	255	108.51%	0	0	0.00%
Homeless	Homeless	CDBG: \$ / Housing Successor Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	150	520	346.67%	175	255	145.71%
Homeless	Homeless	CDBG: \$ / Housing Successor Funds: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	5	5	100.00%	5	5	100.00%
Homeless	Homeless	CDBG: \$ / Housing Successor Funds: \$	Homelessness Prevention	Persons Assisted	100	917	917.00%	106	8	7.5%
Infrastructure Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	235	1.57%	1	1	100.00%

Infrastructure Development	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%	175	235	134.29%
Infrastructure Development	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0%	75	0	0.00%
Senior Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	190	2598	1,367.37%	250	2148	859.20%
Youth Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6522	3581	54.91%	0	196	196%
Youth Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0.00%

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

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

All of the City's Community Development Block Grant (CDBG) funds were used to address the priorities and specific objectives identified in the

FY 2017-2021 Consolidated Plan. All of the funded activities meet at least one of the highest priority needs identified in the Consolidated Plan.

The City has made significant progress in meeting the goals and objectives contained in the Five Year Consolidated Plan. During FY 2020-2021, CDBG-funded public service projects providing a wide range of social services to more than 1,000 low to moderate income households including the homeless, seniors, and other special needs populations. There was one acquisition of land to assist with the development of a low-income housing project.

Drug & Violence Prevention

Unity Hall provides substance abuse recovery related support, education, and advocacy for Fairfield residents seeking recovery during treatment and after release from treatment centers and/or incarceration. Operations for this program were severely impacted by the COVID-19 Pandemic. The organization was not allowed to hold the in-person counseling sessions it normally provides.

Funded \$ 48,549 Expended \$29,113

Goal: 100 people Served 62 (62% of goal)

Seniors

Meals on Wheels Elder Nutrition Program provided nutritious meals on a daily basis to aid in reduction of senior meal nutrition, food insecurity, and to promote senior independence and socialization through human connection. Operations for this program were impacted by the COVID-19 Pandemic. More individuals were in need. Because the congregate locations were closed due to COVID-19 restrictions, more individuals received home delivery.

Funded \$ 20,750 Expended: \$20,750

Goal: 250 people Served 1,078 (Significantly Exceeded goal)

Homeless

Shelter Solano provided case management and employment services to help homeless clients at Shelter Solano stabilize their lives and build income for obtaining and maintaining permanent housing.

Funded: \$ 60,000 Expended \$ 54,860

Goal 175 people Served 235 (Exceeded goal)

Affordable Housing

EAH Housing used CDBG funding to purchase the land at 212 E. Tabor Ave. The property will be used to build a 100% affordable housing development. **Funded: \$635,000 Expended \$ 525,000**

Public Infrastructure/Public Facilities

Shelter Solano used CDBG funding to address security and safety improvements to the Shelter.

Funded: \$ 160,000 Expended \$129,731

Housing Rehabilitation

The Housing Rehabilitation Program provides grants and deferred or low interest loans to income eligible households that need home repairs. The Program allocates funding to improve and maintain the housing stock, remove architectural barriers, and reduce blighted conditions in low-income neighborhoods. This past fiscal year there were 4 CDBG Housing Rehabilitation Grants issued to serve low-income residents. Although no loans were issued applications are being reviewed and processed to assist various households while fully preparing to reactivate the Housing Rehabilitation Program.

Expended: \$12,230

Administration of the CDBG Program

FY 2020-2021 funds allotted for the administration of the CDBG program to assure that community needs and key objectives of the CDBG program are achieved.

Expended: \$164,217.32

Total spent for all CDBG Entitlement programs: \$ 923,672.74

In addition to the regular entitlement CDBG funds that the City receives annually, the City received and expended CARES ACT funding. These funds were used to address the most immediate needs of the community by preventing and making preparations for the City to respond to needs resulting from the COVID-19 Pandemic. The accomplishments are as follows:

Food

Fairfield Community Service Foundation operated two food programs to address the needs of the community. They provided bags of food to community members in low-income census tracts, as well as provided hot meals to seniors that reside in affordable senior housing units. This project not only served food to the residents, but also supported downtown businesses.

Food pantry program goal: 417 people. 793 people were served (Exceeded goal)

Senior Meals Program goal: 233 people. Served 277 (Exceeded goal)

Total funded: \$70,000 Expended: \$70,000

Fairfield Main Street operated a food voucher program in order to support downtown businesses as well as to provide hot meals to families in low-income neighborhoods. The families were given food vouchers that they could take down to restaurants to redeem meals. Fairfield Main Street gave out 162 vouchers to families to redeem. Many of the families unfortunately did not redeem the meals. Challenges with COVID-19 made it difficult to continue this program.

Goal: 150 households Served: 59
Funded: \$30,000 Expended: \$2,233

Youth

The Leaven Tutoring Centers generally operate tutoring programs at sites throughout the City. During the COVID-19 Pandemic, schools were closed, and children were required to learn virtually. Families in low-income neighborhoods faced many challenges with access to the internet as well as restricted learning opportunities. The Leaven Tutoring Center continued its in-person programs serving elementary-age children in Distance Learning environments. The end of the year progress reports received from students enrolled in the program revealed that many of the students were positively impacted by the support provided from the program. The restrictions of COVID-19 impacted the ability of the Agency to accomplish its program goals.

Goal: 180 people Served: 157 (87%)
Funded: \$37,084 Expended: \$37,014

Child Haven operated a CARE Clinic to support vulnerable children and families with mental health, behavioral health, and development services. Throughout the Pandemic, they were able to hold Cohort classes for families and children to address their immediate needs. The organization was able to support their staff as well as families through virtual sessions when it was feasible. This program was significantly impacted by COVID-19 as most referrals for the program come from the school district.

Goal: 100 families Served: 73 (73%)
Funded: \$60,000 Expended: \$43,746

The City of Fairfield Recreation Department was significantly impacted by the COVID-19 shutdowns. When allowed to do so, the recreation department assisted families with the COVID-19 scholarship fee program. The program provides assistance to families who have been prevented from participating in Fairfield Parks & Recreation fee-based program due to adverse economic impacts of COVID-19.

Goal: 75 People Served: 52 (69%)
Funded: \$40,000 Expended: \$17,904

Homelessness

Mission Samoa provided transitional housing services for homeless parolee clients who were released from jail and were at high risk for COVID-19. Services included homeless prevention, case management and permanent housing counseling, monitoring for post jail release quarantining, transportation to medical appointments, and supplies for PPE and cleaning.

Goal: 20 people Served: 20 (met goal)
Funded: \$22,747 Expended: \$19,709

Seniors

Northbay Healthcare used CDBG funding to purchase a rapid COVID-19 testing machine to test the seniors that reside in senior facilities.

Goal: 150 Served: 783 (Exceeded Goal)

Funded: \$250,000 Expended: \$98, 668

Eviction Prevention

The Second Installment of CARES Act funding received by the City was allocated for eviction prevention. These services began March 2021 and will continue until all funds have been expended.

Legal Services of Northern California provided legal services to individuals and families who were experiencing a legal action taken by their landlord during the COVID-19 Pandemic.

Goal: 50 Served: 34

Funded: \$25,000 Expended: \$6,147.03

Project Sentinel provided tenant and landlord counseling and mediation services to tenants and landlord who are experiencing challenges with the lease or other things related to COVID-19.

Goal: 275 served: 3

Funded: \$70,000 Expended: \$584

Shelter Inc. has provided rental assistance for individuals and families who are past due on their rent and/or utilities. The assistance covers up to 6 months of past due rent. This program was started in March 2021.

Goal: 106 Served: 9

Funded: \$377,439 Expended: \$9,053

Other Funds used for COVID-19

Ohio Street Transitional Housing for the Homeless has rehabilitation well under way. The property will be used to support the homeless community through shelter, case management, and other supportive services. Rehabilitation of the property is anticipated to be completed by August 31, 2021.

Funded: \$ 320,000 Expended: \$137,368

Homeless Services Division has five shelter beds allocated at Shelter Solano. The beds are used to support homeless individuals who are high risk for COVID-19. Since contract start, the beds have been utilized each night since March 2021.

Funded: \$206, 708 Expended: \$47,802

Total Spent on COVID-19 related activities: \$490,225.16

In addition to the CDBG Projects, the City funded Fair Housing Services using nonfederal funding.

Fair Housing Advocates of Northern California was funded \$43,550

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	1252
Black or African American	651
Asian	186
American Indian or American Native	10
Native Hawaiian or Other Pacific Islander	49
Total	2148
Hispanic	274
Not Hispanic	1874

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

Narrative

- White residents were served with Fairfield CDBG funds at a percentage that is very close to their representation in the Fairfield population (58.2% served as compared to 51.9% in the population, difference 6.3%)
- Blacks were served at a disproportionately higher rate than their representation in the Fairfield population. (30.3% served as compared to 14.5% in the population, difference of 15.8%)
- Asians were served at a lower rate than their representation in the Fairfield population (8.6% served as compared to 16% in the population, difference of 7.4%)
- Both American Indian and Native Hawaiian residents were served with Fairfield CDBG funds at a percentage that is very close to their representation in the Fairfield population. (.4% served compared to .3% of the population for American Indian, and 2.2% served compared to 2% of the population for Native Hawaiian)
- Hispanics were served at a disproportionately lower rate than their representation in the Fairfield population. (12.7% compared to 27% of the population)

It is believed that the variance in the Hispanic population being served is due to the impact of the COVID-19 Pandemic. Because of COVID-19 shutdowns, many organizations were forced to offer programs electronically through online formats. Those in lower income communities, saw challenges with access to some of these services including internet access, and access to computers.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,699,656.20	\$1,110,873.24
Other	public - local	\$43,550	\$43,550

Table 3 - Resources Made Available

Narrative

The FY 2020-2021 Annual Action Plan allocated all of the available resources that the City had available. This included the annual entitlement allocation as well as prior year income. Prior Year income includes both Housing and Economic Development Revolving Loan fund programs. The funds were used to address the City’s high priority needs. \$43,550 in Low Mod Income Housing Affordability Fund (LMIHAF) funds were used to provide Fair Housing Services to the Fairfield Community.

In response to the Coronavirus (COVID-19) Pandemic, the City also received \$1,198,683 in CARES ACT funding. The entire funded amount was allocated for projects that could prevent, respond to, or prepare for the COVID-19 Pandemic. The City expended \$1,064,802.04 of the CARES ACT funds. The remaining CARES ACT funds are anticipated to be used during FY 2021-2022. The City also allocated \$526,708 of prior year funds towards COVID-19 Projects. \$185,170 of those funds were used during FY 20-21, with the remaining balance anticipated to be drawn during FY 21-22.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Fairfield	100	100	Citywide Service Area
Neighborhood Revitalization Initiative	95	73	NRSA Area Only

Table 4 – Identify the geographic distribution and location of investments

Narrative

The FY 2020-21 Action Plan targeted resources to residents in the City’s Neighborhood Revitalization Strategy Area (NRSA) and represented the highest priorities identified in the Consolidated Plan. This included the City’s most vulnerable residents who are homeless, elderly, frail elderly, seniors as well as youth from lower income households and homeowners needing housing rehabilitation in the NRSA.

Leveraging

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

Matching and Leveraged Funds. Although CDBG regulations do not require match funding, many of the activities that the City intends to fund through CDBG will require additional public and private resources. CDBG funds will be used to leverage these other funding sources. The City has a history of using CDBG funds to leverage General Fund revenue and other resources to complete sidewalk improvements and fund fair housing services and emergency shelter operations and anticipates continuing to fund these activities similarly during the five-year planning period.

Publicly Owned Land Used to Address Needs.

- **Land for Parks.** In 2018-19, the City utilized \$1,130,000 CDBG funds to purchase a parcel of land at 2030 N. Texas Street, in the NRSA. The Park will provide recreational services to the lower income areas with no neighborhood center. In FY 2020-21, the Central Fairfield Linear Park Project went from conceptual planning into schematic design. Staff continued outreach with the community to acquire input on design elements to ensure the final product encompassed the community's needs. Construction of the first phase of improvements at the site is slated to commence in late 2021-2022.
- **Land for Affordable Housing MidPen Housing – 72 rental units.** In December 2018, the city approved two agreements with MidPen Housing that will pave the way for development of 72 new affordable housing units, of which 51 will be targeted to extremely low households and those experiencing or near homelessness, including one manager unit to serve Fairfield residents. The development will include several units targeted for permanent supportive housing as required by funding received from Solano County. The proposed affordable housing site is 3.5 acres of land that is adjacent to Dover Park and owned by the Fairfield Housing Authority (FHA). The land is being **donated for the development**. The land is in the Neighborhood Revitalization Strategy Area in census tract 2526.08. A predevelopment loan of \$1.3 million will fund required pre-development activities and, an additional loan of \$800,000 will support project construction. In addition, the City will credit \$1 Million in development impact fees and defer up to \$1.5 million in building permit fees. MidPen worked with the City and FHA to successfully get a 9% tax credit application approved by the California Tax Credit Allocation Committee. The Fairfield Housing Authority has approved the issuance of 51 Project Based Vouchers for this development. Project construction will begin in the last quarter of 2021.
- **Habitat for Humanity – 3 homeownership units.** The City is working with Habitat for Humanity and has transferred a vacant parcel that will accommodate three home ownership units to households at or below 80% AMI.

The City's Public Works Department completed the following capital improvements in the NRSA:

- Downtown Bollards \$73,000 Design, \$267,000 Construction and \$127,000 for materials.
- Allen Witt Community Park Phase 1 Skate Park Improvements and Phase 2 Dog Park Project, \$353,000 Design, and \$3,474,000 Construction
- Council Chambers ADA Upgrades & Modernization Project, \$432,000 Design and \$2,402,400 construction.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	11
Number of Non-Homeless households to be provided affordable housing units	72	5
Number of Special-Needs households to be provided affordable housing units	0	0
Total	72	16

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	20
Number of households supported through The Production of New Units	67	0
Number of households supported through Rehab of Existing Units	5	4
Number of households supported through Acquisition of Existing Units	0	0
Total	72	24

Table 6 – Number of Households Supported

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

The city has multiple affordable housing development projects underway. The projects are still in early predevelopment stages, so outcomes and accomplishments aren't available for this report.

Discuss how these outcomes will impact future annual action plans.

Due to the COVID-19 Pandemic, many development projects were slowed and/or stopped. With the Pandemic restrictions being lifted, it is not clear what the future impact will be on the future annual action plans.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	16
Low-income	5	0
Moderate-income	0	0
Total	5	16

Table 7 – Number of Households Served

Narrative Information

The City of Fairfield is deeply committed to addressing the needs identified in the 2017-21 Consolidated Plan and the accompanying Neighborhood Revitalization Initiative. In FY 2020-21, the City took these important steps to improve the quality of life and provide additional affordable housing in the NRSA:

- **MidPen Housing – 72 rental units** of which 51 will be targeted to extremely low households including several units targeted for permanent supportive housing. The Fairfield Housing Authority has approved the issuance of 51 Project-Based Vouchers for this development. The land is in the Neighborhood Revitalization Strategy Area in census tract 2526.08. A predevelopment loan of \$1.3 million will fund required pre-development activities and, an additional loan of \$800,000 will support project construction. See page 10 of CAPER for more information.
- **EAH Housing – 67 rental units.** The City is working with EAH Housing to pursue funding and negotiate terms of a DDA for a 67 unit, 100% affordable, multi-family development on East Tabor Avenue, located within the Neighborhood Revitalization Initiative Area Census Tract 2526.06 that would incorporate very low-income units for permanent supportive housing and veterans.
- **Partnership (Affordable Housing Alliance & Sutton Place Development Corp.) - 168 rental units.** The City is working with the above listed nonprofit developer to develop a 100% affordable 168-unit housing development within the Heart of Fairfield downtown planning area.
- **Meta Housing – 190 rental units.** Meta Housing is building a 190-unit 100% affordable multifamily rental development located in the northeast section of the City near the Fairfield Vacaville Amtrak Station that has received planning approval, has been allocated 4% tax credits and bonds, and broke ground in the second quarter of 2021.
- **Fairfield Housing Successor Authority – 6 rental units for the homeless.** The city is rehabilitating a six-unit multifamily development located in the 700 block of Ohio Street within the Heart of Fairfield downtown planning area. This development will be occupancy ready in the third or fourth quarter of 2021 and will provide emergency and transitional housing with services for the local homeless population. This property is owned by the Fairfield Housing Successor to the Redevelopment Agency.

- **Habitat for Humanity – 3 homeownership units.** Lastly, the city is working with Habitat and has transferred a vacant parcel that will accommodate three homeownership units targeting households at or below 80% AMI.

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

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

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

Introduction to Homeless Services and Funding

Before discussing specific populations, it is important to understand key concepts about homeless services in Solano County. Traditionally, Counties have been the primary resource for all homeless services including providing federal/state/and local funding. Cities in Solano County, especially the City of Fairfield, have taken on leadership roles to secure additional funding to benefit the homeless and other special needs. Funding is primarily from the Community Action Partnership of Solano Joint Powers Authority (CAP Solano) and homeless Continuum of Care grants from HUD, as well as the HUD-VASH Program, Supportive Service for Veteran Families, and many other sources, including emerging State of California funding. A complete list of available funding sources can be found starting on page 11 of the 2019 Solano County Homeless Funding Plan, which can be found here:

<https://homebase.app.box.com/s/dsy5qx83svryevbnkbleeqx4ckvvs0o>

The Community Action Partnership Solano Joint Powers Authority (CAP Solano) is the Collaborative Applicant and Homeless Management Information System (HMIS) lead for Solano County's Homeless Continuum of Care (CoC). The purpose of CAP Solano is to coordinate efforts to reduce poverty and homelessness in all of Solano County. CAP Solano is a combined governmental agency formed by a memorandum of understanding between the cities of Fairfield, Benicia, Rio Vista, Suisun, Vacaville, and Vallejo, as well as the unincorporated portions of Solano County represented by the Board of Supervisors.

CAP Solano secures funding annually to serve persons experiencing homelessness in Solano County. Its duties include: oversight and coordination of homeless and safety net services to the residents of Solano County; to serve as the conduit for safety net funding support; to administer such funds and make grants available to other non-profit entities for services to the homeless; to set policy and be the central agency for the oversight and technical assistance for the operation of homeless shelters, transitional housing, homeless assistance centers, community action councils and other safety-net services; and to undertake such other programs as the Board of Directors may authorize.

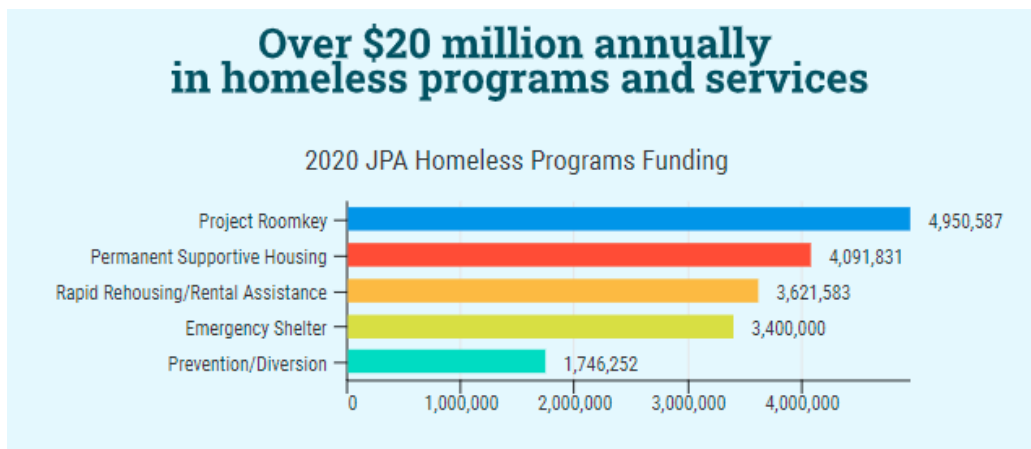
Homeless projects are classified, in general, as Supportive Services, Permanent Supportive Housing, Transitional Housing, and Rapid Rehousing.

- **Supportive Services** – These are services that assist homeless persons to transition from the streets or shelters into permanent or permanent supportive housing, and that assist persons to help them live successfully in housing.

- **Transitional Housing (TH)** – Designed to provide homeless individuals and families, especially survivors of domestic violence and youth ages 18-24, with interim stability and support to successfully move to and maintain permanent housing. Transitional Housing may last for up to 24 months, and usually has some type of supportive services.
- **Permanent Supportive Housing (PSH)** – Pairs housing assistance (subsidies) with case management and supportive services at the degree and to the extent that the client desires. PSH is especially helpful for chronically homeless people and people with a variety of physical and mental health needs.
- **Rapid Rehousing (RRH)** – RRH is designed to help individuals and families that don't need intensive and ongoing support to quickly exit homelessness and return to permanent housing.

The figure below shows the amount of funding CAP Solano secured in 2020 for various safety net services throughout Solano County, including Fairfield, for various program types.

2020 CAP Solano Homeless Programs Funding



Homeless Point in Time Count 2019

In 2019, the Community Action Partnership Solano Joint Powers Authority (CAP Solano), of which the City of Fairfield is an active member and has served as Chair for the last two years, enlisted the assistance of Applied Survey Research (ASR) and HomeBase to coordinate and produce an analysis of the biennial Point in Time Count of homeless individuals. Many local homeless service providers assisted with this effort, which took place on January 23, 2019. This comprehensive community effort was carried out with 109 community volunteers and 22 individuals with lived experience of homelessness, who canvassed the entire county from 5:00 a.m. until 9:00 a.m. This resulted in a peer-informed count of individuals and families residing on the streets and in vehicles, makeshift shelters, encampments, and other places not meant for human habitation. Emergency shelters and transitional housing facilities also reported occupancy on the night prior to the day of the count. The count was followed by an in-person representative survey. These results were used to profile and estimate the condition and characteristics

of the local population experiencing homelessness. Information collected from the survey is used to inform CAP Solano's strategic planning efforts and local service delivery and fulfill HUD reporting requirements. Data showed a slight decrease in the population, from 1,082 in 2015, 1,232 in 2017, and 1,151 in 2019. Other notable data include: - Age. Under 18 = 5%; 18-24 = 18%, 25+ = 77% - Gender. Men = 74%; Women = 26%; Transgender = <1% - Race & Hispanic Ethnicity. White = 39%; Black = 37%; Native Hawaiian or Pacific Islander = 5%; multi-racial = 14%. Hispanic = 16% - Prior Residence. Over 82% of those counted resided in Solano County - Length of Time in Solano. Less than 1 yr. = 7%; 1-4 years = 22%; 5-9 years = 18%, 10 or more years = 53% - Foster Care. 14% had been in the foster system. - Employment Status. Working full time = 9%; Working part-time = 11%; Working seasonally or sporadically = 6%; Unemployed = 75%. Of those who were unemployed, 36% were unable to work, 42% were looking for work, and 22% were not looking for work. - Primary Event Leading to Homelessness. Lost job = 19%; - Eviction = 13%; Incarceration = 13%; Argument with Family/Friend = 11%; Substance Use Issues = 11%; Other = 9% - Domestic Violence. 10% responded they had experienced domestic violence. Interest in Permanent Housing. Over 93% said they would like affordable permanent housing if it became available soon. The report can be accessed here: <http://www.housingfirstsolano.org/hic-pit-count.html>

This year, in response to the COVID-19 pandemic, HUD has allowed CoCs to postpone the 2021 PIT Unsheltered Count until January 2022. The CAP Solano PIT Subcommittee concluded that it would be in the best interest of the safety of volunteers to postpone the 2021 PIT Unsheltered Count to prevent the potential further spread of COVID-19, and that in order to not compromise future federal funding, that the usage of the 2019 PIT Unsheltered Count would be the most accurate data to reflect the true homeless population prior to the COVID-19 pandemic. Due to the additional COVID-19 funding CAP Solano was able to secure in 2020, this has allowed an increase in shelters and bed availability in Solano County. Based on the recommendation provided by the PIT Subcommittee, CAP Solano's leadership has submitted the required Waiver to HUD requesting to postpone the PIT Unsheltered Count to January 2022.

Homeless Outreach

A number of agencies in Solano County provide a variety of homeless outreach and supportive services as well as short-term or one-time rental and move-in financial assistance to help families obtain and keep permanent housing. Services include housing search assistance, employment training and placement, financial literacy, mental and behavioral health services.

Last year, the Fairfield City Council revised its comprehensive Homeless Strategy and formally created a Homeless Services Division in the City Manager's Office to manage the City's response to homelessness. The Homeless Services Division does this by coordinating efforts with various City departments and developing best practice-oriented public policy for the City while guiding its participation in ongoing regional planning activities. It also coordinates activities and planning for service providers, stakeholders, and affected citizens to ensure an efficient and effective system offering everyone access to shelter, food, employment, housing, and other basic needs and opportunities. At the end of June 2021, the Homeless Services Division was approved to add four new Homeless Housing Navigator positions to its staff. The City will fill those positions in the new FY. The City has also developed and will implement a new Homeless

Case Management System Apricot, that IT, Homeless Services, Public Works, Homeless Intervention Team, and Homeless Services will utilize. This system will provide real-time, participant-driven detail on the state of homelessness in Fairfield by tracking interactions with those seeking services, field contacts, homeless fires, and encampment cleanups to better tailor the City's homeless strategy and resources toward actual need. The system will also integrate with the local Homeless Management Information System and have the capability to integrate with local service provider efforts.

This year, Fairfield's Police Department increased staffing on the Homeless Intervention Team (HIT Team) from two to four full-time police officers and a social worker who conducts outreach and case management with the homeless every day to assess needs and connect the homeless to resources. Additionally, the HIT Team now works with the Apricot 360 case management system and the county-wide Coordinated Entry System to better collaborate on available resources and triage based on immediate need. The HIT Team conducts regular regional outreach efforts in partnership with area law enforcement, social services, mental health, healthcare, shelter services, animal care, and crisis intervention teams to contact the homeless where they are and connect them to resources. Due to the Covid-19 pandemic, in an effort to bring services directly to homeless individuals, Solano County Behavioral Health is now partnering with local jurisdictions and service providers to perform regional coordinated outreach throughout the county.

This year, the Homeless Services Division facilitated its first monthly Homeless Services Collaborative meeting via Zoom and now meets regularly. The intent of this group is to be action-based and to implement goals and objectives to better serve our Fairfield homeless. The Homeless Services Collaborative consists of executives of local entities ready to work together on a policy level to achieve positive change in our community. The group understands that it is important to jointly advocate and promote each other's programs to provide the most cohesive approach to serve our Fairfield homeless and build on our networks.

The City also contracted with Homebase, Center for Common Concerns to conduct a Gaps Analysis about the needs and impacts of homelessness specific to Fairfield. This gaps analysis was conducted as part of the ongoing efforts by the City of Fairfield to lead a strategic, community-based response to homelessness. Through an analysis of the local housing and services system, this report integrates the perspectives of homeless service providers, stakeholders, individuals experiencing homelessness, and other community members to create a comprehensive portrait of the homelessness system of care, with an emphasis on existing gaps and opportunities for growth. This analysis further provides several recommendations to enhance the efficacy and efficiency of the local homeless system.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter. The City of Fairfield supports SHELTER Solano with CDBG funds. This shelter has been operated by SHELTER Inc. since February 2019. This 130-bed homeless shelter for unsheltered individuals and families is located at 310 Beck Ave. in Fairfield and is now just one of several of the City's homeless shelters.

Solano County Behavior Health, through an MHSA and Homeless Mentally Ill Outreach and Treatment Program (HMIOT) funding, contracts with Shelter Solano to provide emergency shelter housing services for eligible seriously mentally ill adults for a maximum of 9 months, targeting a typical length of stay of under 6 months. The program provides case management support specific to building skills necessary to secure permanent housing upon discharge.

In 2019, Solano obtained an additional \$3,000,000 in HEAP one-time funding, to construct a commercial kitchen on-site. \$397,974 in CDBG funds are being leveraged with HEAP funds to meet the budget gap in order to complete this critically needed kitchen and thus, increase capacity.

SHELTER Solano utilizes a Housing First model where the individual enters the program, getting their basic needs met first (shelter, food, and safety) then after gaining an initial sense of stability, focusing on sobriety, health and wellness, employment, and housing. In 2020, SHELTER Inc. provided services to 235 unduplicated Fairfield homeless residents by leveraging CDBG funds with other program funds. 27% of the participants exited to permanent or temporary destinations.

In February 2020, after initial reports of COVID, SHELTER, Inc. immediately began creating an evidence based Tele-Case Management program, to include new policies and procedures, to be added to their Case Management model. The telehealth component to care allowed the case manager to continue to meet with their clients and work toward goal planning and goal completion, via phone, email, text, and video chat, if an interruption in onsite services occurred SHELTER, Inc. continued to implement virtual services due to COVID-19. As a congregate shelter, they created and continue social distancing on campus, which continues to be a struggle. Beds were spaced further apart, more mealtimes were added to accommodate the more vulnerable senior population, one unit on site was designated for isolation purposes if needed, phone check ins and phone follow ups with case management were utilized, and sanitization efforts on campus was increased to constant rounds with the participation of residents.

SHELTER Solano also operated Project Roomkey from May 2020 until May 2021 in Fairfield, providing shelter, support, and services to 156 unduplicated participants utilizing funds leveraged through Fairfield's one-time COVID-19 CARE allocation and CAP Solano. This program has been completed after extensive efforts to transition participants to permanent supportive housing with the use of VASH Vouchers and rental assistance for deposits.

SHELTER Solano is now in the process of being converted to a regional homeless navigation center in partnership with most Solano County jurisdictions and will serve as one of three satellite facilities serving the county with additional reduction to barriers to exiting homelessness.

Homeless Services also implemented a BayNorth COVID 19 shelter from September 1, 2020, to December 31, 2020, and an expansion project from January 1, 2021, to April 30, 2021, which offered a combined total of 75 shelter beds. BayNorth received 164 referral intakes from the Fairfield Police Homeless Intervention Team and Homeless Services Division. BayNorth provided temporary case management, linkage to resources, program-based enrichment classes, three daily meals, showers, and clothing to all

participants in a non-congregate setting.

Homeless Services, in partnership with City Church, also launched a Pop-Up Emergency Shelter pilot program, to serve up to nine homeless individuals at one time with temporary shelter, case management, job placement, and housing navigation, with the ultimate goal of connection to permanent housing. The pilot program will operate for six months from April 1, 2021, to September 30, 2021, and referrals will be made through the City's Homeless Services Division and Police Homeless Intervention Team. This program currently has served 16 homeless individuals and one family.

The Homeless to Work Program developed by Homeless Services kicked off on March 23, 2021 and will continue until March 1, 2022. This program developed by Mission Samoa offers onsite automobile mechanics and other employment training to provide skills needed to earn livable wages for up to 10 individuals. This program provides temporary shelter, transportation, meals, case management, and linkage to resources, in exchange for volunteer time serving on beautification projects and/or job training within Fairfield. This program currently has served 2 homeless individuals.

In addition, the Homeless Services Division in collaboration with the Housing Services Department spearheaded the procurement process to secure an Operator at the Ohio Street Transitional Shelter. Funding for this project will be in the form of Community Development Block Grant (CDBG) funds in the amount of \$150,000 and can be used for operational, personnel, and supportive services for one program year. This project will start September 1, 2021 and will provide 24 emergency beds.

Transitional Housing (TH)

Designed to provide homeless individuals and families, especially survivors of domestic violence and youth ages 18-24, with interim stability and support to successfully move to and maintain permanent housing. Transitional Housing may last for up to 24 months, and usually has some type of supportive services. Per the 2019 HIC, Solano County currently has 99 Transitional Housing beds that are administered by Caminar, Community Action NorthBay (CAN-B), First Place for Youth, Solano Dream Center, Mission Samoa, and Vacaville Social Services Corporation. Twenty-two of these beds are CoC-funded Transitional Housing with Rapid Rehousing program available annually through the CoC competition. Twelve are funded by the VA Grants Per Diem (GPD) grant. Sixteen of these beds are dedicated to homeless youth, 37 for families with children, and 12 to homeless veterans. Additionally, Solano has 10 beds of medical respite, a temporary housing facility for homeless individuals who are being discharged from a hospital.

Coordinated Entry System

Resource Connect Solano (RCS) operated the Housing First Solano Continuum of Care (CoC) Coordinated Entry System (CES). CES focuses on housing and service coordination designed to link homeless people to the most appropriate housing solution based on their needs. The COVID pandemic has significantly impacted RCS and the homeless to provide in person services. However, RCS continued their efforts to fill vacant positions and increase community collaboration to assist the homeless as RCS understands that

the system's optimal operation is contingent upon community partnerships. RCS was a key player in the placement, and rehousing efforts for Project Roomkey participants which 301 households benefited from May 1, 2020, to May 31, 2021.

In 2020, Solano's CES served 3,527 people including 1,032 new intakes and 817 referrals - almost triple the amount of the year before. Solano, like other nearby regions, experienced a severe shortage of permanent housing options which created a backlog of clients waiting to be connected to housing. Demographics of Solano County's population served in 2020 included: 488 men, 540 women, and 126 families. There were 198 exits out of which 72% of exits were positive outcomes.

RCS increased access to Prevention and Diversion dollars in our community through partnerships with community organizations and exceeded the contract deliverable for persons served. RCS has significant knowledge and understanding of the Coordinated Entry System, local challenges, opportunities, best practices of engaging the target population, and effective approaches to establishing a collaborative of system partners.

Prevention and Diversion

Prevention and Diversion programs help individuals and families who are recently homeless or at imminent risk of homelessness identify alternative housing solutions and connect to services and financial support to return to permanent housing as quickly as possible. Prevention and Diversion programs are aligned with Community Action Partnership Solano (CAP Solano) Joint Power's Authority's Strategic Plan to reduce the number of people entering homelessness by 50% within five years of March 2017. In 2019, the total number of people entering homelessness for the first time in Solano County is about 740, a 247 decrease from 2017.

In 2020, CAP Solano program spending for Prevention and Diversion amounted to \$1,104,697. The programs that address Prevention and Diversion are funded by a one-time California State Homeless Emergency Aid Program (HEAP) grant and are administered by SHELTER, Inc. (\$800,000) and CAN-B (\$200,000). These programs do not target any particular sub-population and exist to serve all that are low and extremely low-income individuals who are recently homeless or are at imminent risk of homelessness. These programs are expected to serve approximately 245 individuals and families which will meet CAP Solano's Strategic Plan goal of reducing the number of people entering homelessness for the first time by 50%.

Mental Health

Solano Behavioral Health (BH), through a Mental Health Services Act (MHSA) funded contract with Bay Area Community Services (BACS), provides Respite Urgent Housing for people who are at risk of homelessness and have complex mental health conditions needing placement. It offers 1-5 nights of urgent respite housing for adults who have an identified mental illness who do not qualify for a Crisis Residential Treatment program or placement in an inpatient facility following presentation to the Crisis

Stabilization Unit or as determined by a mental health treatment provider. Services include on-site peer supervision, as well as linkage and referral to appropriate services. The program serves a minimum of 125 unduplicated consumers with mental health conditions and provides linkage/referral services to a minimum of 50% of consumers who exclusively use the respite program.

Permanent Supportive Housing

Most Permanent Supportive Housing programs are dedicated to chronically homeless individuals and families, long-time homeless, and homeless with disabling conditions. Permanent Supportive Housing programs are not time limited.

Solano County currently has 284 Permanent Supportive Housing beds in its homeless system of care funded by CoC and HUD VASH funds. These programs are administered by Caminar, CAN-B, Eden Housing, House of Purpose, Solano County Health and Social Services, Genesis House, and Lutheran Social Services. These programs primarily serve general chronically homeless population. There are no Permanent Supportive Housing programs dedicated to families or youth. Solano County BH, through an MHSA funding contract with Caminar, provides PSH for individuals with psychiatric disabilities who are homeless or at risk of becoming homeless. Permanent Supported Housing services and supports are provided for consumers living in designated units at Signature in Fairfield and Heritage Commons in Dixon, as well as numerous scattered sites/apartments in Solano County. For FY 19-20 approximately 70 individuals were housed in permanent housing.

In 2019/2020, Community Action Partnership Solano Joint Powers Authority obtained \$8,151,598 in Partnership HealthPlan (PHC) and No Place Like Home (NPLH) funding for the construction of approximately 226 new Permanent Supportive Housing units. The capital construction projects were awarded to Mid-Pen and Eden Housing. Construction began in 2020.

In 2019 and again in 2020, Homeless Housing, Assistance and Prevention (HHAP) funds were announced by the State of California. Community Action Partnership Solano Joint Powers Authority has applied for its allocation of \$1.26 million to help fund an existing Permanent Supportive Housing project that is already planned to be built. The CoC applied for its allocation of \$1.36 million to the state with the funding priority listed as Permanent Housing. However, due to COVID-19, both funding sources needed to be diverted to support the county-wide Project Roomkey efforts, thus no permanent supportive housing projects were begun.

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

Actions taken to address the needs of public housing

The City doesn't own any public housing units.

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

The City does not own any public housing units.

Actions taken to provide assistance to troubled PHAs

The City of Fairfield Housing Authority is not a troubled PHA.

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

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

The City of Fairfield reviews its policies, Zoning Ordinance, and development regulations on an ongoing basis to reduce barriers to affordable housing. During the past five years, the city has adopted and continues to implement the following:

- **2014-22 Housing Element.** The City continues to implement the Fairfield Housing Element, which was certified by the State of California Department of Housing and Community Development (HCD). This Housing Element plans and zones for the Regional Housing Needs Allocation (RHNA) for the creation of 3,100 units of housing. Of these, 779 are to be affordable for households earning 0-30% of the Area Median Income (AMI), 404 to be affordable for households earning from 31-50% AMI, 456 to be affordable for households earning from 51-80% AMI, and 1,461 to be affordable for incomes higher than 80% AMI.
- **Fairfield Train Station Specific Plan (FTSSP).** The City continues to implement the FTSSP, a major new Transit-Oriented Community master plan developed along with the new Capitol Corridor Train Station at the southeast corner of Peabody Road and Vanden Road. The Plan addresses the development of approximately 2,970 acres of land in northeastern Fairfield near the station (not in the NRSA). The Plan provides for 1,050 dwelling units in a range of housing types, which may include, condominiums, townhomes, and small lot single-family homes.

In 2021, significant development occurred in the One Lake community within the FTSSP. In addition, the city entitled the One Lake Family Housing project with 300 affordable apartments.

- **Heart of Fairfield Plan.** The City continues to implement this Specific Plan which was developed in 2017 to encourage new development and redevelopment in downtown Fairfield and the West Texas Street corridor. Both areas are within the NRSA. The Plan outlines a strategic approach for how to achieve appropriate new development, public infrastructure and transportation improvements, community amenities, and public safety enhancements.
- **Accessory Dwelling Units.** The City amended its Zoning Ordinance to facilitate Accessory Dwelling Units by bringing the Ordinance into full compliance with State law. This program included amendments to the City's building permit fee program and a reduction in or elimination of Planning fees for smaller ADUs. In 2021 the City adopted further amendments to bring the Ordinance into consistency with State law. In addition, the City adopted regulations permitting "tiny homes", which are smaller residential units that can provide more affordability for households that do not need a large living space.
- **State SB2 Planning Grant.** The City received approval for funding through the SB2 Planning Grant program to address infrastructure needs in the Heart of Fairfield Plan Area, and zone changes in the Beck Avenue area intended to facilitate new infill housing in this area, including

affordable housing.

- **State LEAP Program.** The City applied for funding through the LEAP program to remove barriers to affordable and market-rate housing in the Heart of Fairfield area and to fund the forthcoming Cycle Six Housing Element.
- **Affordable Housing Projects.** The City provided incentive packages to three affordable housing projects which will result in over 300 units of affordable housing for lower-income residents.

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

The City has a great number of underserved needs but made good strides in meeting all those outlined in the Consolidated Plan and Action Plan in FY 2019-20, as outlined in this report. The City continued its work with local nonprofits and other agencies to facilitate activities and projects benefitting special-need populations, including the homeless, seniors, and the disabled. Housing Rehabilitation activities are underway once more and a number of new affordable housing projects are in the works. Plans for the Linear Park are well underway now that the acquisition of land has been completed. And much work has been accomplished to bring various plans up to date and enhance administration of the CDBG Program under new staff.

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

Lead is a leading environmental threat to children’s health in the U.S., and children under six years old and fetuses are at greatest risk of harmful health effects from lead poisoning. When children are exposed to lead—usually through contaminated dust, paint, or soil—it can have lifelong adverse effects. No safe blood lead level in children has been identified. Even low levels of lead in blood have been shown to result in disrupted postnatal growth, hearing and learning disabilities, lowered IQ scores, behavioral problems, difficulty paying attention, and hyperactivity. And effects of lead exposure cannot be corrected. The key is stopping children from coming into contact with lead and treating children who have been poisoned by lead. For more information, see: https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/frequently_asked_questions.aspx and https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/CDPH%20Document%20Library/Lead_HAGs_Table.pdf

Child led levels in California are tracked by the California Department of Public Health, Childhood Lead Poisoning Prevention Branch.

See: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/data.aspx>

Fairfield Child Led Levels. The State maintains a list, updated annually, of the California zip codes with blood lead levels (BLLs) at and above 4.5 micrograms per deciliter of whole blood, for children less than age 6, with at least 500 children tested. The most recent data is for fiscal years 2013-2014 through 2017-2018. **No zip code in Fairfield or Solano County was among the top 50 census tracts that had the most children with elevated lead levels.** (Childhood Lead Levels, January 2020, Auditor of the State of California.) <https://www.auditor.ca.gov/pdfs/reports/2019-105.pdf>

According to the most recent data available from 2015, 5,248 children under the age of 6 from all of Solano County were assessed for blood lead levels (BLL). Of these, 76 (1.42%) measured from 4.5 to under 9.5 micrograms per deciliter, and 26 measured as having blood lead levels over 9.5.

Lead in Housing. Common sources of lead in housing which can affect children are:

- Lead-based paint (pre-1978), which may have been used both inside and outside of a home or on furniture or objects in the home. Children may eat paint chips or chew on painted window sills, railings, etc.
- Lead contaminated dust or soil, especially near pre-1978 housing which may have been painted with lead-based paint, or near busy roadways or factories where lead from gasoline used for many years has settled onto soil. This soil may also be tracked inside on shoes and clothing.

The City of Fairfield Housing Rehabilitation Loan and Grant program complies with Title 24 CFR Part 35 and has a lead-based paint policy and procedures in compliance with HUD regulations, as well as a relocation plan. The City complies with regulations for Lead Hazard Assessment and Evaluation, and Lead Hazard Reduction, defined in Subpart R of the regulation. All documentation is retained in the project file.

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

COVID-19. The majority of the first half of FY 2020-2021 was marked by the shutdown of the national economy of the United States, and much of the world, due to the COVID-19 pandemic. Solano County only became fully reopened in June 2021. Unemployment in Solano County was 7.7% in June 2021 which was a significant decrease from the start of the fiscal year at 12.2%. In Fairfield, unemployment rate at the start of the fiscal year was 11.90% but has decreased to 7.5 % at the close of FY 2020-2021, according to the California Employment Department Labor Market Information.

Over 96% of the jobs that have yet to return to pre-Covid levels are in the Service Providing Sectors. By far, job losses have been the greatest in Leisure and Hospitality, Government (primarily from public education).

However, Fairfield as a whole has experienced fewer layoffs than the rest of the County comparatively during the pandemic, despite having the largest number of businesses in the county. This is being attributed to greater diversity of industries and a higher level of government employment.

Over 1,076 businesses in Fairfield received Payroll Protection Program loans from the Small Business Administration under the federal CARES act. Fairfield received the highest number of loans in the County, but not the highest percentage based on number of total businesses.

Community Economic Development Key Partners.

Three key partners in expanding employment and business opportunities in Fairfield are the Workforce Development Board of Solano County, Fairfield-Suisun Chamber of Commerce, and City of Fairfield Economic Development Division, discussed individually below.

The Workforce Development Board (WDB) of Solano County. The WDB is a 501(c)3 nonprofit organization that provides employment-related services for job seekers and businesses in Solano County. It oversees federally funded workforce services through the Workforce Innovation and Opportunity Act (WIOA). Services include the American Job Centers of California system, which in this county is Solano Employment Connection, and intensive programs to support employment. The City of Fairfield ED Division works very closely with the WDB. Solano Small Business Development Center (SBDC). In December 2018, the WBD won the contract from the Northern California Small Business Development Center Network to serve as the new host for the Solano SBDC. SBDCs provide technical assistance to entrepreneurs including business plan development, financing assistance, mentorship, and training workshops. The new Solano SBDC website can be found at: <https://www.solanosbdc.org/Fairfield-Suisun Chamber of Commerce>.

The Chamber champions economic prosperity and quality of life for Solano County by being the voice of business, promoting collaboration, and helping local business members grow. The City works in close collaboration with the Chamber and Homeless Services Manager, who is a Vice Chair on the Executive Board of Directors of the Fairfield Suisun Chamber of Commerce, and Chair of the Chamber Advocacy Council, and actively promotes business opportunities in the City of Fairfield.

City of Fairfield Economic Development Division. The City Economic Development division is the primary contact for businesses wanting to start, relocate, develop, or expand a real estate project in Fairfield. It offers comprehensive economic development services including business financing, business assistance, development updates, and navigating the development process.

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

The City of Fairfield is highly collaborative in nature. Following are some significant partnerships that developed institutional structure in 2020-21:

- **City of Fairfield Quality of Life Task Force.** The City's Quality of Life Task Force was formed in the fall of 2013, and a comprehensive City-wide plan was adopted September 15, 2015, to address issues that affect the aesthetics of the City, and the quality of life for its citizens. It utilizes existing City services in partnership with local, broad-based coalitions sharing the same objectives: to create and preserve a desirable and thriving community for all Fairfield residents using existing City staff and resources in collaboration with a diverse community volunteer network.

The Task Force is a unique collaborative that integrates the work of the City departments as detailed in the figure here. It also consists of a multitude of community-based organizations that all work to improve the quality of life for businesses and residents of Fairfield, especially those that are of lower income and homeless. A detailed list of participants can be found in report located here: http://www.fairfield.ca.gov/gov/depts/manager/quality_of_life/default.asp

- **Housing Services Department.** The Housing Services Department was created in the Fall of 2019 to bring all housing functions in the City under one roof. The CDBG program was transferred from the City Manager’s Office into Housing and now serves as the primary administrator of the program.

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

Housing Authority of Fairfield. The City CDBG staff work closely with the Housing Authority as previously mentioned. The Housing Authority assists Fairfield residents in search of subsidized housing through the Section 8 housing program. Section 8 vouchers allow very low-income (below 50% of the area median income) to pay at least 30% of their income on housing. The Housing Authority contracts with property owners to pay the difference between what tenants can afford and fair market rents. CDBG staff and the Housing Authority communicate regularly and collaborate on any new affordable housing projects.

Housing Successor Agency. The Housing Authority of Fairfield serves as the Successor agency to the former Redevelopment Agency. As such, it administers all remaining assets and loan payoffs of the agency. An upcoming project with MidPen has been previously discussed. Some units may have Section 8 project based or other type of subsidy attached and may have accompanying supportive services.

CAP Solano JPA and CoC. This important collaboration has also been previously discussed in this report. Through homeless Continuum of Care funding, important supportive services can be paired with affordable housing to enhance housing success for chronically homeless residents, those who have mental illnesses, and those with other disabilities.

As part of the City of Fairfield adopted Homeless Strategy, the City entered into a three-year Memorandum of Understanding with the County of Solano and all seven cities to expand and support the county-wide Coordinated Entry System, Resource Connect Solano. Through this MOU, Resource Connect Solano will be able to increase case management, hire a housing navigator, and create a landlord incentive program to house those more difficult to place.

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

Impediment #1: The City of Fairfield shall be in compliance with HUD’s program regulations, including

citizen participation; methods of administration; affirmative further fair housing; Section 504 Program requirements; and Section 504 Program and site accessibility requirements.

As part of the Voluntary Compliance Agreement (VCA), the City of Fairfield recently received confirmation from HUD that the requirements of the VCA have been met. As part of the VCA, a new Analysis of Impediments was required. HUD approved the Analysis of Impediments as compliant and complete. CDBG staff have developed and been trained on the citizen participation plan to ensure program compliance with all aspects of the CDBG program. As part of the VCA, the City has completed and submitted to HUD the ADA Self-evaluation, and transition plan. This plan is currently under review by HUD.

Impediment #2: Housing functions were located within various divisions and departments throughout the City. Staffing has not been sufficient to carry out the HOME programs, HUD's affirmatively furthering fair housing and other requirements, the 2014 Housing Elements policies and programs and develop affordable housing.

The City created the Housing Services Department. The Housing Services Director oversees all of the programs under the Housing Services Department including housing development, affordable housing, HUD funded housing programs, and housing rehabilitation. This department also oversees the contract for the Fair Housing Service provider.

Impediment #4: Increase knowledge and skills regarding fair housing laws and their implementation among City staff and multifamily property owners and managers.

The City has contracted with Fair Housing Advocates of Northern California to provide fair housing services to City of Fairfield residents, as well as to provide training and classes to City staff and property owners.

Impediment #5: Insufficient number of affordable housing units to meet the needs of lower income Fairfield residents.

The City of Fairfield currently has multiple affordable housing development projects underway in multiple stages of development. During FY 2020-2021, EAH property utilized CDBG funds to acquire land to develop 67 units of affordable housing

CR-40 - Monitoring 91.220 and 91.230

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

The City of Fairfield has been working diligently to ensure both long-term and short-term compliance with federal regulations and timeliness requirements of the CDBG program, including compliance with Davis-Bacon, NEPA environmental review, Americans with Disabilities Act and Section 504, Equal Opportunity Act, Civil Rights and Fair Housing regulation, Minority and Women Business Enterprise outreach, Section 3, and all other applicable regulations and requirements.

The City is following the adopted Consolidated Plan and Neighborhood Revitalization Initiative. A new Analysis of Impediments is underway to bring the City back into compliance. That document will be updated regularly to synchronize with the Consolidated Plan. Action Plans and CAPERs work to achieve the vision and goals outlined in the Consolidated Plan.

Risk and Monitoring. The City conducts an initial Pre-Award Risk Analysis with the initial review of an application, and annually conducts a Post Award Risk Analysis on all subrecipients. Agencies/programs scoring in range for high risk, and some in medium risk, receive a physical site monitoring. During site monitoring, staff inspects the site, interview agency staff, verify source data from quarterly reports, and review project files using Consortium Program and Financial monitoring forms.

All monitoring contact letters, the completed joint monitoring forms, final monitoring results, and any follow-up communication about the monitoring is electronically submitted and stored in the Community Data Services on-line reporting system. Monitoring Findings, Concerns or Observations are noted in the files. City staff works with subrecipients under monitoring to resolve issues in a timely manner.

2020-2021 Covid-19 Adaptations

This year, due to the COVID-19 pandemic, in-person agency monitoring was not possible to be conducted. Instead, all agencies were monitored remotely through thorough desk monitoring. This include:

- Quarterly reports to compare contract goals to achievements, racial and ethnic distribution of persons served with the Fairfield population in general, income level of persons served, and issues reported with program delivery.
- Agency Board minutes for a big-picture perspective of agency challenges and successes.
- Program Sources and Uses budget to gauge progress in obtaining program financial support from non-CDBG sources.
- Expense Summary reports, backup payroll and other documentation to ensure compliance with 2 CFR 200 Uniform Administrative Requirements, and other HUD regulations, prior to payment being released.

- Independent financial audits and management letters for most agencies for findings and concerns, as well as to see if the agency has reached the Single Audit threshold.
- Data on services to clients with limited English proficiency, numbers of staff who speak Spanish and other languages, materials translated into other languages, accessibility of their facilities and more.
- Interview with Executive Director and other key staff members regarding program implementation

All activities are on schedule and grant disbursements are made in a timely manner, with all expenditures matching the letter of credit disbursements.

Fairfield CDBG Monitoring by HUD FY 2020

The City of Fairfield is currently being monitored by HUD for Davis Bacon Compliance. The results of the monitoring have not yet been received.

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

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

During FY 2020-2021, the public received multiple opportunities to comment on performance reports. Public Notices for the CAPER and Substantial Amendments for FY 2019-2020 and FY 2020-2021, were advertised for public comment and printed in three languages (English, Spanish and Tagalog) on December 2, 2020. The Draft CAPER was posted on the City’s website for viewing, and available on the 1stFloor Lobby of City Hall, at the Community Development Department and City Clerk’s office, and the Housing Authority (the library and transportation center were closed to tightening pandemic shutdown requirements). Council conducted a Public Hearing to consider the CAPER and Substantial Amendments on Tuesday, December 15 at 6:00 p.m.

During the creation of the FY 2021-2022 Annual Action Plan, multiple opportunities for public participation were provided. There were 5 public meetings to discuss funding recommendations and the Annual Action Plan. A public notice for review and comment of the FY 2021-2022 Annual Action Plan was published in three languages (English, Spanish and Tagalog) on April 2, 2021. City Council conducted a Public Hearing on May 4, 2021, to consider the FY 2021-2022 Annual Action Plan. The public notice seeking public comment for FY 2020-2021 CAPER was published on August 16, 2021. The notice was published in three languages (English, Spanish and Tagalog).

CR-45 - CDBG 91.520(c)

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

Fiscal Year 2020-2021 is the fourth year of the Consolidated Plan. Throughout this year the City faced many challenges due to the impacts of the COVID-19 Pandemic. There were many businesses shut down that resultantly limited the availability of resources to the community. This made it challenging for many programs to utilize funding and to implement previously planned projects.

The City of Fairfield made course corrections along the way to keep up with the changing State and Federal regulations surrounding the pandemic.

The City received two allocations of CARES ACT funding. Both allocations were submitted as substantial amendments to the 2019-2020 Action Plan. Although the 2019-2020 Action Plan was amended, the projects and majority of the CARES ACT funding took place during the 2020-2021 fiscal year. Of the two CARES ACT allocations, the City received \$1,198,683 in order to respond, plan, and prevent COVID-19. In order to allocate the funding to appropriate projects, the City had to quickly implement new policies to address the CARES ACT funding.

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

No

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