

# County of Sacramento

## 2008-2012 Consolidated Plan

Lead Agency  
Sacramento Housing and Redevelopment Agency  
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## Acronyms and Abbreviations

ADA	Americans with Disabilities Act
ADDI	American Dream Downpayment Initiative
AMI	Area Median Income
CARE	Comprehensive AIDS Resources Emergency
CDBG	Community Development Block Grant
CLPP	Childhood Lead Poisoning Prevention Program
CLPPP	Sacramento County's Childhood Lead Poisoning Prevention Program
CoC	Continuum of Care
CPS	Child Protective Services
CSA	Community Service Areas
CSUS	California State University Sacramento
DH	Decent Housing
DHA	County Department of Human Assistance
DHHS	Department of Health and Human Services
EMD	Environmental Management Department
EO	Economic Opportunities
ESG	Emergency Shelter Grant
FSS	Family Self-Sufficiency
GSF	Grow Sacramento Fund
HACS	Housing Authority of the County of Sacramento
HDC	State Department of Housing and Community Development
HIV/AIDS	Human Immunodeficiency Virus/Acquired Immunodeficiency Syndrome
HMIS	Homeless Information Management Information System
HOME	HOME Investment Partnership Program
HOPWA	Housing Opportunities for Persons with AIDS
HUD	U.S. Department of Housing and Urban Development
IDIS	Integral Disbursement and Information System
LBP	lead-based paint
M/WBE	Minority/Women Business Enterprise
NAACP	National Association for the Advancement of Colored People
PERT	Psychiatric Emergency Response Team
PHDEP	Public Housing Drug Elimination Program
RAB	Resident Advisory Board
SETA	Sacramento Employment and Training Agency
SHRA	Sacramento Housing and Redevelopment Agency
SL	Suitable Living Environment
SMUD	Sacramento Metropolitan Utility District



# Five-Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

The Consolidated Plan is a planning document that identifies the County of Sacramento's (County)<sup>1</sup> overall housing and community development needs, and outlines a strategy to address those needs. Key components of the Plan are identifying community needs, prioritizing those needs for funding purposes, and proposing solutions to meet those needs in the context of the Consolidated Plan. Input from County residents and needs identified by service providers, County staff, and elected officials are important sources of information for this Consolidated Plan.

### Executive Summary

The Executive Summary for the Consolidated Plan is presented as a separate document for public review.

### Strategic Plan

#### 1. Mission

The County of Sacramento is adopting a five-year Consolidated Plan for the Fiscal Years 2008–2012 (covering January 1, 2008 through December 31, 2012). Preparation of the Consolidated Plan is guided by the following goals:

- Develop, preserve, and finance a continuum of affordable housing opportunities.
- Revitalize low- and moderate-income neighborhoods to create healthy and sustainable communities.
- Promote equal housing opportunities.

<sup>1</sup> The use of the term "County" also represents the Urban County-Incorporated cities with population over 50,000 that are "entitled" to receive Community Planning and Development (CPD) funds directly from HUD. These jurisdictions are called entitlement jurisdictions. Incorporated cities not qualified as entitlement jurisdictions may "participate" in the CPD programs through the county, provided that the combined population of the county unincorporated area and the participating jurisdictions exceeds 200,000. If the population threshold is met, the participating jurisdictions and county unincorporated area are treated as an entitlement jurisdiction called the "Urban County" and entitled to receive CPD directly from HUD. The Sacramento Urban County includes the cities of Folsom, Galt, and Isleton, and County unincorporated areas even though Folsom and Galt now meet the 50,000 population threshold. They have Cooperation Agreements with the County.

- Support efforts to develop/complete the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, and supportive housing services.
- Provide community and supportive services for low- and moderate-income persons and those with special needs, including the homeless and persons living with HIV/AIDS.
- Eliminate blight and promote economic development opportunities.
- Implement effective and efficient management practices to enhance customer service and project delivery.

## 2. Resources Available

The Strategic Plan focuses on activities to be funded with the four entitlement grants (CDBG, HOME, ADDI, and ESG) from HUD:

- **Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Funds can be used for a wide array of activities, including: housing rehabilitation; homeownership assistance; lead-based paint detection and removal; construction or rehabilitation of public facilities and infrastructure; removal of architectural barriers; public services; rehabilitation of commercial or industrial buildings; and loans or grants to businesses.
- **HOME Investment Partnership Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including: building acquisition; new construction and reconstruction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based rental assistance.
- **American Dream Downpayment Initiative (ADDI):** The ADDI program provides downpayment and closing cost assistance to first-time homebuyers.
- **Emergency Shelter Grant (ESG):** The ESG program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter; operations and maintenance of a facility; essential supportive services; and homeless prevention.

The City of Sacramento is the recipient of HOPWA funds on behalf of Sacramento, El Dorado, Placer, and Yolo counties. However, by agreement between the City and the County, the County Department of Human Assistance (DHA) administers the HOPWA funds.

- **Housing Opportunities for Persons with AIDS (HOPWA):** The HOPWA program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low- and moderate-income people living with

HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance and related supportive services.

HUD allocates CDBG, HOME, ADDI, and ESG funding to eligible jurisdictions on a formula base, using factors such as population, income distribution, and poverty rate. For FY 2008 (January 1, 2008 through December 31, 2008), the County's Consolidated Plan estimated funding allocations are:

- CDBG - \$6,000,000
- HOME - \$3,700,000
- ADDI - \$75,000
- ESG - \$255,000

Total allocation from the Consolidated Plan programs for FY 2008 is estimated at \$10 million.

## General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed.*
2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

Five-Year Strategic Plan General Questions response:

### 1. Geographic Areas

The County was incorporated in 1850 as one of the original 27 counties of the State of California. The County's largest city, the City of Sacramento, is the seat of government for the State of California and serves as the county seat. The County is located at the southern end of the Sacramento Valley. The County is bordered by Contra Costa and San Joaquin Counties on the south, Amador and El Dorado Counties on the east, Placer and Sutter Counties on the north, and Yolo and Solano Counties on the west.

For the use of ESG and CDBG funds, this Consolidated Plan encompasses the County, which includes the cities of Folsom, Galt, and Isleton, and County unincorporated areas (see Figure 1 in Attachment A). The County unincorporated areas are divided into five supervisor districts (see Executive Summary) and five Community Service Areas (CSAs). The CSAs are North, East, Central, South, and Rural Central and described below:

- **North CSA:** This CSA includes the unincorporated communities of Antelope, North Highlands, Rio Linda/Elverta, Foothill Farms, and North Natomas (County portion).

- **East CSA:** This CSA includes the unincorporated communities of Butterfield-Riviera East, Fair Oaks, Gold River, Mather, Orangevale, and Rosemont.
- **Central CSA:** This CSA includes the unincorporated communities of Arden-Arcade (County portion), Carmichael, and Old Foothill Farms.
- **South CSA:** This CSA includes the unincorporated communities of South Sacramento (County portion) and the Vineyard.
- **Rural South CSA:** This CSA includes the unincorporated communities of Cosumnes, Franklin-Laguna, Delta, and the Southeast.

Of the entire County population, 653,891 persons resided in the County according to the 2006 Department of Finance estimates, representing 47 percent of the County population.

The cities of Citrus Heights, Elk Grove, and Rancho Cordova are entitlement jurisdictions that administer their own CDBG programs. These cities join the County to form a HOME Consortium for the use of HOME funds.

### **Minority Concentrations**

Areas with concentrated minority residents may have different needs, particularly in areas where recent immigrants tend to reside. Figure 2 in Attachment A shows census tracts in the County that have 51 percent or more minority population. As shown, few neighborhoods in the County qualify as minority concentration areas.

### **Low- and Moderate-Income Concentrations**

Figure 3 in Attachment A highlights census tracts in the County that have 51 percent or more low- and moderate-income population.<sup>2</sup> Low- and moderate-income neighborhoods are located primarily in the unincorporated County areas of Rio Linda, North Highlands, Arden-Arcade, Parkway/South Sacramento, Florin, and Walnut Grove/Locke.

CDBG, HOME, ADDI, and ESG funds will be used throughout the County and HOME Consortium based on requirements of the funding programs, as well as nature and extent of needs. While projects and programs will target low- and moderate-income and minority populations, they will not necessarily be limited geographically to areas where these populations are concentrated. The Sacramento Housing and Redevelopment Agency (SHRA) encourages deconcentration of low- and moderate-income households by providing housing opportunities in areas with a mix of income levels. New housing projects may also be located near jobs, transportation and/or services.

## **2. Basis for Allocating Investments**

National objectives and performance outcomes established by HUD are the basis for assigning priorities to needs for which funding may be allocated. The national objectives are to develop viable urban communities by the following:

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<sup>2</sup> An “extremely low-income” household earns less than 30 percent of the area median income (AMI). A “low-income” household earns from 30 to 50 percent of AMI. A “moderate-income” household earns from 50 to 80 percent of AMI. “Low-and moderate-income” households, as used in this Consolidated Plan, refer to households at all three income levels mentioned here.

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities, principally for low- and moderate-income persons.

Performance outcomes are grouped into the following three categories:

- Availability and Accessibility;
- Affordability; and
- Sustainability.

Every program, project, or activity must meet at least one of the three objectives and one of the three performance outcomes.

Based on the community input received, needs analysis provided by various agencies, and the housing and community needs assessment, the County recommends the following strategic approach for next five years:

- Housing Strategy

HOME and ADDI funding will be spent on increasing the supply of affordable rental housing (substantial rehabilitation and new construction) while continuing homeowner assistance programs. CDBG funding will focus on housing preservation through code enforcement and affirmatively furthering fair housing.

- Homeless Strategy

ESG funds will be used to provide homeless facilities and services complementing the County's overall effort in providing a Continuum of Care for the homeless using Supportive Housing Grants and competitive funding sources.

- Community Development Strategy

The Consolidated Plan proposes that public infrastructure funds be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community.

Community services ranked high in the citizen outreach process, however, discretionary funding from CDBG for these services is limited to 15 percent of entitlement funding. Other funding categories may be strategically used to meet multiple needs identified under community services. One example is the Emergency Repair and Accessibility Grant Program (ERP-A). It is a housing activity but also serves many disabled and elderly individuals whose needs are specifically identified within the needs study. Furthermore, public facility or public improvement funding can sometimes be used to benefit special populations such as a community center serving seniors and youth. Likewise, infrastructure funding can be used for accessibility improvements meeting special needs and those of the broader community.

Consolidated Plan activities will be aligned strategically with existing County plans and initiatives. (A short description of each plan/initiative consulted is contained in Attachment B.) The Consolidated Plan uses the Commercial Corridor Strategy; planning initiatives for Arden-Arcade, South Sacramento, and North Highlands; implementation plans for the adopted Redevelopment project areas (Mather-McClellan, Auburn, Walnut Grove, and Florin Road); the County's Pedestrian Master Plan; and other planning documents as guiding principles for investment in housing, public infrastructure, and community facilities.

Priority needs levels have been assigned to various housing and community development needs according to the following HUD criteria:

- **High Priority:** Activities to address this need are expected to be funded with Consolidated Plan program funds by the County during the five-year period.
- **Medium Priority:** If Consolidated Plan program funds are available, activities to address this need may be funded by the County during the five-year period.
- **Low Priority:** The County will not directly fund activities using Consolidated Plan program funds to address this need during the five-year period. However, the County may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.
- **No Such Need:** The County finds there is no need for such activities or the need is already substantially addressed. The County will not support applications for public assistance by other entities for activities where no such need has been identified.

Through outreach efforts, the County received valuable input to help prioritize funding for community facilities, community services, homeless facilities and services, housing, economic development, and public improvements. Priorities were assigned based upon the urgency of the need and existing gaps in services and facilities. The specific priorities for the County are included in the following sections of this document:

- Housing priorities – Priority Housing Needs, pages 25-26
- Homeless priorities – Priority Homeless Needs, page 41
- Community development priorities – Community Development Needs, pages 48-49
- Non-homeless special needs priorities – Priority Housing Needs and Community Development, pages 25-26 and 48-49

In all cases, funded projects and programs must demonstrate that they will be able to serve a minimum of 51 percent low- and moderate-income persons or households. Furthermore, established policy gives priority to housing projects that provide units affordable to and occupied by households with extremely low-incomes.

### 3. Obstacles to Meeting Underserved Needs

One of the main obstacles to meeting underserved needs is availability of funding. The availability of funding from both federal and state sources is a primary determinant in the ability of the local jurisdictions to address identified needs. Federal funding of housing and community development programs has been reduced in recent years, and more reductions are anticipated in the future.

Another obstacle, as discussed later in the Housing Market Analysis section, is the generally high cost of housing and the provision thereof, which increases the difficulty of meeting affordable housing needs. As described in the Barriers to Affordable Housing section, a set of third obstacles are ordinances and regulations that could limit the provision of housing for low- and moderate-income households and special needs groups.

### Managing the Process (91.200 (b))

1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
3. *Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

\* Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

Five-Year Strategic Plan Managing the Process response:

#### 1. Lead Agency

This Consolidated Plan was prepared by the Sacramento Housing and Redevelopment Agency (SHRA), a Joint Powers Authority created as a public agency by the City and County of Sacramento in 1973. SHRA is the lead public agency and public developer for the City of Sacramento and the County of Sacramento regarding affordable housing, public housing, and redevelopment projects. Specifically, SHRA administers the CDBG, HOME, and ADDI funds within the County and serves as the lead agency in coordinating the preparation of the Consolidated Plan, annual Action Plan, and consolidated reporting. Sacramento County's Department of Human Assistance (DHA) administers the ESG program on behalf of the County of Sacramento.

#### 2. Plan Development Process

Significant aspects of the Consolidated Plan development process included meetings with representatives from County staff, as well as agencies and organizations that serve County residents. These meetings helped generate priority needs levels for

various community development, housing, homeless, and economic development needs. The development of the Consolidated Plan also included active citizen and agency participation, as described later in the Citizen Participation section.

### 3. Consultations

As part of the Consolidated Plan development process, federal regulations include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues. The primary methods by which SHRA consulted with service providers were through focus group meetings and a Service Provider Survey. Public agencies and service providers consulted include the following:

- **Housing Services/Affordable Housing:** Consulted with affordable housing providers and supportive service agencies.
- **Social Services:** Consulted with the State Department of Social Services and nonprofit social service agencies.
- **Health Services:** Consulted with the County of Sacramento's Department of Health and Human Services and nonprofit health service providers.
- **Homeless Services:** Consulted with the County of Sacramento's Department of Human Assistance and emergency shelter/transitional housing providers.
- **Lead-Based Paint Hazards:** Consulted with the County of Sacramento's Department of Health and Human Services, Public Health Division's Childhood Lead Poisoning Prevention Program (CLPP).
- **Participating Jurisdictions:** Cities of Folsom, Isleton, and Galt.
- **State of California:** Requested information from the State on housing and non-housing community development concerns, and provided the Draft Consolidated Plan for review.
- **Public Housing Agency:** Consulted with the Housing Authority for the County of Sacramento.

### Citizen Participation (91.200 (b))

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views on the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

Five-Year Strategic Plan Citizen Participation response:

**1. Summary of Citizen Participation Process**

The County encourages community participation in the development of the five-year Consolidated Plan. An extensive community outreach program was implemented. SHRA was responsible for coordinating the citizen participation process for the Sacramento County Consolidated Plan. The County followed the Citizen Participation Plan outreach, noticing, and hearing requirements. Four primary methods were used to solicit public input:

- **Focus group meetings** were held so that agencies and departments that provide facilities and services to County residents could provide input for the Consolidated Plan.
- **Community meetings** were held throughout the County, where participants were introduced to the Consolidated Plan process and asked to discuss community needs. Four community meetings were conducted between June and August 2006.
- **Resident surveys**, which assessed housing and community development needs, were distributed at public meetings and public locations and were made available online on the County of Sacramento's and SHRA's websites.
- A separate **Service Provider Survey** was prepared and distributed to service providers.

**Focus Group Meetings**

Four focus group meetings were held for: the County Technical Advisory Committee; service providers; economic development stakeholders; and County Public Works Department and parks and recreation agencies. These meetings were held to solicit input regarding housing and community development needs and priorities.

Meeting	Date	Location
County Technical Advisory Committee	Friday, May 19, 2006	SHRA Commission Room
Social Service Providers	Thursday, June 15, 2006	SHRA Commission Room
Economic Development	Thursday, June 15, 2006	SHRA Commission Room
Public Works Department/ Park and Recreation Agencies	Friday, June 16, 2006	SHRA Commission Room

**Community Meetings**

SHRA conducted four community meetings throughout the County to gather information and solicit input regarding community needs and priorities. The community meetings were held between June and August, 2006. The locations and dates of the meetings are presented below.

Meeting	Location	Areas Covered
Thursday, June 29, 2006	North Highlands Recreation Center	North CSA (Sacramento County)
Thursday, July 20, 2006	County DHA Building Fulton Avenue	Central CSA (Sacramento County)

Meeting	Location	Areas Covered
Tuesday, July 25, 2006	Florin Road Sheriff Substation	Southeast Sacramento (Service Area 3), and South CSA (Sacramento County)
Wednesday, August 16, 2006	Jean Harvie Community Center, Walnut Grove	Rural Central CSA (Sacramento County)

### **Resident Survey**

A survey form (see Attachment C) was prepared in five languages (English, Spanish, Chinese, Vietnamese, and Russian) and widely distributed throughout the County. The survey was hand delivered or mailed to the following groups and facilities:

- Career centers
- Community and senior centers
- Housing Choice Voucher office and public housing resident committees
- Locally owned businesses
- National Association for the Advancement of Colored People (NAACP)
- Public libraries
- Redevelopment advisory committees
- Service providers and advocacy groups
- Social clubs and organizations of many types
- Various community task forces

The survey was also available for direct online submittal on the SHRA, as well as City and County of Sacramento websites. A total of 2,488 surveys were received (2,094 surveys were completed and returned to SHRA and 394 surveys were completed online). Specifically, 966 surveys were received from County residents, based on ZIP Code information provided by the respondents. Another 183 completed surveys did not provide Zip Code information, and these surveys were tabulated with those received from County residents, yielding a total of 1,149 surveys that were analyzed for the County.

### **Service Provider Survey**

In addition to the Focus Group meetings, service providers were encouraged to provide comment via a survey (Attachment C). The Service Provider Survey was designed to allow for open-ended comments. Respondents were asked to identify five immediate housing and community needs and note any unmet needs and gaps in the existing service delivery system. The Survey was mailed (June 15, 2006) to 119 social service providers, and only 13 Service Provider Surveys were returned. A list of agencies that attended the Focus Group meetings and those that returned the survey is provided in Attachment C.

## **2. Summary of Efforts to Broaden Participation**

In order to broaden public participation, SHRA contacted neighborhood associations, community groups, public housing resident committees and other community groups to publicize the community meetings and the availability of the Resident Survey. The community meetings were also advertised at community and senior centers, public libraries, and on the SHRA, City of Sacramento, and County of Sacramento websites. Public notices were also made in newspapers of general circulation.

SHRA recognizes the importance of considering the needs of homeless, recent immigrants, public housing residents, and other special needs groups in preparing the Consolidated Plan. As special needs groups tend to be under-represented at public meetings, the Resident Survey became an important tool to reach populations that may not attend community meetings. Though this survey process is not scientific<sup>3</sup>, it provides SHRA with some indication of the perceived community needs in the County.

### **3. Comments Accepted**

Attachment C of this document provides a summary of comments received during several public meetings. A brief summary of these comments is presented below:

#### **Focus Group Meetings**

To gain input from County staff and agencies that serve County residents, four Focus Group meetings were held. The meetings reflected different priorities depending on the nature of the group.

- **County Technical Advisory Committee:** A meeting was held for County staff representing a variety of departments, districts, and service areas to identify key priority needs.

#### County of Sacramento's Neighborhood Services Division

- Housing rehabilitation.
- Sidewalks and street improvements.
- Code enforcement.
- Lighting improvements.
- Community, senior, and youth centers.
- Sewer and drainage improvements.
- Park improvements.

#### County Planning Department and Economic Development Department

- Commercial corridor revitalization.
- Affordable housing needs including new construction as well as rehabilitation of existing housing.

#### Parks and Recreation Districts

- Upgrade of existing parks.
- Completion of the new community centers.
- Increased need for parks in built-out areas due to rezoning of areas to higher density development and redevelopment activities.

#### Participating Cities

The County consulted with the participating cities in identifying housing and community development needs:

#### *Folsom:*

- Housing Rehabilitation Programs.

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<sup>3</sup> Survey sample is not controlled to ensure proportional representation from various age groups and household types.

- Infrastructure improvements.
- Handicapped accessibility improvements.
- Public facilities improvements.
- Park improvements.

*Isleton:*

- Infrastructure improvements.
- Public facilities improvements.
- Sewer and drainage improvements.
- Streetscape and lighting improvements.
- Handicapped accessibility improvements.
- Park improvements.

*Galt:*

- Infrastructure improvements.
- Public facilities.
- Sewer and drainage improvements.
- Streetscape and lighting improvements.
- Park improvements.

- **Social Service Providers<sup>4</sup>:** Representatives from 13 social service agencies serving the City and County of Sacramento attended this meeting. Key issues identified are:

Youth

- Lack of assistance for youth who are homeless or at risk of becoming homeless.
- Housing programs for foster children.

Seniors

- Senior mental health services.

Persons with Disabilities

- Affordable housing and transportation.
- Supportive services such as companion or guide animals.
- Access to public facilities.

Affordable Housing

- Construction of affordable single-family homes and affordable rental housing through the County's Affordable Housing Ordinance.
- Legal services for housing discrimination, particularly against persons with disabilities and families with children, and protecting fair housing rights with regard to race and ethnicity.

Other Special Needs

- Other special needs such as food, public health, non-English language assistance, and substance abuse programs for veterans.

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<sup>4</sup> CDBG funds permit the use of only 15 percent of funds towards public services.

- Need to create safe walkable communities as a way to improve public health through community design.
- Code enforcement.
- **Economic Development:** A special meeting was held for organizations and agencies that work on economic development initiatives and projects in the City of Sacramento and County. Key issues identified include:
  - Infrastructure improvements, including streetscape, sidewalks, curbs, sewer and drainage, lighting, and gutters, throughout the County to help economic development.
  - Technical assistance to small businesses.
- **Public Works/Park and Recreation Districts:** A special meeting was held for staff from the County Public Works Department and parks and recreation districts to assess priority needs for the use of CDBG funds in the County.

The following are the needs:

- Construction of new public facilities and improvements to existing facilities such as handicapped accessibility improvements to playgrounds, pool renovation, and restroom improvements, lighting, and landscaping and irrigation improvements.
- Program funding for at-risk teens.
- Improvements to older community, youth and senior centers, new facilities for the Senior Nutrition and Head Start programs and parking area renovations.
- Sidewalk improvements.
- Parking improvements.
- Streetscape, sidewalks, and lighting improvements in eligible low-and moderate-income areas.
- Public facility improvements in eligible low-and moderate-income areas.
- Code enforcement.
- Coordinate with County Planning.
- Construction of affordable housing.
- Affordable housing rehabilitation.

### **Community Meetings**

Issues identified during the community meetings were grouped according to six categories: Housing; Community Facilities; Public Improvements; Community Services; Economic Development; and Homeless Facilities and Services. Participants

indicated that the following were the most important issues and funding ideas for the Consolidated Plan:

- **Housing:**
  - Housing for seniors.
  - Affordable housing through homebuyer assistance.
  - Housing rehabilitation assistance.
  - Fair housing services.
- **Community Facilities:**
  - New construction and improvements to existing community centers, teen centers, and neighborhood parks.
- **Public Improvements:**
  - Sidewalks, curb and gutters, and general handicapped accessibility improvements.
  - Street lighting and public safety.
  - Neighborhood beautification and cleanup programs.
- **Community Services<sup>5</sup>:**
  - Services for youth and teen.
  - Services for seniors.
- **Economic Development:**
  - Job creation and training activities.
  - Technical and financial assistance to small businesses.
  - Improvements to commercial neighborhoods.
- **Homeless Facilities and Services:**
  - Temporary and transitional housing.
  - Supportive services.

**Resident Survey**

Detailed survey results are bound under separate cover available through SHRA. The survey asked respondents to rank the needs in each of the following six categories: Housing, Community Facilities, Community Services, Public Improvements, Economic Development, and Homeless Facilities and Services. Among the 36 specific needs identified in the survey, the top ten needs for all County residents are shown in Table 1. In tabulating the responses, "No Such Need" was given a score of 0, "Low Priority Need" was given a score of 1, "Medium Priority Need" was given a score of 2, and "High Priority Need" was given a score of 3. An average score was calculated for each need category; the higher (and closer to 3) represents the more in need.

Among the 1,149 responses from County residents, 678 (59 percent) were renters, 359 (31 percent) were homeowners, 272 (24 percent) were seniors age 65 or over, and 263 (23 percent) had one or more disabilities. Using a scoring where 3 represents the highest need; the highest rated specific needs for County residents are presented in Table 1 below. The survey results were also evaluated based on whether the respondent was a renter or homeowner, was 65 years or older, or was a person with disabilities.

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<sup>5</sup> CDBG funds permit the use of only 15 percent of funds towards public services.

**Table 1: Top Ten Specifics Needs for Urban County Respondents**

Specific Need	Category	Score
Crime Awareness/Prevention	Community Services	2.48
Youth Services	Community Services	2.31
Youth Centers	Community Facilities	2.30
Homeownership Assistance	Housing	2.27
Employment/Life Skills Training for the Homeless	Homeless Facilities and Services	2.26
Senior Services	Community Services	2.25
Mental Health Services for the Homeless	Homeless Facilities and Services	2.24
Services for the Disabled	Community Services	2.23
Emergency Shelters	Homeless Facilities and Services	2.23
Transportation	Community Services	2.22

Note: This Table represents the top ten community services needs in the County as identified by residents. Due to limitations in funding, only 15 percent of CDBG funds may be allocated to community services.

Renters and Homeowners

The survey results show that both renters and homeowners in the County gave the highest prioritized need to crime awareness/prevention in the Community Services category. Renters and homeowners also both placed a high priority on homeownership assistance (2.52 and 2.32, respectively), but the average score was significantly higher for renters (see Table 2). While renters prioritized the need to build more affordable ownership housing (average score 2.48) as their second housing needs priority, homeowners prioritized the need for major home improvement assistance (average score 2.29). The need for building more affordable rental housing ranked 3<sup>rd</sup> in housing needs for renters with an average score of 2.41, whereas homeowners ranked minor home improvements with an average score of 2.14.

**Table 2: Top Five Housing Needs for Renter/Owner Respondents**

Category	Score by Renters (ranking)	Score by Homeowners (ranking)
Homeownership Assistance	2.52 (1st)	2.32(1st)
Affordable Ownership housing	2.48 (2nd)	1.98
Major home improvement	N/A	2.29 (2nd)
Affordable rental housing	2.41 (3rd)	N/A
Minor home improvement	2.17	2.14 (3rd)

Seniors

Crime awareness and prevention ranked the highest among the County’s senior respondents with an average score of 2.51. The need for senior services, transportation, services for the disabled, and senior centers were also given high priority (ranked 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup>, respectively). Senior respondents also expressed the need for homeless facilities and services, particularly mental health services and employment training. Furthermore, senior respondents prioritized

public improvements such as street improvements and street lighting (ranked 6<sup>th</sup> and 9<sup>th</sup>, respectively), with an average score of 2.24 and 2.20, respectively.

**Table 3: Top Three Needs for Senior Respondents**

Specific Need	Average Score
Crime Awareness/Prevention	2.51
Senior Services	2.43
Transportation	2.36

Persons with Disabilities

Persons with disabilities gave the highest ranking to homeless facilities and services, including food and clothing, employment training, mental health services, substance abuse treatment, transitional housing, and emergency shelters. Specifically, the need for emergency food and clothing, as well as employment training had the highest average score at 2.47 and mental health services had the second highest score at 2.45. Crime awareness and services for the disabled also ranked high among this group with an average score of 2.42 and 2.41, respectively.

**Table 4: Top Three Needs for Respondents with Disabilities**

Specific Need	Average Score
Homeless Facilities and Services (food and clothing)	2.47
Homeless Facilities and Services (employment training)	2.47
Homeless Facilities and Services (mental health)	2.45

Service Provider Survey

Thirteen service providers completed the Service Provider Survey. The survey asked for information on the nature of the services provided, the critical housing and community development needs, and gaps in existing services. Most of the service providers that completed the survey serve residents throughout the County. The providers identified a variety of critical needs and gaps in services that were specific to the type of services they provide. These ranged from housing, transportation, and employment services, to case-management, language assistance, and child care. A more detailed summary of the survey responses is provided in Attachment C.

**Institutional Structure (91.215 (i))**

1. *Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.*
2. *Assess the strengths and gaps in the delivery system.*
3. *Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

Five-Year Strategic Plan Institutional Structure response:

## 1. Institutional Structure

### **Sacramento Housing and Redevelopment Agency (SHRA)**

SHRA is a Joint Powers Authority created as a public agency by the City and County of Sacramento in 1973. Also, SHRA is the lead public agency and public developer for the County regarding affordable housing, public housing, and redevelopment projects. SHRA is the lead agency for the Consolidated Plan. SHRA administers the CDBG and HOME funds on behalf of the County. The Department of Human Assistance (DHA) administers the ESG funds.

Operating under the umbrella organization of SHRA is the Housing Authority for the County of Sacramento. The Housing Authority acts as the County's Public Housing Agency, managing public housing units and an array of affordable housing programs. The Housing Authority is currently a Standard Performer as determined by HUD, but is making strides to become a High Performer. To become a High Performer, the Housing Authority will need to meet higher standards established by HUD with respect to public housing occupancy level and building maintenance, among other factors.

As a Joint Powers Authority, SHRA can address a number of cross-jurisdictional and regional problems. Many housing and community development issues transcend geographic boundaries. For example, homelessness is a regional issue that recognizes no geographic boundaries. Similarly, the Stockton Boulevard and Franklin Boulevard redevelopment areas transect jurisdictional boundaries and share a common market area.

As a key player in housing and community development activities, SHRA coordinates with a variety of nonprofit organizations, including the Volunteers of America, Sacramento Neighborhood Housing Services, Lutheran Social Services, InfoLine Sacramento, Asian Resources, Corporation for Supportive Housing, Loaves & Fishes, Asian Pacific Community Counseling, Sacramento Veterans Resource Center, and many others.

### **County of Sacramento**

Various County departments are involved in the planning and delivery of housing and community development services.

The **Economic Development Department** provides incentives for new or existing businesses in the unincorporated County area through its Business Incentive Program. Incentives are used if they result in the construction of new facilities or other capital investments that result in long-term commitment to the area.

The **Department of Neighborhood Services** was formed in March of 2004 as part of the Sacramento County Board of Supervisor's commitment to provide residents and business owners of unincorporated Sacramento County improved services and enhanced lines of communication with County staff. The Department offers programs to help residents:

- Know what the County is doing in the various neighborhoods, from road repairs to land use, from economic development to landscaping;

- Get answers from a single phone call, visit or review of the website;
- Make resident opinions and priorities known to Sacramento County decision makers; and
- Obtain services in convenient locations.

This department coordinates with various departments to deliver services and improvements to neighborhoods.

The **Department of Human Assistance** (DHA) operates the County's welfare program and serves as the lead agency for the ESG program. The DHA offers a range of services including: senior volunteer services, welfare reform, homeless assistance, employment services, financial assistance, medical assistance, and senior nutrition.

The **Department of Health and Human Services** offers a variety of services including: alcohol and drug rehabilitation services, children's services, family assistance, mental health services, senior services, and shelter and homeless assistance.

The **Public Works Agency** provides a range of services including: animal care and control, on-street parking, garbage pick-up, recycling, fleet and facility maintenance, traffic engineering, street maintenance, architectural and engineering, graffiti removal, and parking control, among others.

The **Planning and Community Development Department** administers the County's land use planning programs. These include long-range planning services, specific and community planning services, current planning and zoning services, and code enforcement.

### **Participating Jurisdictions**

The cities of Folsom, Galt, and Isleton participate in the County program and are responsible for delivering specific programs and activities in their communities.

## **2. Strengths and Gaps in Delivery System**

In recent years, the County has shifted the strategy towards larger improvement projects. By allocating larger dollar amounts to fewer projects, the projects will generate more visible improvements in the neighborhoods, fostering private investment in communities where funds are expended. To improve efficiency, the County will direct funding through a more focused delivery mechanism such as working with a single department in a year for delivery of projects.

## **3. Strengths and Gaps in Public Housing Delivery System**

As outlined in the Public Housing Agency Plan, the Housing Authority of the County of Sacramento has established a set of objectives for improved management and delivery of services:

- Promote fair housing and the opportunity for low-income families of all ethnic backgrounds to have access to the widest possible choice of housing to meet their housing needs.

- Administer an efficient and soon to be, high-performing authority through continuous improvement of the Housing Authority's support systems and commitment to its employees and their development, and the maintenance of high standards and professionalism.
- Create positive public awareness and expand the level of family, owner, and community support in accomplishing the Housing Authority's mission.

### **Priority Needs Analysis and Strategies (91.215 (a))**

1. *Describe the basis for assigning the priority given to each category of priority needs.*
2. *Identify any obstacles to meeting underserved needs.*

Five-Year Strategic Plan Priority Needs Analysis and Strategies response:

#### **1. Basis for Assigning Priorities**

The County assigned priorities based on various sources of input, including consultation with residents, community stakeholders, service providers, and County staff and participating jurisdictions. Priorities for specific housing and community development issues area listed in later sections of this document. (See also response to Item #2 in the General Questions section, page 4.)

#### **2. Obstacles to Meeting Underserved Needs**

Refer to response to Item #3 in the General Questions Section (page 6).

### **Monitoring (91.230)**

- Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Five-Year Strategic Plan Monitoring response:

To implement an effective CDBG program, activities will be monitored on a consistent basis. Monitoring visits in part determine if the subrecipient is carrying out its program and activities within the timeline denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations. CDBG administrative staff conducts monitoring reviews of each subrecipient every one to two years to ensure program compliance with HUD regulations. CDBG administrative staff will also continue to supply technical assistance to the Department of Human Assistance (DHA) in the utilization of the Integrated Disbursement and Information System (IDIS).

The Procurement Services division provides assistance to staff and subrecipients with bidding requirements, Minority/Women Business Enterprise (M/WBE), Section 3 objectives, and labor compliance issues. Additionally, Procurement Services staff will

continue to increase outreach to M/WBE firms by participating with other government entities (City and County of Sacramento, State of California, and local business information centers) at contracting seminars, which exposes the attendees to a variety of contracting opportunities at SHRA.

The Portfolio Management Division conducts on-site monitoring visits of HOME-funded rental housing projects. This monitoring includes a sample audit of the project's tenant eligibility documentation, a physical inspection of sample rental units, a physical inspection of the exterior of the project, and an assessment of property management policies and procedures. In addition, project managers submit a Unit Status Report annually for rental projects. This report includes a listing of current tenants occupying HOME-assisted units, the total household annual income, source of income, household size, current rent amount, and income designation.

The Design and Construction division conducts on-site monitoring visits to construction projects funded with HOME and CDBG. Monitoring includes:

- Checking whether the construction work conforms to the contract plan specifications;
- Final construction closeout inspection visits prior to processing payment for contract invoices; and
- Oversight management of hazardous materials on all in-house construction projects.

DHA monitors its subrecipients of ESG funds. Monitoring includes monthly program review and site visits to observe and report on:

- Submission of monthly provider reports and billing statements;
- Review of case files for client documentation;
- Financial review of time sheets and audit information;
- Review of Homeless Information Management Information System (HMIS) demographic data.

### **Lead-based Paint (91.215 (g))**

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| <ol style="list-style-type: none"><li>1. <i>Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.</i></li><li>2. <i>Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.</i></li></ol> |
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Five-Year Strategic Plan Lead-based Paint response:

## **1. Number of Housing Units with Lead-Based Paint Hazards**

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Starting in 1978, the use of lead-based paint on residential property was prohibited. National studies estimated that 75 percent of all residential structures built prior to 1978 contain lead-based paint (LBP) and that older structures have the highest percentage of LBP.

Based on housing age/occupant income data provided by HUD<sup>6</sup>, 45.8 percent of the 6,199 units occupied by extremely low-income households, 49.2 percent of the 32,793 units occupied by low-income households, and 40.6 percent of the 81,890 units occupied by moderate-income households were constructed prior to 1970 and may contain lead-based paint hazards. Therefore, an estimated 75 percent of units (39,160 units) occupied by low- and moderate-income households in the County may contain LBP. In general, through SHRA's rehabilitation programs and private improvements, a large number of these units have already been abated.

## **2. Action to Evaluate and Reduce Lead-Based Paint Hazards**

Sacramento County's Childhood Lead Poisoning Prevention Program (CLPPP) provides services and information to County residents regarding childhood lead poisoning and prevention. Specifically, program staff offers case management and home investigations for children with elevated blood lead levels. Staff also provides outreach services and information regarding lead poisoning, childhood testing and treatment, prevention practices, etc. In addition, CLPPP staff distributes literature to tenants and landlords during inspections to help educate the public about lead-safe practices.

The Department of Health and Human Services (DHHS) has a health educator and a public health nurse on staff to provide case management and outreach education services. A registered environmental health specialist from the Environmental Management Department (EMD) provides environmental investigations of homes as part of the case management services for children with elevated blood lead levels. The CLPPP staff also informs the public, parents and community resources about the dangers of lead poisoning.

SHRA's public housing modernization program routinely abates lead from all older units when making structural improvements. If a unit is deteriorating and determined to contain lead-based paint, Housing Authority staff will immediately arrange to have the lead abated.

SHRA will continue to implement HUD lead-based paint regulations issued under Sections 1012 and 1013 of the Residential Lead-Based Reduction Act of 1992 ("Title X" or "Lead Safe Housing Regulation"). SHRA will continue to provide outreach to all of its program contractors and developers. SHRA will also continue to coordinate with other entities involved in lead-based paint issues.

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<sup>6</sup> Comprehensive Housing Affordability Strategy data developed for HUD by the Census Bureau.

## HOUSING

### Housing Needs (91.205)

1. *Describe the estimated housing needs projected for the next five- year period for the following categories of persons: extremely low-income, low-income, and moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).*
2. *To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

Five-Year Strategic Plan Housing Needs response:

#### 1. Estimated Housing Needs

Housing needs can be determined by analyzing housing problems by income level, tenure, and households with special needs. The Consolidated Plan uses the Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD. CHAS data is based on the 2000 Census and analyzes households with housing problems (those experiencing overcrowding, lacking adequate kitchen or plumbing facilities), and those experiencing cost burden (paying more than 30 percent of household income for housing costs) and extreme cost burden (spending over 50 percent of household income for housing costs). Attachment D of this Consolidated Plan includes the Housing Needs Table, which presents data on the number of households with housing assistance needs. Priorities were established for housing needs based in part on this housing needs assessment. These priorities are listed in the "Priority Housing Needs" section of this document.

#### **Housing Needs by Household Income**

Area Median Income (AMI) for Sacramento County in 2007 is \$67,200<sup>7</sup>. The following summarizes housing needs for different types of households in Sacramento County by income level:

- **Extremely Low-Income** (Households with income up to 30 percent of AMI): In the County, 22,164 households earned no more than 30 percent of the Area Median Income (AMI). Of these, 83.1 percent experienced housing problems. An estimates 85.2 percent of renter-households experienced housing problems, in

<sup>7</sup> Department of Housing and Urban Development, FY 2007 Income Limits.  
[http://www.huduser.org/datasets/il/il2007/2007summary.odt?INPUTNAME=METRO40900M40900\\*0606799999%2BSacramento+County&selection\\_type=county&stname=California&statefp=06&year=2007](http://www.huduser.org/datasets/il/il2007/2007summary.odt?INPUTNAME=METRO40900M40900*0606799999%2BSacramento+County&selection_type=county&stname=California&statefp=06&year=2007), May 24, 2007.

contrast with 77.2 percent of owner-households. Cost burden was the most common housing problem for all types of households. Of all household types, large-related households (both renters and owners) experienced high rates of housing problems and cost burden. Among large-related renter-households, 97.8 percent experienced housing problems and 89 percent spent more than 30 percent of their income on housing. Similarly, among large-related owner-households, 92.5 percent experienced housing problems and 90.4 percent experienced housing cost burden.

- Low-Income** (Households with incomes between 30 and 50 percent of AMI): About 22,419 households earned between 30 and 50 percent of AMI in the County. Approximately 76.6 percent experienced housing problems. A higher percentage of renter-households (84.9 percent) experienced housing problems, compared with 62.8 percent of owner-households. Similar to households in the extremely low-income category, large-related households (renters and owners) in this income category experienced high rates of housing problems (93.3 percent of renters and 91 percent of owners). Of all households, the majority of renter-households in the “all other” category (86.7 percent) spent more than 30 percent of their income on housing. Among renters, housing cost burden was most prevalent among elderly households. Among owners, cost burden was most prevalent among large-related households.
- Moderate-Income** (Households with income between 50 and 80 percent of AMI): Approximately 47.6 percent of 37,030 households earning between 50 and 80 percent of AMI experienced housing problems. Unlike other income categories, 51 percent of owner-households reported having housing problems, higher than the 44.5 percent of renter-households. Large-family households experienced high rates of housing problems in renters (73 percent) and in owners (71.5 percent). Among renter-households, 46.8 percent of elderly households experienced housing cost burden. Among owners, 70.4 percent of “all other” households had housing cost burden.

#### **Housing Needs by Household Type**

In addition, housing needs were assessed for special groups. Housing needs of elderly, disabled, and persons with HIV/AIDS can be found in the Non-Homeless Special Needs Table and the Housing and Community Development Activities Table (see Attachment E and F). Housing needs of public housing residents, victims of domestic violence, and families on the public housing and Section 8 tenant-based waiting list are discussed in the Needs of Public Housing section. The following highlights the housing needs of female-headed households and large households:

- Female-Headed Households** (Households headed by females): Single-parent households are likely to have special needs for housing near day care and recreational facilities and to have access to public transportation. Households headed by females are especially likely to need assistance because women continue to earn less on average than men in comparable jobs. In 2000, approximately 11.2 percent (6,618 households) of all households in the County were headed by women. Of those, 63.4 percent had children under the age of 18. In 2000, female-headed families comprised a disproportionate number of families that were living in poverty. According to the 2000 Census, 45.1 percent of families living in poverty were female-headed families and 92.2 percent of those households included children.

Table 5: Female-Headed Households

Jurisdictions	Total Households		Below Poverty		
	Female-Headed	Female-Headed with Children	Female-Headed	Female-Headed with Children	Total Families
Folsom	1,296	864	150	135	326
Galt	733	455	146	146	421
Isleton	40	31	19	18	26
Unincorporated Areas	4,549	2,843	760	692	1613
<b>Total Urban County</b>	<b>6,618</b>	<b>4,193</b>	<b>1,075</b>	<b>991</b>	<b>2,386</b>

Source: Census 2000: SF3 P10 and P90

- Large Households** (Households with five or more members): Large households have special housing needs due to the lack of adequately sized affordable housing. As a result, large households often live in overcrowded condition. According to the CHAS data, approximately 11 percent of the total households (23,382 households) in the County had five or more members. Approximately 74.1 percent of the large renter-households experienced housing problems (6,760 households) compared with 41.4 percent of the large owner-households (5,903 households). The majority of large households experiencing housing problems had cost burden problems, and this special needs group experienced the highest level of housing problems among all household types.

### **Overcrowding**

An overcrowded housing unit is defined as a unit with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space.

- Renters:** In 2000, renters occupied 16,493 housing units in the County. Of these units, 1,707 (10.3 percent) had more than one occupant per room, and only 241 (1.5 percent) had more than two occupants per room. However, overcrowding was more prevalent for those households living in poverty. Among the 2,218 renter-households with incomes below the poverty level, 512 (23.1 percent) lived in units with more than one person per room.
- Owners:** In 2000, 42,521 housing units were owner-occupied. Of these units, 1,817 (4.3 percent) had more than one occupant per room, and only 81 (0.2 percent) had more than two occupants per room. Among the 1,570 owner-occupied households with incomes below the poverty level, 212 (13.5 percent) of these households were living in units with more than one person per room.

Table 6: Overcrowding

Jurisdictions	>1 person per room	>2 persons per room	Below Poverty	Below Poverty >1 person per room
<b>Renters</b>	<b>Percent of Total Renters</b>			
Folsom	6.6%	0.8%	8.8%	1.1%
Galt	19.8%	5.3%	18.6%	5.0%
Isleton	13.0%	1.7%	26.1%	2.6%
Unincorporated Areas	10.6%	1.3%	14.5%	3.6%
<b>Urban County</b>	10.3%	1.5%	13.4%	3.1%
<b>Owners</b>	<b>Percent of Total Owners</b>			
Folsom	0.7%	0.0%	2.4%	0.2%
Galt	9.9%	0.5%	6.5%	1.1%
Isleton	5.0%	0.5%	9.5%	0.0%
Unincorporated Areas	5.1%	0.2%	3.8%	0.6%
<b>Urban County</b>	4.3%	0.2%	3.7%	0.5%

Source: 2000 Census

## 2. Disproportionate Need by Racial/Ethnic Group

According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total households. According to CHAS data, in 2000, five specific racial/ethnic groups had a disproportionate level of housing problems in the County.

- **Pacific Islanders:** Approximately 93.9 percent of Pacific Islander households with extremely low-income reported having housing problems, compared to 83.1 percent of all County households in this income category.
- **Asian Households:** Approximately 59 percent of Asian households with low-income reported having housing problems compared to 47.6 percent of all County households in this income category.
- **Native American Households:** Approximately 87.2 percent of households with low-income reported having housing problems compared to 76.6 percent of all households in this income category.
- **Hispanic Households:** Overall, approximately 48.6 percent of all Hispanic households with low-income reported having housing problems compared to 34.4 percent of all households in the County.
- **Black Households:** Approximately 46.6 percent of all Black households with low-income reported having housing problems compared to 34.4 percent of all households in the County.

## Priority Housing Needs (91.215 (b))

1. *Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*
2. *Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*
3. *Describe the basis for assigning the priority given to each category of priority needs.*
4. *Identify any obstacles to meeting underserved needs.*

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

Five-Year Strategic Plan Priority Housing Needs response:

### 1. Priority Housing Needs

Expanding the supply and improving the quality of affordable housing for low- and moderate-income households are high priority goals over the next five years for the County of Sacramento. Specifically, the County intends to:

- Provide housing rehabilitation and repair assistance to low- and moderate-income households;
- Support acquisition and/or rehabilitation and new construction of multi-family housing; and
- Increase homeownership opportunities for low- and moderate-income households.

The Housing Needs Table (Attachment D) contains numeric goals for the next five years.

### 2. Influence of Housing Market on Priorities

As shown in the following Housing Market Analysis section, extremely low-income and low-income households cannot afford to own homes in the County and must seek affordable housing in the rental market. To increase the supply of affordable rental housing, the County establishes the acquisition/ rehabilitation and construction of affordable rental housing as a High Priority. To promote homeownership among low- and moderate-income households, the County provides downpayment assistance to first-time homebuyers.

### 3. Basis for Assigning Priorities

The County assigned priorities based on various sources of input, including consultation with residents, community stakeholders, service providers, and County staff and participating jurisdictions. Priorities for specific housing and community development issues area listed in later sections of this document. (See also response to Item #2 in the General Questions section, page 4.)

### 4. Obstacles to Meeting Underserved Needs

Refer to response to Item #3 in the General Questions section (page 6). In addition, refer to the Housing Market Analysis section below.

## Housing Market Analysis (91.210)

1. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*
2. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*
3. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

Five-Year Strategic Plan Housing Market Analysis responses:

### 1. Characteristics of Housing Market

#### Housing Supply

According to the California Department of Finance, in January 2007, the County had 328,520 housing units, comprising of 231,626 (70.5 percent) single-family dwelling units, 22,851 (6.9 percent) multi-family (two to four) units, 65,514 (19.9 percent) multi-family (five or more) units, and 8,529 (2.6 percent) mobile home units. Overall, the County had an average of 2.65 persons per household.<sup>8</sup>

Between 2000 and 2007, the County experienced a 29 percent increase (74,056 units) in the housing stock from the Census-reported inventory of 254,464 units in 2000 (Table 7).

<sup>8</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark*. Sacramento, California, May 2007.

**Table 7: Housing Characteristics**

Jurisdictions	2007						2000	% Change 2000-2007
	Total Units	Single-Family Units	Multi-Family Units (2 to 4)	Multi-Family Units (5+)	Mobile Home Units	Average Persons per Household	Total Units	
Folsom	25,594	18,714	744	5,253	883	2.61	17,968	42%
Galt	7,502	6,308	340	482	372	3.22	6,211	21%
Isleton	378	223	72	36	47	2.41	384	-2%
Unincorporated Areas	216,767	153,461	13,934	42,149	7,223	2.65	229,901	-6%
<b>Total Urban County</b>	<b>328,520</b>	<b>231,626</b>	<b>22,851</b>	<b>65,514</b>	<b>8,529</b>	<b>2.65</b>	<b>254,464</b>	<b>29%</b>

Source: Department of Finance, E-5 City/County Population and Housing Estimates, 1/1/2007 and Census 2000

Note: Since the unincorporated Areas in year 2000 includes Rancho Cordova, a total of 21,496 housing units, a Census 2000 estimate, were subtracted from unincorporated areas for year 2000.

**Housing Demand**

Reviewing the highlights of the previous Housing Needs section, the County is in need of housing for large households and affordable housing for extremely low-income and low-income households. Data also shows unmet housing needs for female-headed households, especially those with children and living in poverty.

**Housing Condition**

One way to determine the condition of existing housing stock is to examine the age of housing units. Housing older than 30 years often requires rehabilitation. According to the 2000 Census, 90,359 units (36 percent) in the County were 30 years or older, including 51,051 units (20 percent) that were 40 years or older (Table 8). The 2000 Census also reported approximately 836 units in the County lacking complete plumbing and 1,170 units lacking complete kitchen facilities (Table 9).

**Table 8: Housing Age - 2000**

Jurisdictions	Units 30+ years	% 30+ years	Units 40+ years	% 40+ years
Folsom	2,081	12%	1,266	7%
Galt	1,017	16%	472	8%
Isleton	272	70%	228	58%
Unincorporated Areas	86,989	38%	49,085	21%
<b>Total Urban County</b>	<b>90,359</b>	<b>36%</b>	<b>51,051</b>	<b>20%</b>

Source: Census 2000

Table 9: Housing Stock Deficiencies - 2000

Jurisdictions	Units Lacking Complete Plumbing		Units Lacking Complete Kitchen Facilities	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Folsom	34	0.2%	245	1.4%
Galt	16	0.3%	17	0.3%
Isleton	3	0.8%	3	0.8%
Unincorporated Areas	783	0.3%	905	0.4%
<b>Total Urban County</b>	<b>836</b>	<b>0.3%</b>	<b>1,170</b>	<b>0.5%</b>

Source: Census 2000

### ***Housing Cost***

#### ***Ownership Housing Costs***

According to home sales data by ZIP Code collected by DataQuick and published in the *Sacramento Bee*, the median home price in the Sacramento County was \$345,000 in April 2007 (Table 10). The median home price varied significantly throughout the County from \$220,000 in North Highlands to \$451,000 in Folsom in 2007. These median prices were beyond the reach of most low- and moderate-income households in the County. Although in recent months, housing prices in the County have declined due to increases in interest rates and underwriting standards, the recent price moderation is not yet adequate to mitigate the price escalation that had occurred during the past five years.

Table 10: Median Housing Prices – April 2007

Jurisdictions	2007
<b>Within Urban County</b>	
Folsom	\$ 451,000
Galt	\$ 355,000
Isleton	\$ 210,000
Unincorporated Areas	
Antelope	\$ 315,000
Carmichael	\$370,000
Elverta	\$ 235,000
Fair Oaks	\$379,500
Orangevale	\$357,000
Rio Linda	\$399,000
<b>Surrounding Areas</b>	
Citrus Heights	\$276,500
Elk Grove	\$407,000
North Highlands	\$ 220,000
Rancho Cordova	\$400,500
<b>County</b>	<b>\$345,000</b>

Sources: [www.DQNews.com](http://www.DQNews.com); Sacramento Bee, April 2007.

**Rental Housing Cost**

The Sacramento region offers a range of rental options. As of September 2006, monthly rents in the County of Sacramento ranged from \$899 to \$1,355 for one-bedroom units, \$1,145 to \$1,455 for two-bedroom units, and \$1,399 to \$1,699 for three-bedroom units.<sup>9</sup> The Housing Market Analysis Table (Attachment G) shows that a one-person household in the County of Sacramento can afford a housing cost of \$573 per month, a three-person household can afford \$736 per month, and a four-person household can afford \$818 per month on housing without incurring a housing cost burden of over 30 percent. The market rents in the County often translate to cost burdens to most low-income households.

**Housing for Persons with Disabilities**

Licensed community care facilities offer housing and specialized services for children and adults that have special needs. According to the State Department of Social Services, 151 facilities are licensed to operate in the County (Table 11). Many of these facilities provide housing and services to persons with disabilities. These facilities have a total capacity for 3,156 persons. (See Attachment A, Figure 4, for a map of facilities in the County.)

There are approximately 10,000 persons with developmental disabilities in the County of Sacramento (including the City of Sacramento) many of whom wish to pursue independent living (close to 5,000). A safe affordable place to rent or own is essential to achieving such independence and enables people with disabilities to be fully integrated participants in the community. However, most persons with developmental disabilities live on a fixed incomes and affordable decent housing is in very limited supply.

**Table 11: Licensed Care Facilities – Urban County**

Type of Facility	Facilities	Capacity	Capacity by Type of Clients Served				
			Children/ Toddler/ Infant	Adult/ Elderly	Mentally Disabled	Residential Care for Elderly/ Hospice/ Dementia/ Locked	Develop mentally Disabled
Foster Family Agency	8	242	242	0	0	0	0
Small Family Home	3	18	0	0	0	0	18
Group Home	33	402	402	0	0	0	0
Residential Care/ Elderly	99	1,960	0	1,529	0	419	12
Adult Day Care	8	534	0	42	0	0	492
<b>Total</b>	<b>151</b>	<b>3,156</b>	<b>804</b>	<b>1,571</b>	<b>0</b>	<b>419</b>	<b>522</b>

Source: California Department of Social Services, Community Care Licensing Division, 2006.

Notes:

1. Foster family agencies and sub-offices provide residential services to children up to age 18 with developmental disabilities.
2. Small family homes provide care to children in licensee's own homes.
3. Group homes provide care, supervision, and special programs for troubled youths.
4. Elderly residential facilities provide care for persons age 60 and above.
5. Adult day care facilities provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.

<sup>9</sup> www.Apartments.com; accessed May 7, 2006.

### **Housing for Persons with HIV/AIDS and Their Families**

Persons with Acquired Immunodeficiency Syndrome (AIDS) and the Human Immunodeficiency Virus (HIV) are more likely to become homeless due to health care costs, deteriorated health, frequent medical treatments, hospitalization, and potential discrimination. Persons with HIV/AIDS require a broad range of services, including counseling, medical care, in-home care, transportation, and food. According to the National Commission on AIDS, approximately one-third to one-half of all people infected with AIDS cannot afford their housing or are in imminent danger of becoming homeless.<sup>10</sup> According to the California Department of Health Services, 1,465 people in the County of Sacramento were living with AIDS as of September 2006.<sup>11</sup>

In Sacramento County, the AIDS Housing Alliance is the primary provider of housing for persons living with HIV/AIDS. As of October 2006, the Alliance has:

- One six-bed licensed care facility in Carmichael for low-income residents living with HIV/AIDS;
- Two transitional living facilities that consist of six apartment units in Midtown and three units in the City of Sacramento for low-income individuals and families living with HIV/AIDS;
- One permanent housing facility with 16 apartment units for low-income individuals and families with HIV/AIDS; and
- One 12-bed shelter-to-housing facility for homeless individuals living with HIV.

The Alliance is also planning to build a 41-unit permanent supportive housing facility for low-income and homeless individuals and families living with HIV.<sup>12</sup>

### **Vacant or Abandoned Buildings**

According to Census data, a total of 2,520 housing units (4.1 percent of total units) in the County were vacant in 2000. Of these, 1,409 were single-family homes and 1,111 were multi-family units.<sup>13</sup> Among the vacant units, 868 units were for rental and 601 were for sale only. The remaining 1,051 vacant units included rented or sold units that were not occupied; units for seasonal, recreational, or occasional use; units for migrant workers; and those categorized as 'other' vacant units that were held for reasons other than those listed previously, including abandoned units.<sup>14</sup>

## **2. Assisted Housing Units**

"Assisted housing units" are defined as units with rents subsidized by federal, state or local governmental programs. Attachment A, Figure 5 contains a map of public and assisted housing units in the County.

<sup>10</sup> National Coalition for the Homeless, "HIV/AIDS and Homelessness Fact Sheet #9," June 2006 <http://www.nationalhomeless.org/publications/facts/HIV.pdf>; accessed November 1, 2006.

<sup>11</sup> California Department of Health Services, Office of AIDS, HIV/AIDS Case Registry Section <http://www.dhs.ca.gov/AIDS/Statistics/pdf/Stats2006/Sep06AIDSMerged.pdf>; accessed November 1, 2006.

<sup>12</sup> The AIDS Housing Alliance < <http://www.aidshousingalliance.org/newProjects.asp>>; accessed November 1, 2006.

<sup>13</sup> Census 2000, SF3 H31 Units in Structure for Vacant Housing Units

<sup>14</sup> Census 2000, SF3 H8 Vacancy Status

**Locally Assisted**

SHRA assists in the provision of affordable housing through new construction and substantial rehabilitation. As of March 2007, SHRA assisted in the development or rehabilitation of 85 housing developments in the County, totaling 11,300 housing units and inclusive of 4,074 affordable units, see Attachment H for list of assisted housing units in the County. Many units were developed using SHRA funds to leverage Low Income Housing Tax Credits (LIHTC) obtained by private developers.

**Federally Assisted**

According to data maintained by the California Housing Partnership Corporation, 31 federally funded projects totaling 2,647 units are located within the County. The majority (2,007) of these units are affordable to low-income households. Most federally assisted housing projects are at risk of converting to market-rate housing due to prepayment of mortgage loans or expiration of subsidy contracts.

For federally subsidized housing at risk of conversion, HUD regulations require the property owners to provide a six-month notice to tenants prior to opting out of the low-income use restrictions. In light of the large number of federally subsidized units potentially at risk of conversion, the State legislature extended the noticing requirement to one year. For the first 180 days after giving a notice of intent to discontinue subsidies, an owner must give qualified nonprofit purchasers who intend to maintain the project's affordability the exclusive right to extend a purchase offer. If that offer is not accepted, the owner can accept offers from other potential buyers during the next 180 days, but must give qualified nonprofit entities that have submitted offers the opportunity to match the accepted offer. Owners may not sell their properties and terminate subsidies unless they have carried out the State's noticing requirements.

**3. Influence of Housing Market on Priorities**

In response to the housing prices, the County has assigned a High Priority to housing rehabilitation, new construction, and homebuyer assistance. These priorities target extremely low- and low-income households, and households with special needs such as female-headed families, large families, elderly households, and persons with disabilities. Goals and priorities are listed in the responses to General Questions (pages 3-6).

**Specific Housing Objectives (91.215 (b))**

- |  |
|--|
| <ol style="list-style-type: none"><li><i>1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.</i></li><li><i>2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.</i></li></ol> |
|--|

Five-Year Strategic Plan Specific Housing Objectives response:

**1. Priorities and Objectives**

SHRA implements the following programs to address priority housing needs in the County:

- **Multi-Family Housing Lending Program:** This program allows SHRA to provide direct, low-interest loans as gap financing to supplement private equity and debt for multi-family housing developments either through new construction or acquisition/rehabilitation.
- **Owner Rehabilitation Loans:** The program provides financing for home improvements to low-income homeowners who wish to improve the livability or utility of the property.
- **Emergency Repair and Accessibility Grant Program (ERP-A):** This program offers grants for home accessibility improvements to handicapped or disabled homeowners or renters and for emergency/health and safety repairs to owners of single-family homes or mobile homes.
- **Home Assistance and Repair Program for Seniors:** This program allows senior homeowners to hire skilled volunteers to repair and fix parts of their homes for increased safety.
- **First-Time Homebuyer Program:** This program provides low-income, first-time homebuyers with downpayment and closing cost assistance on home purchases.

Refer to the Housing Needs Table (Attachment D) for priorities and objectives regarding housing needs.

## 2. Use of Federal, State, and Local Resources

SHRA utilizes a range of resources to expand affordable housing opportunities in the County:

- **Community Development Block Grants:** Approximately 19 percent of the annual CDBG funds will be allocated for housing-related activities, primarily focusing on rehabilitation of housing.
- **HOME Investment Partnership Act:** The majority of HOME funds will be allocated for increasing the supply of affordable rental housing through substantial rehabilitation and new construction, and for providing homeowner assistance.
- **American Dream Downpayment Initiative (ADDI):** The ADDI program provides downpayment and closing cost assistance to first-time homebuyers.
- **Redevelopment Tax Increment Funds:** As required by California Redevelopment Law, SHRA sets aside and spends a minimum of 20 percent of the tax increment funds to increase and improve the supply of housing for low- and moderate-income households in the unincorporated areas.
- **Housing Trust Fund:** The County adopted a Housing Trust Fund Ordinance to ensure that nonresidential development assists in addressing low-income housing needs associated with job growth. The funding is intended to assist in developing housing for low-income workers employed in new nonresidential development projects, and to help prevent homelessness caused by a shortage of affordable housing in the unincorporated areas.

- **Affordable Housing Ordinance:** This Ordinance requires that 15 percent of units constructed in new growth areas be affordable to renters or buyers with incomes up to 80 percent of AMI. SHRA reviews and approves the Affordable Housing Plans and agreements required under this ordinance.

## **Needs of Public Housing (91.210 (b))**

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e., assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

Five-Year Strategic Plan Needs of Public Housing response:

### **1. Needs of Public Housing**

While legally the Housing Authority of the County of Sacramento is a separate entity from the Housing Authority of the City of Sacramento, both are staffed by SHRA and maintain joint waiting lists for the Housing Choice Voucher program and public housing.

A map illustrating the location of public housing units in the County operated by the Housing Authority of the County of Sacramento is shown in Attachment A, Figure 5. The Housing Authority owns and operates 1,085 units in the County (outside of the City of Sacramento), see Attachment I for a list of public housing units in the County. There are no plans for demolition or restoration of public housing units in the County.

The 2006 Annual Plan for the Housing Authority indicates that 13,041 families were on the waiting list for Housing Choice Voucher assistance and 13,921 families were on the waiting list for public housing. Approximately 97.2 percent of families on the Housing Choice Voucher waiting list and 53.1 percent of those on the public housing waiting list are families with children.

**Table 12: Applicants on Housing Choice Voucher and Public Housing Waiting List by Household Type – City and County of Sacramento**

Program	Elderly	Disabled	Family with Children	Total
Housing Choice Voucher	1,916	2,772	12,671	13,041
Public Housing	1,412	4,758	7,398	13,921

Source: Sacramento Housing and Redevelopment Agency, November 2006.

Notes:

1. Numbers presented for the Housing Choice Voucher Program includes applicants in the City of Sacramento.
2. The total does not reflect total number of families by household types since the households types listed here are not exclusive of each other.

The Five-Year Public Housing Agency Plan (PHAP) for FY 2005-2009 identifies the modifications of public housing based on the Section 504 Needs Assessment for Public Housing as one of its objectives to target assistance to families with disabilities.

### Public Housing Strategy (91.210)

1. *Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate-income families residing in public housing.*
2. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*
3. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

Five-Year Strategic Plan Public Housing Strategy response:

#### 1. Public Housing Agency Strategy

The FY 2005-2009 Public Housing Agency Plan (PHAP) for the Housing Authority of the County of Sacramento includes the following strategies to serve extremely low-income and low-income households, including those on the waiting list for public housing and Housing Choice voucher tenant-based subsidy:

- Maximize the number of affordable units available to the Housing Authority within its current resources;
- Increase the number of affordable housing units;
- Target available assistance to families at or below 30 percent of Area Median Income (AMI);
- Target available assistance to families at or below 50 percent of AMI;
- Target available assistance to the elderly;
- Target available assistance to families with disabilities;
- Increase awareness of Housing Authority resources among families of races and ethnicities with disproportionate needs; and
- Conduct activities to affirmatively further fair housing.

The FY 2005-2009 PHAP includes the following strategic objectives to address the revitalization and restoration needs of public housing projects and improving the management and operation of such public housing:

- Improve public housing management;
- Improve voucher management;
- Increase customer satisfaction;
- Renovate or modernize public housing units;
- Demolish or dispose of obsolete public housing; and
- Provide replacement public housing.

To improve the living environment of extremely low-income and low-income families residing in public housing, the PHAP Plan proposes to:

- Implement public housing security improvements; and
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

In addition, the Housing Authority retained a consultant to develop a comprehensive strategy to address the capital needs and financial stability of its housing units.

## **2. Actions to Encourage Public Housing Resident Involvement in Management and Participation in Homeownership**

The Housing Authority encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board (RAB). In addition, the Housing Authority recognizes Resident Committees throughout the County, which are resident-elected bodies representing residents in their respective complexes. Furthermore, the Housing Authority distributes a quarterly newsletter to all residents, which contains relevant Housing Authority news, information on training and employment opportunities and other community resources available to Housing Authority residents. Public Housing residents also participate in the development of the Housing Authority's Five-Year

and Annual Plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

To encourage public housing residents to participate in homeownership, the Housing Authority plans to:

- Implement public housing or other homeownership programs;
- Promote self-sufficiency and asset development of assisted households; and
- Provide or attract supportive services to improve recipients' employability.

### **3. "Troubled" Public Housing Agency**

The Housing Authority of the County of Sacramento is not identified as a "Troubled" Agency in the 2006 Public Housing Agency Annual Plan.<sup>15</sup>

## **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

- 1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*
- 2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

Five-Year Strategic Plan Barriers to Affordable Housing response:

### **1. Potential Public Policy Barriers to Affordable Housing**

The Housing Element of each jurisdiction within the County is required to provide a detailed assessment of public policy constraints and to develop strategies to alleviate the constraints. Major governmental constraints to affordable housing development include land use policies governed by the Land Use Element of the General Plan and the zoning and development codes, development and planning fees imposed by the jurisdictions, and growth management policies.

The Housing Element must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State law. A key component of HCD review is the extent of government policies serving as barriers to housing development and the jurisdiction's commitment to eliminating or mitigating the barriers.

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<sup>15</sup> Public Housing Agency Annual Plan for Fiscal Year 2006, Housing Authority of the County of Sacramento.

**Land Use Controls:** The State Housing Element law ensures that local governments satisfy their share of the need for new affordable housing before allowing sites suitable for affordable housing to be used for other purposes. To that end, State law requires local jurisdictions demonstrate that adequate sites are available for the construction of housing for all income groups.

**Development Standards:** Stringent standards relating to building height, lot coverage, setbacks, open space requirement, and parking requirements often reduce the number of units that can be achieved on a given site.

**Development Approval and Permit Processing:** Lengthy development approval and permit processing procedures can increase the cost of development substantially. In most cases, lengthy development and permit approval process occurs when a conditional use permit and/or design/architectural review are required and if clear standards for review are not established. However, State law limits processing time in most cases to one year and requires agencies to specify the information needed to complete an acceptable application. Jurisdictions are also required to work toward improving the processing procedure to achieve “one-stop” processing.

**Development Fees:** Development impact fees are charged to a new development to pay for the necessary local infrastructure to serve the development. All jurisdictions in Sacramento County charge development impact fees for a variety of local facilities.

**Growth Management:** The Sacramento County General Plan designates an Urban Policy Area, which is designed to concentrate development in urban areas of the County within a larger ultimate Urban Services Boundary and to manage growth in accordance with the provision and financing of the necessary services. The Urban Policy Area manages growth through six major development strategies:

- Redevelopment within developed urban areas;
- Buildout of vacant urban lands;
- Reuse/rezoning of office/industrial areas;
- Buildout of planned urban communities;
- Development of new urban growth areas; and
- Buildout of existing agricultural-residential areas.

## **2. Strategies to Remove Barriers**

The Housing Elements for the cities of Folsom and Galt, and the County were found in substantial compliance with State law by HCD. This compliance status represents a presumption that these jurisdictions have adequately addressed their governmental constraints relating to affordable housing development. The City of Isleton does not have an HCD-certified Housing Element.

Specific actions by the County of Sacramento include:

- Streamlined permitting for affordable housing developments.
- Implementing inclusionary housing ordinances.

- Implementing infill ordinances for workforce housing coupled with housing trust funds.
- Quality of life streetscape improvements and commercial rehabilitation on older commercial corridors which helps to preserve affordable housing in adjacent neighborhoods.
- Use of State of California bond funds, Proposition 46 (The Housing and Emergency Shelter Fund Act of 2002) and 1C (The Housing and Emergency Shelter Fund Act of 2006), for affordable housing development.
- Downpayment assistance for first-time homebuyers.
- Financing of quality nonprofits that build affordable housing, including Community Housing Opportunities Corporation (CHOC), Mercy Housing, and Sacramento Mutual Housing.
- Incentives for transit oriented development which improves the housing supply for low- and moderate-income residents combining the benefits of housing and public transit.

The SHRA Housing and Community Development Department will continue efforts to implement new strategies and strengthen participation of its partners to expand support for affordable housing programs in the County of Sacramento. These programs will include housing and related support services for people transitioning out of homelessness, including implementation of the Ten-Year Plan to End Chronic Homelessness discussed in the next section, as well as services for seniors and youth. The programs and strategies include:

- **Housing Element** – The County’s General Planning Department and SHRA will continue to evaluate affordable housing plans for all developments of five or more units; collect fees where applicable; enter into agreements when developers are proposing construction or land dedication; select affordable developers for dedicated sites; and begin the development process for affordable housing on these sites.
- **Inclusionary** – The County’s General Plan, Affordable Housing Ordinance requires 15 percent of units constructed in new growth areas to be affordable to buyers or renters with incomes not exceeding 80 percent of AMI. SHRA reviews and approves Affordable Housing Plans and Agreements required under the ordinance. SHRA also provides lower-interest rate gap financing to multi-family housing projects which are developed to meet the ordinance’s requirements. SHRA uses HOME program funds to provide gap financing, as well as its capacity as an issuer of mortgage revenue bonds. SHRA and the County continue efforts to reduce local government and development costs in a variety of ways, i.e., payment of fees and land dedication costs.

## HOMELESS

The priorities for ending homelessness are based on the recognition that homelessness results from more than just a lack of affordable housing. Further, homelessness is a regional issue therefore data presented in this section is based on

statistics for the entire County rather than for the County alone. Data and information on the homeless and services for the homeless are drawn primarily from *The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016)* prepared by Community Services Planning Council for the City and County of Sacramento, as well as from the Continuum of Care for the Homeless prepared by DHA as part of the application for Supportive Housing Grants. In relation to the Continuum of Care for the Homeless application, the City has completed the "Questionnaire for HUD's Initiative on Removal of Regulatory Barriers" see Attachment L.

## Homeless Needs (91.205 (b) and 91.215 (c))

*Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.*

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

Five-Year Strategic Plan Homeless Needs response:

### 1. Homelessness in the Sacramento County

According to data gathered from surveys, questionnaires, database statistics, and information from service providers used for the 2006 Continuum of Care application, The County has a homeless population of approximately 2,269 persons. Of these, 1,787 are individuals and 482 are persons in families with children. Approximately 34.5 percent of homeless individuals and 4.4 percent of homeless persons with children are unsheltered. Attachment J, Homeless Population and Subpopulation Table of this document contains a chart of the homeless population data drawn from the 2005 Sacramento County Supportive Housing Grants application.

#### **Homeless Subpopulations**

In addition to the breakdown of homeless population by individuals and those in families with children, the homeless population can be characterized into several subpopulations: chronically homeless; severely mentally ill; chronic substance abuser; veterans; persons with HIV/AIDS; victims of domestic violence; and youths. The majority of the County's homeless population can be considered chronic homeless and chronic substance abusers (Attachment J, Continuum of Care Homeless Population and Subpopulations Chart).

HUD defines a chronically homeless person as "an unaccompanied individual with a disabling condition who has been homeless for a year or more, or those who have

experienced at least four episodes of homelessness within three years.” While the data from Continuum of Care estimates 626 chronically homeless persons, *The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016)*, which states goals and strategies to address homelessness in the County, estimates a total of 1,140 to 2,200 homeless individuals within the County.<sup>16</sup> Approximately 482 are persons in families with children. Approximately 35 percent of homeless individuals and 4 percent of homeless persons with children are unsheltered. An estimated 718 people are chronically homeless.

According to *The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016)*, a sample survey of 123 chronically homeless persons shows that 51 percent of the County’s chronically homeless is Caucasian and 28 percent is Black/African Americans.<sup>17</sup>

### **Homeless Facilities and Services**

Attachment J shows 2006 data from the Continuum of Care Plan, which indicates that the County is in need of 2,154 beds for individuals in emergency shelters, transitional housing, and permanent supportive housing, and 372 beds for families. A detailed inventory of services and facilities available is presented later.

### **Population At-risk For Homelessness**

The at-risk population comprised of lower-income families and individuals who, upon loss of employment or other events, would lose their housing and become homeless. Lower-income families, especially those earning extremely low income, are considered to be at risk of becoming homeless. As shown in the Housing Needs Table (Attachment D), the County has a total of 22,164 households (10.4 percent of total households) earning less than 30 percent of AMI. Of these, 81.0 percent were spending more than 30 percent of their incomes on housing and 67.4 percent were spending more than 50 percent of their incomes on housing.

The at-risk population also includes individuals who are in imminent danger of residing in shelters or living on the streets due to lack of access to permanent housing and the absence of an adequate support network. These individuals, especially those being released from penal, mental, or substance abuse facilities, require social services that help them make the transition back into society and remain off the streets.

Another at-risk population group includes those currently in foster care and who may become homeless when they reach 18 years of age. Rental assistance and job preparation/placement are the most effective ways to prevent homelessness among this group.

Another at-risk population group includes veterans who may face difficulty paying rent or maintaining jobs due to post traumatic stress or mental health issues. Veterans are approximately one-third of the chronically homeless population per *The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016)*.<sup>18</sup>

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<sup>16</sup> *The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016)*, p. 76

<sup>17</sup> *Ten-Year Plan to End Homelessness*, p. 7

<sup>18</sup> *Ten-Year Plan to End Homelessness*, p. 7

## Priority Homeless Needs

1. *Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*
2. *A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

Five-Year Strategic Plan Priority Homeless Needs response:

### 1. Homeless Priorities

The City and County of Sacramento are jointly undertaking implementation of the *Ten-Year Plan to End Chronic Homelessness*. Sacramento's *Ten-Year Plan to End Chronic Homelessness* reflects the best practice models from New York, Philadelphia, San Francisco, Portland, and other cities that have successfully implemented Housing First strategies for reducing chronic homelessness.

The Ten-Year Plan envisions a system in which public and private agencies work together as a consortium to procure and manage housing, provide central intake services, and deliver support services to clients through a coordinated case management system.

Since the Ten-Year Plan was adopted in 2006, an Inter-Agency Council and Policy Board have been formed and begun regular meetings. Ten standing committees have been formed and meet covering a range of Ten-Year Plan implementation issues such as permanent supportive housing, criminal justice and veterans. Three contracts have been executed with community providers to house and serve 114 individuals. A new Central Intake Office opened June 2007 and has screened 68 homeless people. Eleven have been housed and 38 are awaiting new housing placements as they become available. Further, three rental housing projects have been financed and will provide 139 units of permanent housing. Please refer to <http://www.communitycouncil.org/homelessplan/> for further information.

The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006–2016) incorporates the goals of the Continuum of Care application and lists the following priorities for ending homelessness:

#### **Priorities**

Exhibit 1 of the County of Sacramento's Continuum of Care application establishes the following homeless priorities to serve homeless individuals and families:

- Increase capacity in emergency shelters;
- Provide transitional housing; and
- Provide permanent supportive housing.

The unmet needs of emergency facilities identified in the Continuum of Care application (See Attachment J) will be met by the goals and actions to increase capacity in emergency shelters. Priorities for chronically homeless persons are addressed in the following Question 2 of this section and *The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016)*.

The County also identifies various funding priorities for emergency shelters, transitional housing, and permanent supportive housing in the County's Continuum of Care application. The priorities were listed according to funding availability, community needs, program appropriateness, leverage, cost-effectiveness, and capacity.

## 2. Priorities for Chronically Homeless Persons

As identified in Attachment J, Continuum of Care Homeless Population and Subpopulations Chart, of the total 626 chronically homeless residing in the County, 194 are unsheltered. *The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016)* addresses priorities, strategies, and actions for chronic homelessness, which is described in Question 2, Chronic Homeless Strategy of the Homeless Strategic Plan section of this document.

## Homeless Inventory (91.210 (c))

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

Five-Year Strategic Plan Homeless Inventory response:

### 1. Inventory of Homeless Facilities and Services

The following emergency shelters, transitional housing, and permanent housing with supportive services serve to meet homeless needs:

#### **Emergency Shelters**

As of 2006, 22 emergency shelter facilities with a total of 13 family units, 441 individual beds, and 116 family beds were located in the County of Sacramento. In 2006, two new facilities with 18 individual beds and 14 family beds were added. By August 2007, an additional facility with four beds is anticipated.

#### **Transitional Housing**

As of 2006, 28 transitional housing facilities with a total of 145 family units, 667 individual beds, and 425 family beds were located in the County. A new facility with six beds is also planned.

### **Permanent Supportive Housing**<sup>19</sup>

As of 2006, 19 permanent supportive housing facilities with 243 family units, 708 individual beds, and 756 family beds were located in the County. In 2006, one facility with six beds was added. By June 2007, six additional facilities with 50 family units, 157 individual beds, and 299 family beds are anticipated.

### **Outreach and Assessment**

Several programs in the County offer outreach and referral services as well as conduct individual assessments to assist the homeless population. These include H.O.P.E. (Homeless Outreach Partnership Effort/Psychiatric Emergency Response Team/PERT), Volunteers of America, and Sacramento Self Help Housing Corporation, among others.

### **Access to Permanent Housing**

The vision of *The City and County of Sacramento Ten-Year Plan to End Chronic Homelessness (2006-2016)* is to provide permanent housing as a means to end recidivism in homelessness. The majority of the existing programs concentrate on assisting temporarily homeless families with children to regain self-sufficiency. The current system lacks programs geared toward homeless individuals or couples without children. To help this segment of the homeless, programs with support for mental or physical disabilities combined with long-term support will be necessary.<sup>20</sup>

### **Homeless Prevention Programs**

Prevention activities cover three major areas of need: economic support; housing; and services. The key programs and services in place to prevent individuals and families from becoming homeless include:

- **CalWORKS:** Funds are available to individuals on public assistance to prevent homelessness by providing rent and utility payment, which are funded through TANF. CalWORKS also offers the Welfare-to-Work Program that provides training and services to prevent homelessness.
- **Child Protective Services (CPS):** Emergency rent and utility assistance to prevent homelessness for families with children who have an open case with CPS.
- **Human Rights/Fair Housing Commission:** The Fair Housing Commission provides fair housing services, including discrimination counseling, mediation, and dispute resolution services to residents.
- **Sacramento Metropolitan Utility District (SMUD):** Funds are available on a limited basis from SMUD for individuals who are in danger of losing utility service.
- **Project Redirection Mental Health Project:** Housing and treatment for mentally ill misdemeanor offenders who are released from jail.
- **Sacramento Self-Help Housing Corporation:** Housing referrals and housing advocacy to low-income and homeless families and individuals.
- **Sacramento Employment and Training Agency (SETA):** SETA partners with SHRA to provide job training and placement services.

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<sup>19</sup> According to HUD, a permanent supportive housing is defined as a long-term, community-based housing that has supportive services for homeless persons with disabilities.

<sup>20</sup> *Ten-Year Plan to End Homelessness*, pp.25-27

## Homeless Strategic Plan (91.215 (c))

1. *Homelessness— Describe the jurisdiction’s strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction’s strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*
2. *Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Con plan, CoC, and any other strategy or plan to address chronic homelessness.*
3. *Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*
4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*
5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

Five-Year Homeless Strategic Plan response:

### 1. Homelessness Strategy

The County’s Continuum of Care Strategy identifies the following strategies and objectives to address homelessness:

- Create new permanent housing beds for chronically homeless persons (annual percentage goals are to be met).

- Increase the percentage of homeless persons remaining in permanent housing (annual percentage goals are to be met).
- Increase the percentage of homeless persons moving from transitional housing to permanent housing (annual percentage goals are to be met).
- Increase the percentage of homeless persons becoming employed (annual percentage goals are to be met) when exiting a homeless program.
- Ensure that the Continuum of Care has a functional Homelessness Management Information System.
- Provide transition from the streets or shelters directly into permanent supportive housing for chronically homeless individuals.
- Provide treatment to individuals with chronic substance abuse problems.

The City uses ESG and CDBG funds to support the Continuum of Care system by providing emergency shelters and supportive services.

## 2. Chronic Homelessness Strategy

To address the needs of the chronically homeless, the *Ten-Year Plan to End Chronic Homelessness* states the following priorities for the first five years (2006-2011) of its planning period:

- **Permanent Supportive Housing:** Increase the number of chronically homeless persons placed in permanent supportive housing units using the Housing First model.
- **Supportive Services:** Provide effective, coordinated services to support stability and maximize self-sufficiency.
- **Prevention:** Where possible, prevent individuals and families from becoming homeless.
- **Leadership:** Engage high-level leadership from a broad spectrum of public and private-sector organizations to guide implementation of the Plan.
- **Evaluation and Reporting:** Measure success, report outcomes and continually improve performance.

The following strategies address the priorities:

- Provide 497 units of permanent supportive housing within five years for chronically homeless individuals who need housing.
- Assist chronically homeless individuals placed in housing at a level necessary for them to maintain their housing and achieve a stable living environment.
- Implement zero tolerance policy for discharge into homelessness by local institutions.

- Reduce episodes of homelessness by at-risk groups, such as youth and veterans.
- Implement the Serial Inebriate Program.
- Create a Policy Board of high-level public and private sector community leaders with the charge to build political will countywide; oversee plan implementation; develop resources; recommend funding priorities; and report to the community on progress in achieving plan goals.
- Create an Interagency Council of service providers and community stakeholders with a charge to coordinate services for the homeless; develop new service programs and systems based on “best practice” models; recommend programs, policies and initiatives to the Policy Board.
- Create a broad-based leadership team of public, private and civic sector interests that will lead a coordinated countywide effort to end to chronic homelessness.
- Use accurate, comprehensive, and useful data to evaluate program effectiveness, guide future planning, inform funding decisions, and report to the community on progress in ending homelessness.

### **3. Homelessness Prevention**

Persons at-risk for becoming homeless include youths at foster care, youths running away from home or violence, and veterans returning home from active duty or suffering from post traumatic stress. The following strategies reduce homelessness in youth and veterans:

- Develop transition planning for persons leaving foster care that ensures they have a home and prepare a plan for self-reliance and support.
- Create outreach and information campaign about local resources to reach youth at risk of homelessness.
- Provide intensive case management for those at risk and assure permanent supportive housing slots assigned immediately upon release.
- Partner with the Veterans Administration to identify at-risk veterans and quickly link them to appropriate services to prevent homelessness.
- Establish pilot project to provide supportive housing to those at risk of becoming chronically homeless.
- Research funding sources that are not currently utilized in the County.
- Apply for funding to establish pilot project to provide supportive housing to at-risk populations.

*The Ten-Year Plan to End Chronic Homelessness* also establishes strategies for the Sacramento County Department of Human Assistance (DHA) to adopt and implement Central Intake Programs to assess chronically homeless population and direct them to appropriate housing, support, services, and application process.

#### **4. Institutional Structure**

*The Ten-Year Plan to End Chronic Homelessness* aims to achieve “an end to chronic homelessness through a coordinated countywide effort led by a broad-based leadership team of public, private, and civic sector interests.” In the Plan, the County proposed a comprehensive board to replace the Sacramento City and County Board on Homelessness.

The proposed institutional structure is established and consists of a Policy Board and an Interagency Council with representation from homeless or formerly homeless persons on both the Policy Board and Interagency Council. The Policy Board consist of high-level public- and private-sector community leaders who are to build political will countywide, oversee plan implementation, develop resources, recommend funding priorities, and report to the community on progress in achieving plan goals.

The Interagency Council consists of service providers and community stakeholders to coordinate services for the homeless, develop new service programs and systems based on “best practice” models, and recommend programs, policies, and initiatives to the Policy Board. Additionally, the Interagency Council and the Policy Board are supported by staff and point persons from public agencies involved in implementing *The Ten-Year Plan to End Chronic Homelessness*.

In addition to establishing the Policy Board and the Interagency Council, the County will implement the following strategies to achieve a more successful and efficient institutional structure:

- Develop processes for assessing and reporting on the effectiveness of “housing first” model.
- Prepare and implement a communications plan for increased public awareness of who experiences homelessness, the underlying causes of homelessness, and how everyone throughout the County can plan a role in ending homelessness.
- Convene public officials and leaders in the nonprofit and business communities throughout the County to inform them about activities aimed at ending homelessness and invite their participation in plan implementation.

The County will also work with private industry, non-profit organizations, and public institutions listed in the Continuum of Care Strategy to address homelessness in the County.

#### **5. Discharge Coordination Policy**

Lack of available permanent supportive housing options can result in homelessness after discharge from publicly funded institutions such as emergency shelters, jails, prisons, hospitals, and mental health centers. The Interagency Council is responsible for ensuring that persons discharged from these institutions do not end up homeless in the County. The Council aims to achieve a zero tolerance policy regarding discharging into homelessness by local institutions.

The following strategies prevent local institutions from discharging into homelessness:

- Compile comprehensive listing of all County and City agencies, divisions and departments that service homeless persons or contract with other agencies to serve homeless persons, with emphasis on chronically homeless persons.
- Compile comprehensive listing of contracting and local agencies that likely are subject to provisions of the discharge policy.
- Create template outlining basic information needed from entities providing discharge planning.
- Establish committee of the Interagency Council to review all discharge plans, clarify and analyze information, make recommendations for specific and general improvements.
- Through Interagency Council, develop standards and consistent discharge policies in local, county, and state-operated agencies.
- Review by committee of the Interagency Council all discharge plans, clarify and analyze information, make recommendations for specific and general improvements.
- Develop collaborative efforts with other counties to influence state and federal policies.
- Evaluate program performance and impact and make program adjustments as necessary.
- Prepare report to community on impact of prevention programs.
- Develop new five-year Action Plan based on evaluation reports.
- Partner with the Downtown Sacramento Partnership and the Volunteers of America, the Interagency Council will recommend implementation strategies for the Sacramento Chronic Inebriate Program.
- Through the Interagency Council, work with Sacramento Superior Courts and local law enforcement to consider and recommend policies and programs to divert homeless from the criminal justice system.

The County also provides discharge planning policy for youth discharged from foster care, individuals discharged from health care facilities, and individuals admitted to mental health facilities. Programs include:

- Independent Living Program provides housing assistance to foster youth between ages 16 and 21.
- Emancipation Conference encourages youths to set and meet goals following discharge from foster care.
- The Interim Care Program provides meals, shelter, and housing assistance to individuals discharged from hospitals.
- Transitional Living and Community Support provides motel vouchers and housing program referrals to individuals in mental health programs.

## Emergency Shelter Grants (ESG)

*(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.*

Five-Year Strategic Plan ESG response:

This section applies to states only; no response is required.

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*
2. *Describe the basis for assigning the priority given to each category of priority needs.*
3. *Identify any obstacles to meeting underserved needs.*
4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low and moderate-income persons.*

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

\*Please also refer to the Community Development Table in the Needs.xls workbook

Five-Year Strategic Plan Community Development response:

#### 1. Priority Non-Housing Community Development Needs

The County identifies the following priority non-housing community development needs for the use of CDBG funds:

- **Public Improvements and Community Facilities:** park improvements; youth facilities; community facilities; infrastructure improvements; and accessibility improvements.
- **Economic Development:** commercial rehabilitation assistance and infrastructure improvements in designated commercial corridors as identified by the County as low- and moderate-income areas.

- **Community Services:** senior services; youth services; job training and placement services; information and referral services; and fair housing services. Only 15 percent of CDBG funds may be used toward public services.

## 2. Basis for Establishing Priorities

SHRA conducted a Resident Survey and a Service Provider Survey, held a series of focus group and community meetings, and consulted with various departments and agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs (See the Housing Needs Table, Attachment D).

## 3. Obstacles to Meeting Underserved Needs

One of the main obstacles to meeting underserved community development needs is inadequate funding from the state and federal governments. Over the past five years, appropriations for the CDBG program have decreased, leading to reduced support for local community development programs. SHRA anticipates that CDBG funding will not significantly increase in the future due to the continuing federal budget deficit.

State funding sources for community development programs are also expected to be limited. California voters have approved Proposition 63, the Mental Health Services Act, which provides funding for mental health services, and Proposition 53, the Infrastructure Bond, which provides funding for infrastructure improvements. However, application for these funds is highly competitive. Furthermore, funding for other community development facilities and services is less than certain.

## 4. Specific Long-Term and Short-Term Community Development Objectives

Refer to Community Development Needs Table in Attachment F for five-year and one-year objectives.

## Antipoverty Strategy (91.215 (h))

1. *Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*
2. *Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

Five-Year Strategic Plan Antipoverty Strategy response:

## 1. County Efforts

The County employs a variety of strategies to help alleviate poverty, including efforts to stimulate economic growth and additional job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. Economic development opportunities, such as higher paying jobs, are very important to low-income persons to gain economic self-sufficiency and live above the poverty level.

As described in the Homeless Strategic Plan section, the County works with the County, SHRA and area nonprofits to provide emergency shelters and transitional housing and the full range of supportive services required to assist this population to achieve economic independence. Along with programs designed to improve employment skills and provide job opportunities, the County provides counseling and assistance in obtaining benefits to qualified individuals and families.

To the extent possible, the County plans to reduce the number of households with incomes below the federal poverty level through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Investment within the CDBG eligible areas for Community Development will be allocated under the following Strategies:

- Encourage economic development in low- and moderate-income areas.
- Revitalize existing commercial areas to remove blighting influence and increase the number of jobs.
- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants.
- Increase affordable housing opportunities for renters and first-time homebuyers, including seniors and the disabled.
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled.
- Improve community centers, neighborhood parks and infrastructure, including those in conjunction with affordable housing projects.
- Provide comprehensive homeless and homeless prevention programs.
- Provide code enforcement in CDBG eligible neighborhoods.

## 2. Other Economic Development Efforts by SHRA

### **Overall Strategy**

CDBG economic development requirements are administratively and programmatically challenging, and therefore CDBG funds will be used as an economic tool on a relatively limited basis.

### **CDBG-Related Priorities and Objectives**

Over the years, the County's anti-poverty activities funded with CDBG funds have included activities within the economic development programs listed below. In some

cases, CDBG funds were used for program start up or until other funding sources became available as in the case of new redevelopment areas:

- **Commercial Rehabilitation Loan and Grant Program:** The Commercial Rehabilitation Program offers low-interest loans or grants to commercial establishments in targeted neighborhoods. Eligible improvements are typically related to exterior/façade improvements or corrections to health and safety code violations.
- **Section 108 Loan Guarantee:** The HUD Section 108 Program provides loan guarantee to CDBG entitlement jurisdictions to pursue economic development and large capital improvement projects. The jurisdiction must pledge its future CDBG allocations for repayment of the loan. The County currently has two Section 108 loans from HUD for Auburn Boulevard.
- **Local Agency Military Base Recovery Area (LAMBRA):** Sacramento's LAMBRA Areas provide a variety of tax incentives for businesses that locate within Mather Field or McClellan Park. Transformed from Air Force Bases by the County, Mather Field is a thriving business park and air cargo hub and McClellan Park is a master planned business park with more than 16 million square feet of industrial, R&D, office, aviation and mixed-use facilities.
- **Grow Sacramento Fund:** The Grow Sacramento Fund (GSF) provides loans up to \$2 million to small business owners for a variety of business purposes, including the acquisition, construction or rehabilitation of a building, leasehold improvements, machinery and equipment, and long-term working capital.
- **Redevelopment:** The County has established five redevelopment project areas (Auburn Boulevard, Mather Air Force Base, McClellan AFB/Watt Avenue, Walnut Grove, and Florin Road) and two City/County joint areas (Franklin Boulevard and Stockton Boulevard) to implement redevelopment efforts. The purpose of redevelopment is to eliminate blight, to develop, preserve, and rehabilitate affordable housing, and to retain and expand businesses which leads to the creation and development of job opportunities.

### 3. Extent Strategy Will Reduce Poverty

The Community Development Needs Table (Attachment F) provides an indication of how many households and individuals in the County will be assisted by the anti-poverty strategies of providing more affordable housing and job training. However, the number of households and individuals that would be positively affected by economic development action cannot be accurately determined, as it is not known how many jobs would be created or the extent that incomes would increase.

### Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

*(States only) Describe the strategy to coordinate the Low income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low and moderate-income families.*

Five-Year Strategic Plan LIHTC Coordination response:

This section is applicable to states only; no response is required.

## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Five-Year Non-homeless Special Needs Analysis response:

#### 1. Priorities and Specific Objectives

The County identifies the following non-homeless special needs:

- Supportive services for the elderly and frail elderly.
- Housing and supportive services needs for persons with HIV/AIDS and their families.
- Supportive services needs for alcohol and other drug addicted persons.

Refer to Non-Homeless Special Needs Table in Attachment E for specific five-year and one-year objectives.

#### 2. Use of Federal, State, and Local Resources

The County proposes to use CDBG funds to provide supportive services for seniors, persons with HIV/AIDS, and individuals with alcohol and other drug addictions. Housing needs for persons with HIV/AIDS will be addressed through the HOPWA program, for which the City of Sacramento is the recipient on behalf of the counties of Sacramento, El Dorado, Placer, and Yolo. HUD entitlement funds (CDBG and HOPWA) actually represent a very small percentage of the funding used to provide supportive services for non-homeless persons with special needs. The County actively pursues a variety of state and federal funds to address the needs of these special populations.

## Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*
2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*
3. *Describe the basis for assigning the priority given to each category of priority needs.*
4. *Identify any obstacles to meeting underserved needs.*
5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*
6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

Five-Year Non-homeless Special Needs Analysis response:

### 1. Non-Homeless Special Needs Groups

Refer to the Non-Homeless Special Needs Table (Attachment E) and the Housing Needs Table (Attachment D) for detailed estimates of persons in need. The following narrative summarizes the nature and extent of needs of these special populations:

#### **Elderly**

The population over 65 years of age is considered elderly and presents four main concerns:

- Income: People over 65 are usually retired and living on a fixed income.
- Health Care: Due to the higher rate of illness, health care is important.
- Transportation: Many seniors use public transit.
- Housing: Many live alone and many rent.

According to the 2000 Census, the County had 60,628 persons aged 65 or older, representing almost 12 percent of all County residents.

According to the CHAS data for the County (used for the Housing Needs Table in Attachment D), approximately 1,714 senior households (76.3 percent) were experiencing housing problems. Among those senior households that rent, 76.3 percent pay 30 percent or more of their income for rent. Senior renters have a greater need for assistance with housing costs, compared to only 76.2 percent of senior homeowners who have a cost burden. While the percentage of cost burden is less than the countywide average, elderly residents are often less able to make improvements to their housing or to find more affordable housing due to limited income and a higher rate of disabilities.

### **Frail Elderly**

Frail elderly includes the population over 65 years of age who suffer from various types of disabilities. According to the Census, 39 percent or 23,431 of the elderly residents had some type of disability in 2000 and are therefore, considered as frail.

### **Persons with Disabilities**

Disability is a mental or physical condition that affects the functioning of a person. Physical disabilities can hinder access to conventional housing units. Moreover, physical and mental disabilities can prevent persons from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs. According to the 2000 Census, approximately 17 percent of the County population or 89,523 persons had one or more disabilities. Of those persons age 65 and over, approximately 39 percent had a disability.

The 2000 Census identifies 39,597 persons in the County with physical disabilities. However, the Census does not record developmental disability (persons with IQ below 70) or severe mental illness (psychoses such as schizophrenia or major schizo-affective disorders such as bipolar and major depression). According to ARC (formerly the Association of Retarded Citizens), the nationally accepted percentage of the population that can be defined as developmentally disabled is one to three percent. National estimates also place the number of severely mentally ill persons at one percent of the population.

### **Persons with HIV/AIDS**

Specific data on the County residents with HIV/AIDS is not available. As stated previously, 1,465 people in the County were living with AIDS as of September 2006. Refer to Question 1 of the Housing Market Analysis section (page 27) for information on housing for disabled families and for persons with HIV/AIDS and their families.

### **Persons with Alcohol or Other Drug Addiction**

Drug and alcohol abuse affects a large portion of the population, but the extent of such abuse is difficult to estimate. Few people admit they have a problem or seek assistance. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with a drinking problem (moderate or severe) at 14 to 16 percent of the adult male population, and the number of women with a similar problem at six percent of the adult female population.

Information on the extent of drug use is not available. According the County Department of Human Assistance, 773 homeless persons in the County are chronic substance and drug abusers.

## **2. Priority Non-Homeless Special Needs**

Special needs groups with high priority housing needs within the County include elderly and frail elderly persons, persons with HIV/AIDS and their families, and individuals with alcohol and other drug addictions. Some of the housing needs are addressed strategically through funding categories used to meet multiple needs. One example is the Emergency Repair and Accessibility Grant Program (ERP-A) This is a housing activity but also serves many disabled and elderly individuals.

Refer to the Non Homeless Special Needs Including HOPWA Table in Attachment E for five-year and one-year objectives for special needs groups, including the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, and persons with substance abuse problems.

## **3. Basis for Assigning Priorities**

SHRA conducted a Resident Survey and a Service Provider Survey, held a series of focus group and community meetings, and consulted with various departments and agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs. (See also response to Item #2 in the General Questions section, page 4.)

## **4. Obstacles to Meeting Underserved Needs**

Refer to response Item #3 in Community Development Needs (page 51).

## **5. Supportive Housing Facilities and Services**

Refer to response Item #1 in the Specific Housing Objectives (page 32) for a summary of services and facilities.

## **6. HOME and Other Tenant-Based Rental Assistance**

The County does not anticipate using HOME funds for Tenant-Based Rental Assistance.

## **Housing Opportunities for People with AIDS (HOPWA)**

1. *The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*

2. *The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
3. *For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*
4. *The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*
5. *The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*
6. *The Plan includes the certifications relevant to the HOPWA Program.*

Five-Year Strategic Plan HOPWA response:

The City of Sacramento is the recipient of the HOPWA funds on behalf of the counties of Sacramento, El Dorado, Placer, and Yolo. Discussions on HOPWA priorities and strategies are contained in the Consolidated Plan of the City of Sacramento.

### **Specific HOPWA Objectives**

1. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Five-Year Specific HOPWA Objectives response:

The City of Sacramento is the recipient of the HOPWA funds on behalf of the counties of Sacramento, El Dorado, Placer, and Yolo. Discussions on HOPWA priorities and strategies are contained in the Consolidated Plan of the City of Sacramento.

OTHER NARRATIVE

*Include any Strategic Plan information that was not covered by a narrative in any other section.*

Please see separate document titled "Attachments."