



**Sacramento  
Housing &  
Redevelopment  
Agency**

**Consolidated Annual Performance and Evaluation Reporting  
CAPER**

**January 1, 2008 through December 31, 2008**

**COUNTY OF SACRAMENTO**

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**ATTACHMENTS**

- A. County Affordable Housing Activity 2008
- B. County HOME Annual Performance and Match Report (Form 40107)
- C. Map of Investments
- D. Needs Table
- E. AmeriNational Report
- F. Race and Ethnic Demographics Table

**Attached Integrated Data Information System (IDIS) Reports**

- 1. Summary of Activities – (C04PR03)
- 2. Financial Summary (C04PR26)
- 3. Summary of Accomplishments Report (C04PR23)
- 4. Grantee Summary Activity Report (C04PR08)



# First Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes narrative responses to CAPER questions that CDBG, HOME, NSP, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## EXECUTIVE SUMMARY

### **Program Year 1 CAPER Executive Summary response:**

The Sacramento Housing and Redevelopment Agency (SHRA) administers Federal Community Development Block Grant (CDBG) funding on behalf of the County of Sacramento (County). This is the first year of the Five-Year Consolidated Planning period which covers years 2008-2012. In 2008, SHRA received \$5,770,968 CDBG funding to address priority needs in the community.

Along with the CDBG funds, the County used HOME Investment Partnerships Program (HOME), American Dream Downpayment Initiatives (ADDI), and Emergency Shelter Grant (ESG) funds. The total of these funds is \$9,682,465. Congress approved the Neighborhood Stabilization Program (NSP) in 2008 and the County is planning for the use of funds under new guidelines. The following identified goals guided SHRA in assigning priorities to needs for the 2008 year. These goals include:

- Develop, preserve, and finance a continuum of affordable housing opportunities;
- Revitalize lower income neighborhoods to create healthy and sustainable communities;
- Promote equal housing opportunity;
- Support efforts to develop/complete the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, and permanent supportive housing and 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 in commercial corridors; and
- Implement effective and efficient management practices to enhance customer service and project delivery.

## GENERAL QUESTIONS

1. *Assessment of the one-year goals and objectives:*
  - a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*
  - b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
  - c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*
2. *Describe the manner in which the recipient would change its program as a result of its experiences.*
3. *Affirmatively Furthering Fair Housing:*
  - a. *Provide a summary of impediments to fair housing choice.*
  - b. *Identify actions taken to overcome effects of impediments identified.*
4. *Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.*
5. *Leveraging Resources*
  - a. *Identify progress in obtaining "other" public and private resources to address needs.*
  - b. *How Federal resources from HUD leveraged other public and private resources.*
  - c. *How matching requirements were satisfied.*

### **Program Year 1 CAPER General Questions response:**

**This report is a new format and represents Year One of the New Five Year Consolidated Plan and follows the new CPMP format as do the tables and charts.**

**As such, for the assessment of One Year Goals and Objectives** for the overall numeric accomplishments of the reporting period and breakdown of the CPD formula grant funds please refer to the CPMP Needs Table. **Attachment D – Needs Table.**

**Similarly, please refer to the attached Integrated Data Information System (IDIS) reports:**

**Summary of Activities – (C04PR03)  
Financial Summary (C04PR26)**

**Summary of Accomplishments Report (C04PR23)  
Grantee Summary Activity Report (C04PR08)**

**The County made progress on all CPD goals and objectives.**

**Affirmatively Furthering Fair Housing (AFFH)** is carried out by SHRA currently contracting with the Human Rights Fair Housing (HR/FH) Commission in the County of Sacramento and the Cities of Sacramento, Folsom, Isleton and Galt to affirmatively further fair housing choices for protected classes under the Fair Housing Act. In carrying out its contracted activities, the Commission provided services to all classes of persons protected under the Fair Housing Act without regard to income. In 2008, the Commission provided services that affirmatively furthered fair housing choices in the following areas: investigation of fair housing discrimination complaints, fair housing testing, fair housing education and outreach, and fair housing audits. The Commission investigated complaints of housing discrimination for protected classes that came to its attention through its daily business operations or from referrals from other agencies. All complaints were thoroughly documented and summaries of each complaint were forwarded to SHRA. Below are the 2008 accomplishments for all jurisdictions included in the HR/FH contract:

- Responded to 284 housing discrimination phone calls
- Responded to 25 housing discrimination walk-ins
- Resolved 23 housing discrimination cases
- Tested 81 discrimination cases
- Provided tester training to 81 persons
- Completed 100 audit tests
- Mailed out over 2,300 Fair Housing brochures in multiple languages
- Mailed out over 530 brochures on assistive animals
- Distributed over 980 Fair Housing Handbooks
- Presented 16 fair housing/education workshops to the housing industry
- Presented eight fair housing/education workshops to social service agencies
- Wrote and submitted four articles on fair housing to the Sacramento Bee and one article to the Sacramento Union.

SHRA also contracts with the Sacramento Housing Alliance (SHA) to carry out education programs to increase the public's awareness of the need for affordable and fair housing. The purpose of the program is to provide general information regarding the need for affordable housing, to dispel negative stereotypes, and to increase community acceptance of such housing.

In 2008, SHA conducted three events in an Affordable Housing Forum Series and talked to 35 various groups and approximately 700 individuals throughout the City and County of Sacramento. The forums focused on various issues including energy and environmental issues, "myth busting" regarding affordable housing, overview of the careful planning that goes into affordable housing and how local groups such as Habitat for Humanity and the Mutual Assistance Network work to provide decent housing and uplift communities.

The Analysis of Impediments (AI) for Fair Housing Choice (completed in 2004) reported that the fair housing environment is positive in the Sacramento region. The region fosters diversity and racial tolerance and public and private agencies are proactive in mitigating any existing fair housing challenges. However, although segregated housing patterns still exist, particularly in older neighborhoods, new

housing developments and neighborhoods are diverse and reflective of the racial and ethnic composition of the Sacramento region.

Funds were set aside in October 2008 in the 2009 Action Plan to update the Analysis of Impediments in 2009.

Despite the favorable fair housing environment in Sacramento, there are still identified impediments which include:

- The need for more affordable housing, particularly in the smaller communities. Lack of affordable housing disproportionately impacts minority and single-parent households. SHRA refers individuals to the Human Rights and Fair Housing Commission where discrimination claims are investigated. Further, CDBG funded housing programs are available throughout the City and County. Stringent non discrimination guidelines are followed which help all individuals find and maintain housing affirmatively furthering fair housing.
- Deficiencies in fair housing services, including enforcement, education and outreach were identified. SHRA, Human Rights Fair Housing Commission, and Sacramento Housing Alliance staff continued to work throughout 2008 to alleviate these impediments making further improvements.

#### **Obstacles To Meeting Underserved Needs**

SHRA continues to implement housing and community development activities that meet the underserved needs in the county of Sacramento. The 2008-2012 Consolidated Plan lists the following obstacles to meeting underserved needs as:

- Availability of funding from both Federal and state sources;
- High cost of housing and provisions in Sacramento which increases the difficulty of meeting affordable housing needs;
- Ordinances and regulations limiting housing for low-and moderate-income households and special needs groups.

The use of other local, state and Federal resources and streamlining construction timelines continued to be of major importance for the 2008 year. SHRA staff worked collaboratively with both, the City and County elected officials, Planning, Public Works and Transportation Departments to identify projects that also met CDBG eligibility and the timely draw down requirements.

SHRA researched the availability of future funding resources and used proactive approaches toward future applications for potential funding sources on projects and programs. This assisted SHRA to strategically place projects in line with the available sources of funds.

Also refer to **Barriers to Affordable Housing**.

**Leverage** is important to extend limited public funds. Listed below are sources of Federal and non-Federal funds received in 2008 for community development activities (there is some overlap between the amounts listed below and Attachment A – County Affordable Housing Activity 2008).

#### **Tax Increment**

One of the major funding sources for the County of Sacramento is tax increment. Tax increment is the ability to capture a defined portion of the property tax revenues on real and personal property from all eligible taxing jurisdictions in a designated slum and blight area. In 2008, a total of **\$2,833,059** in tax increment funds provided much needed assistance in redevelopment areas within the County of Sacramento.

**Program Income**

Program income is mainly revenue from the repayment of CDBG/HOME rehabilitation and commercial loans.

Commercial Revolving Loan Fund (RLF) Interest Income	\$13,033
Commercial RLF Loan Repayments	\$16,762
Single-family Rehabilitation RLF Interest Income	\$27,039
Single-family Rehabilitation RLF Principal Payments	\$210,370
Single-family Rehabilitation RLF Services Fees	\$2,438
Folsom Single-family Rehabilitation PI	\$231,319
Multi-family Rehabilitation RLF Loan interest income	\$4,874
Multi-family Rehabilitation RLF principal payments	\$220,221
First-Time Homebuyers RLF Loan Interest Income	\$3,937
First-Time Homebuyers RLF principal repayments	\$54,665
Section 108 loan interest PI	\$57,474
Section 108 principal repayments PI	<u>\$35,135</u>
<b>Total</b>	<b>\$877,267</b>

**2008 HOME Program Income and Revolving Loans Funds Revenue:**

<b>Total</b>	<b>\$687,911.18</b>
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**Emergency Shelter Grant (ESG)**

An additional \$996,674 in cash resources, grants and other contributions were leveraged in addition to ESG funding for a total of \$1,511,729 for the St. John's Emergency Shelter Program For Women and Children in the City and County.

**Housing Opportunities for Persons with AIDS (HOPWA).**

\$1.6 million was leveraged for HOPWA supportive services and \$2.1 million was leveraged for HOPWA housing operations in 2008 for a total of \$2.7 million for housing and services provided to persons with HIV/AIDS.

**Urban County of Sacramento**

In addition to redevelopment tax increment, County general funds, state and Federal funds were used in conjunction with CDBG to undertake infrastructure improvements. CDBG funds were also used in the Urban County of Sacramento specifically for the Cities of Folsom, Isleton and Galt to provide funding for infrastructure projects such as street and lighting improvements, rehabilitation to community centers, and handicap accessibility parking lot improvements. The CDBG funds were augmented by Federal, state and private resources to implement the projects.

**Non-Profits**

Private fund raising, donations, and in-kind services provided by subrecipients are utilized to carry out programs that meet needs identified in the Consolidated Plan. Non-profits include: Rebuilding Together, Home Assistance Repair Program for Seniors (HARPS), and Neighborhood Housing Services.

### **Housing Activities**

Consolidated Plan housing activities for 2008 shown in Attachment A, indicate that SHRA expended **\$10,241,152** in Federal funds and leveraged **\$95,097,558** in private resources in the County.

This has provided an overall leverage ratio of **\$9.29** of non-Federal funds for every \$1.00 of Federal funds. As can be seen in Attachment A, new construction and first-time homebuyer activities provide the highest leverage of Federal funds.

**To review how Federal resources from HUD leveraged** other public and private resources, please refer to:

- **Attachment A - County Affordable Housing Activity 2008**
- **IDIS Report - Summary of Activities (CO4PR03)**

Please also refer to the Housing Needs section for information regarding the HOME match requirement, Attachment B County HOME Annual Performance and Match Report and the Homeless Needs section for information regarding the ESG match requirement.

### **Managing the Process**

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

### **Program Year 1 CAPER Managing the Process response:**

SHRA has three governing boards. They are comprised of five elected supervisors that represent the County of Sacramento and eight elected council members and the mayor who represents the City of Sacramento. The SHRA Commission, whose 11 members are appointed by the Board of Supervisors (Board) and the City Council (Council), governs SHRA and advises on various matters to the City and County governing boards.

Annually, SHRA prepares the One-Year Action Plan which serves as an update to the Five-Year Consolidated Plan covering years 2008-2012. SHRA staff receives input from the various project area committees, redevelopment area committees and, community and neighborhood groups within the County of Sacramento, including the Sacramento County Department of Human Assistance (DHA), and the Cities of Folsom, Isleton, and Galt to develop the One-Year Action Plan. Once the One-Year Action Plan has been drafted, a notice is published in a newspaper of city and county circulation. After the comment period has been completed, staff presents the One-Year Action Plan to the Sacramento Housing and Redevelopment Commission and the Sacramento County Board of Supervisors for a public hearing and final approval.

To enhance coordination between public, private housing, health, and social service agencies during the One-Year Action Plan process, and activities in the 2008 year, SHRA staff initiated projects and policies to maximize affordable housing opportunities for income eligible households. SHRA coordinated with a variety of nonprofit organizations, including, Transitional Living and Community Support, InfoLine (211) Sacramento and other agencies that partner with the City and County to revitalize low-income communities utilizing CDBG, HOME, ADDI, ESG, tax increment, housing trust funds, mortgage revenue bonds, CalHome, and mortgage credit certificates.

In addition, staff maintained working partnerships with the Sacramento Employment and Training Agency, the Sacramento Regional Transit District, financial institutions, school districts, community businesses, and public agencies and nonprofits. Other specific private and nonprofit partners include: USA Properties, New Faze Development, John Stewart Company, Sacramento Mutual Housing, Sacramento Urban League and Volunteers of America.

To better link services to the targeted population, SHRA staff maintained relationships with local, state and Federal agencies including, the County Department of Health and Human Services, California's State Department of Housing and Community Development and the U.S. Department of Housing and Urban Development. SHRA's Executive staff also actively participates in membership roles with other local agencies such as: the California Redevelopment Association, the Workforce Investment Board, Urban Land Institute, and Valley Vision.

### **Eligibility**

Each funding source has specific requirements and target service populations. Staff has refined processes to ensure project and service eligibility over the years. This has resulted in effective and efficient administration to ensure compliance with program and planning requirements. Following are the proven eligibility practices.

#### **CDBG Eligibility**

CDBG administrative staff has implemented a variety of internal procedures to ensure compliance with program regulations. Prior to receiving governing body approval, all projects or programs funded with CDBG are reviewed to meet eligibility and national objective criteria. Once approval is received each project/program is cleared environmentally before contracts are executed.

CDBG administrative staff provides training to subrecipients and SHRA staff to further ensure project/program compliance. The training provides an overview of the CDBG program, CDBG processes, regulatory and reporting requirements, billing procedures and available CDBG resources. In addition, CDBG staff is always available to assist staff to answer CDBG eligibility questions.

#### **HOME Eligibility**

HOME administrative staff has implemented procedures to ensure compliance with program regulations. All projects receiving HOME loans must have management and social service plans approved by SHRA. The plans are to include tenant screening procedures, project proformas that demonstrate project sustainability, experienced developers in affordable housing, and mandatory regulatory agreements to proportionately restrict income eligibility/rents of funded HOME units to total project cost.

### **ESG & HOPWA Eligibility**

ESG and HOPWA are under the purview of the County of Sacramento's Department of Human Assistance (DHA). The ESG and HOPWA funded programs are reviewed by DHA staff to ensure the program meets ESG and HOPWA eligibility criteria. DHA staff conduct periodic monitoring to ensure compliance with regulations provided by HUD and review of program activities. In addition, DHA contract staff review billings on a monthly basis.

### **Citizen Participation**

1. *Provide a summary of citizen comments.*
2. *In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.*

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

### **Program Year 1 CAPER Citizen Participation response:**

This report was made available to the public on March 9, 2009. A public notice was published in the *Sacramento Bee*. **No comments were received.**

**Citizens are further directed to refer to information in the attached IDIS reports and:**

- **Leveraging Resources under headings "General Questions" and the "Monitoring" portions of this report, and**
- **Attachment C – Map of Investments for information.**

### **Institutional Structure**

1. *Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.*

### **Program Year 1 CAPER Institutional Structure response:**

The SHRA Executive Director's (ED) office is responsible for guidance and leadership of all aspects of operations. The ED office receives its policy direction from the Board of Supervisors of Sacramento County and the City Council of Sacramento with advice from the Sacramento Housing and Redevelopment Commission (SHRC) and assumes responsibility for insuring successful development and execution of all SHRA programs. The SHRA institutional structure for 2008 was organized into three general departments: Executive Director and Administration, the Housing Authority and Housing and Community Development.

**The Executive Director and Administration Department** includes: an Executive Cabinet comprised of the Executive Director, Deputy Executive Director, General Counsel, Director of Administration, Director of Finance, and Public Information Officer for Communications. The Directors are responsible for all Agency operations, as well as legal, fiscal and personnel management. Also included are four Administrative Support Departments: SHRA Clerk, Information Management Technology Services, Public and Internal Communications, and Risk Management.

**The Housing Authority (HA)** provides affordable housing in the city and county of Sacramento through the Public Housing Program, Housing Choice Voucher (HCV) programs, and through the selective use of tax credit and long term bond financed developments for extremely low-, very low-, and low-income families, seniors, and disabled individuals. The HCV Program makes privately-owned properties affordable for very low-income families through rent subsidies paid to private owners. The Public Housing Program provides apartments, duplexes, and some single-family homes to qualified low-income families. This housing is owned, managed and maintained by the HA, making it one of the largest landlords in Sacramento.

**The Housing and Community Development Department (HCD)** is responsible for the following functions:

- City and County Community Development includes: Planning and Project Delivery for the Department and the following teams; Community Development Block Grant (CDBG), Commercial Revitalization, Grow Sacramento, and Enterprise Zone programs. The team is focus on the planning and implementation of redevelopment, community development, and neighborhood revitalization projects within 12 redevelopment areas and numerous low- and moderate-income neighborhoods and utilize expenditures of tax increment, bond and CDBG funds to address the revitalization of most blighted communities. Economic and commercial development is accomplished through loans and exterior rebates that upgrade commercial buildings in the older commercial corridors of the city. The team administers three Enterprise Zones and the Local Agency Military Base Recovery Area (LAMBRA) on former military bases, which provide state tax advantages to business that locate or expand in them or that hire persons with barriers to employment.

Housing Finance includes: Delivery, Policy, Special Needs Housing and Central City Housing, Affordable Housing Ordinance Implementation, and Portfolio Management. As the region's largest affordable housing lender, this group assists the City and County in housing policy and invests public funds, including the HOME funds, in new construction or rehabilitation projects that preserve and expand the supply of affordable housing. Other activities include legislative analysis and tracking, assistance to the City and County in the development and implementation of their Housing Element, leadership on homelessness issues, the development and administration of mixed-income or affordable housing programs, and the development of permanent supportive housing for the homeless.

The Portfolio Management team ensures that SHRA community investments maintain their value over time. It oversees the multi-family loan portfolio, Agency real estate assets and maintains funding affordability requirements.

**The Real Estate and Construction Services Department** includes: Real Estate, Design and Construction, Procurement Services and Homeownership Services. This team provides real estate services including appraisals, negotiations, documentation and closing of transactions for real property leases, purchased and sold on behalf of the Agency. The Construction Services group provides oversight of construction activities. The Procurement Services team provides standardized procurement procedures as well as outreach and labor compliance across the Agency. The Homeownership Services team, formerly Loan Processing, provides a variety of programs and services that include both the first-time homebuyer programs and single family rehabilitation loans and grants.

## Monitoring

1. *Describe how and the frequency with which you monitored your activities.*
2. *Describe the results of your monitoring including any improvements.*
3. *Self Evaluation*
  - a. *Describe the effect programs have in solving neighborhood and community problems.*
  - b. *Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*
  - c. *Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*
  - d. *Indicate any activities falling behind schedule.*
  - e. *Describe how activities and strategies made an impact on identified needs.*
  - f. *Identify indicators that would best describe the results.*
  - g. *Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*
  - h. *Identify whether major goals are on target and discuss reasons for those that are not on target.*
  - i. *Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

## Program Year 1 CAPER Monitoring response:

To implement an effective CDBG program, CDBG and HOME activities are monitored on a consistent basis. Monitoring visits assist in determining 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 conduct monitoring reviews of each subrecipient every one to two years to ensure program compliance with HUD regulations. Technical assistance was conducted throughout the 2008 year.

**SHRA's Portfolio Management Unit monitors HOME** projects routinely to confirm that residents meet HOME qualifications and comply with regulatory requirements outlined in project agreements. In 2008, 43 onsite compliance monitoring reviews were conducted on HOME-funded rental housing projects. Compliance monitoring included a sample audit of the project's tenant eligibility documentation, a physical inspection of a sample of rental units, a physical inspection of the exterior of the projects, and an assessment of property management. In addition, project managers submitted the annual Unit Status Report and Affirmative Marketing Questionnaire for rental projects. The Unit Status Report includes a listing of current tenants occupying

HOME-assisted units, household annual income, source of income, household size, current rent amount, and income designation.

As a result of these onsite compliance monitoring reviews, 32 projects were identified to have exceptions in regards to the tenant eligibility documentation required by the HOME program. Of these projects, eight (25%) had file management errors, 29 (90.6%) had eligibility documentation errors, and seven (21.8%) had property management concerns, which included failure to employ the documentation procedures required by the Agency and the approved Management Plan. Three of these projects required additional follow-up file reviews to ensure compliance with the eligibility documentation requirements. Borrowers received written notifications of file exceptions within seven days of the review and were required to submit corrections and/or Action Plans in a timely manner, thus avoiding non-compliance penalties. As with previous years, although there were errors found during the compliance monitoring reviews, all of the projects were in compliance with the rent and income requirements of the HOME Program.

To determine if the projects are in compliance with all applicable Housing Quality Standards (HQS) inspections and local code requirements, 38 physical inspections of the assisted units and the properties themselves were conducted. Of the inspections, 11 projects (28.9%) were found to have failed units. For the most part the failed items consisted of extreme unsanitary conditions that affect the health of the residents, and units presenting safety hazards due to clutter and overcrowding. Five projects were noted for failed exterior items which included unsafe amenities (pool, laundry room), balcony landings, railings and fencing. In all instances, failed unit corrections were made in a timely manner and projects were brought in compliance with HQS guidelines.

During the period, 397 single-family loans were reviewed for re-qualification, owner occupancy, site inspections, deferment continuation, gathering and analyzing financial information, and/or for modification of loan documents. All loans were found to be satisfactory and are meeting HOME regulatory requirements.

CDBG and HOME funded projects continue to strive to meet the goals set out in the Consolidated Plan. The affordable housing programs are hampered, as of late, in meeting their affordable housing goals for very low- and low-income households mainly due to the dramatic rise in property and housing costs in the area.

**ESG and HOPWA funded programs are monitored** by DHA staff for contract compliance, financial management systems and programmatic activity:

- Contract compliance is achieved through contract language that cites specific regulations, provides for necessary certifications, and requires mandatory monthly reporting of data that is used in the annual HOPWA report. Some of the HOPWA providers are also using the Homeless Management Information System (HMIS) to provide report data.
- Contract analysts monitor payment requests monthly to ensure the program remains within the allocated amounts and expenditures are appropriate.
- For HOPWA funded programs, program planners conduct site monitoring visits at two to four sites per year, to review program records, file maintenance and conduct program safety inspections. However, due to staff turnover in 2008

and staff involvement in the e-SNAPS process for the HUD-McKinney electronic application, no program reviews were performed in 2008. For 2009, the goal is to review the HOPWA funded contracts including a financial review by Sacramento County's Department of Finance.

- o The one program that is funded from ESG grants, St John's Shelter for Women and Children, is monitored annually by DHA and the Sacramento County Department of Finance. In addition, DHA reviews invoices and program outcomes on a monthly basis. Technical assistance is given to the program via a dedicated program planner who is available as needs arise.

In 2008, additional technical assistance was provided to St. John's Shelter for Women and Children. This assistance was used to gain proficiency at using the Homeless Management Information System (HMIS) as a tool for population tracking and measuring program effectiveness. Also, St. John's was provided a number of trainings related to best practices and case management with special emphasis on discharge planning. As a direct result of the assistance given, St. John's had no programmatic monitoring findings in 2008.

#### **CDBG 1.5 Requirement**

On October 31<sup>st</sup> of each year, HUD requires that the County have no more than 1.5 times the entitlement in its account. SHRA met this requirement by October 2008 and was at 1.29 including program income and 1.05 without. To accomplish this requirement, CDBG administrative staff performed weekly reviews of expenditures beginning in March and recommended Action Plan amendments to facilitate timely expenditures. In October 2008, the Board of Supervisors defunded slow-moving activities and reallocated funds to other priority activities that could utilize the funds expeditiously.

In past years an area contributing to the 1.5 challenge was effective subrecipient contracting, especially for public services activities. To address this issue in 2005, public service contracts were written with an effective date of January 1<sup>st</sup> and an ending date of December 31<sup>st</sup>. This helps ensure that public service dollars were spent within a calendar year and unused dollars were reallocated to other activities.

#### **HOME Fund Commitments**

Based on HUD regulations HOME entitlement funds are required to be committed within two years of award. As of May 2009, HOME entitlements for program years 1992 through 2007 were fully committed.

HUD regulations also require that within two years of award, no less than 15 percent of HOME entitlement funds must be committed for housing owned, developed or sponsored by a Community Housing Development Organization (CHDO). As of May 2009, the commitment requirements for program years 1992 through 2007 were met.

Lastly, HUD regulations require that HOME entitlement funds be disbursed within five years of award. An evaluation is made by April 30<sup>th</sup> of each year to ensure that this regulation is being met. As of April 2009, the total entitlement amount for program years 1992 through 2004 was fully disbursed.

## **ESG**

SHRA staff coordinated with DHA to ensure timely draw downs of previous years ESG funds for the fiscal year 2007. Additionally DHA staff is committed to providing accurate non-duplicative demographic information in IDIS to comply with HUD's reporting requirements.

## **Lead-based Paint**

*1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.*

### **Program Year 1 CAPER Lead-based Paint response:**

The Department of Health and Human Services and SHRA have taken actions to reduce lead-based paint (LBP) hazards in accordance with HUD regulations. Housing units with lead-based paint were identified and actions were taken to remove the hazard.

## **Childhood Lead Poisoning Prevention Program (CLPPP)**

Outreach and education regarding lead poisoning and prevention practices is provided by the Health Education Unit and public health nurses (PHNs) in the Public Health Nursing Field Services Unit. Health educators and public health nurses train community-based agency staff and medical providers on lead screening protocols and testing services. Additional outreach efforts include health fairs and media campaigns.

PHNs provide case management and follow-up for children with elevated blood lead levels detected by the Public Health Lab Lead Testing Program and all tests are reported to the State Childhood Lead Poisoning Prevention Branch. Children with elevated blood lead levels meeting the State Branch case definitions receive comprehensive/specific case management and follow-up by PHNs. Home visitation assessments/investigations by the PHN and a contracted Registered Environmental Health Specialist are done to determine possible causes of lead poisoning. Outreach and education is provided to children with elevated blood lead levels that do not meet case definitions.

## **Rebuilding Together**

In 2008, this non-profit organization provided training and literature on lead-based paint safe work practices to the volunteers assisting with their rehabilitation and handicapped accessibility programs.

## **Sacramento Housing and Redevelopment Agency**

### **Public Housing**

The Housing Authority has every unit slated for modernization (and built prior to 1978) tested for LBP by a licensed Environmental Consultant, unless staff already has a report on file. Construction repairs are performed following the guidelines, including HUD and OSHA guidelines, outlined in the Consultant's report. For occupied multi-family housing units not slated for modernization, visual inspections are

performed annually by Housing Authority staff. Residents are also provided with information about lead-based paint hazards. If portions of a dwelling unit are showing signs of deterioration of painted surfaces suspected of containing LBP, staff immediately has the unit tested and abated as necessary. Housing Authority staff routinely attends Hazardous Materials awareness trainings and seminars to stay current with current regulations.

For the Section 32 houses sold in 2008, LBP was addressed per HUD guidelines, which means the painted materials were either removed or stabilized, depending on whether they were immediate hazards or not. Many LBP items can remain if they are "stabilized" (loose and flaking paint removed, then painted over) and/or the levels are below the HUD maximum allowable range.

### **Housing Choice Voucher**

Property owners, applicants, and participants are provided general information about lead-based paint hazards and stabilization techniques using safe work practices before an inspection is conducted. Housing Choice Voucher staff performs a Housing Quality Standard (HQS) inspection of each pre-1978 unit where a child under the age of 6 is expected to reside. If any defective paint surface is observed, the unit is failed and the owner and tenant are provided with detailed information about stabilizing defective paint surfaces using safe work practices. Information is also provided about required clearances and record keeping. Once the appropriate lead-based paint abatement has taken place the unit is cleared by the HQS inspector.

### **SHRA Programs**

SHRA's continues to address lead-based paint hazards in the following areas: Emergency Repair Program/ Accessibility Grants Program and SHRA funded residential rehabilitation loan programs. SHRA contracts with lead-based paint inspection services to inspect residences in these programs. The services include but are not limited to localized paint testing, full risk assessment and clearance testing. As part of the rehabilitation process, lead-based paint hazards are minimized to acceptable levels or removed. In 2008, four (4) homes were found with lead-based hazards and corrective actions were taken to eliminate the risk.

## **HOUSING**

### **Housing Needs**

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

*1. Describe Actions taken during the last year to foster and maintain affordable housing.*

#### **Program Year 1 CAPER Housing Needs response:**

In 2008, SHRA worked very closely with the County Planning Department to prepare the 2008-2013 Housing Element of the General Plan, which was adopted by the Board of Supervisors in December. The Housing Element serves as the County's overall strategic planning document for meeting housing needs for all Sacramento residents, and includes a variety of policy and program objectives to help address these needs. As highlighted in the community profile section of the Housing Element, housing needs in Sacramento are wide and deep, but are most critical for lower-income populations.

- About 44 percent of the County's population has lower incomes, with elderly, large families and disabled households disproportionately poor in comparison to other populations.
- About 38 percent of the County's housing units are over 30 years old, pointing to likely rehabilitation and maintenance needs.
- Approximately 41 percent of renters and 26 percent of homeowners in Sacramento County overpay for housing.
- About 13 percent of for-sale homes in Sacramento County in 2007 were priced at levels affordable to a median-income household.

SHRA staff worked very closely with County staff to create a Housing Element that is responsive to the various housing needs and reflective of the objectives listed in the 2008-2012 Consolidated Plan. The programs of the Housing Element and the Consolidated Plan provide safe and stable affordable housing choices, improve social economic status and achieve homeownership for low- and moderate-income households.

The First-Time Homebuyer Program provides 20 percent of the sales price (up to \$40,000) in the form of a deferred loan for down payment and closing cost assistance. In certain redevelopment areas, the Target Area Homebuyer Program uses tax increment funds and has additional incentives to encourage purchase in these target areas such as removing the first-time homebuyer requirement and allowing higher income limits of 110 percent of area median. In 2008, HOME funds were also used in conjunction with CDBG resources to fund this program.

SHRA also offers the Mortgage Credit Certificate (MCC) Program which provides a 20 percent Federal income tax credit based on the mortgage interest paid thus providing the homebuyer with more disposable income. Lenders are able to use the anticipated tax savings when they calculate the monthly payment a buyer can afford.

The Program Layering Policy allows low-income buyers to combine SHRA assistance programs such as First Time Homebuyer, the American Dream Down Payment Program, and the Mortgage Credit Certificate Program to increase their buying power.

The Emergency Repair Program/Accessibility Program (ERP-A) offers grants up to \$5,000 (to very-low income homeowners) to pay for emergency or urgent repairs and grants of up to \$5,000 to low-income disabled residents (owners and renters) to make accessibility modifications to their residence. For major repairs and improvements, the Create a Loan Program provides loans up to \$50,000 with deferred payments for seniors and other eligible low-income homeowners.

The Multi-Family New Construction Loan Program addresses the need to provide additional affordable housing by providing the gap financing necessary to produce new units with affordable rents. It also reduces the housing cost burden for tenants by placing long-term restrictions on rent of subsidized units and reduces overcrowding by allowing production of one to three bedroom units at affordable rental rates.

The Multi-Family Rehabilitation Loan Program reduces the housing cost burden for tenants by placing long-term restrictions on rent of subsidized units, and reduces overcrowding by allowing rehabilitated units to be enlarged to three bedroom units at affordable rent rates. The Multi-Family Rehabilitation Loan Program is consistent with all required regulations under the National Affordability Housing Act (NAHA).

Implementation of the Ten-Year Plan to End Chronic Homelessness provided a new focus for SHRA's multi-family loan programs in 2008. The Ten-Year Plan calls for the development of 280 permanent supportive housing units for the chronically homeless over the first five years of the plan. In addition to traditional sources of public financing, such as Mortgage Revenue Bonds, HOME and local redevelopment tax increment funding, these projects will require other sources of public subsidy such as Project-Based Housing Choice Vouchers, as well as funding provided through California's Mental Health Services Act. Other sources and programs that may be leveraged to build, operate, and provide necessary services in these projects include HUD's Shelter Plus Care and Section 202 and 811 Programs.

The Agency also assists with administration and implementation of the County's Affordable Housing Ordinance, which requires 15 percent of all new units constructed to be affordable to low-, very low-, and extremely low-income buyers or renters. SHRA reviews and approves Affordable Housing Plans and Agreements required under the ordinance. SHRA also provides reduced interest rate gap financing to multi-family housing projects which are developed to meet the ordinance's requirements. SHRA uses HOME program funds, as well as its capacity as an issuer of mortgage revenue bonds, to provide gap financing.

Accomplishments in 2008 in the City and County included:

- Issuance of over \$105 million of tax exempt mortgage revenue bonds and \$35 million in SHRA loans to allow for over 1,000 affordable housing units.
- Review of 22 affordable housing plans, which proposed a total of 666 affordable housing units to be constructed in future years: 273 low-income, and 393 very low-income. Of this total, 73 units will be single-family for sale units and 593 multifamily rental units. Ten plans proposed to pay an affordability fee in lieu of constructing units, which will result in a total of \$2,080,000 in fees paid to the County.
- Renewal of a HOME Consortium Agreement with the City of Citrus Heights. By establishing a Consortium Agreement with Citrus Heights, the demographics of Citrus Heights will be combined by the U.S. Department of Housing and Urban Development (HUD) with those of the unincorporated County, Folsom, Isleton, and Galt, to determine the amount of the County's annual Housing Investment Partnership Funds (HOME) entitlement. The aggregation of demographics effectively increases the amount of the HOME entitlement received by the County.
- Renewal of a subrecipient agreement with the City of Citrus Heights, which details the use of the HOME funds and administrative responsibilities for both the City and SHRA. The agreement allows Citrus Heights a proportional allocation of HOME funds for a city-run first-time homebuyer program.

**Specific Housing Objectives**

1. *Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*
2. *Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*
3. *Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.*

**Program Year 1 CAPER Specific Housing Objectives response:**

In 2008, SHRA housing programs were successful in meeting the objectives of expanding the supply of and improving the quality of affordable housing for low- and moderate-income households. SHRA programs were utilized both to increase homeownership opportunities, to provide housing rehabilitation and repair assistance, to create new units of multi-family housing, and to rehabilitate existing multi-family projects.

SHRA homebuyer assistance programs were funded using CDBG and HOME resources, as well as leveraging those resources with CalHome funding from the State, and seller carryback financing in the Section 32 Homeownership Program. SHRA residential rehabilitation programs were funded using CDBG resources, as well as leveraging those resources with CalHome funding from the State. SHRA multifamily new construction and rehabilitation programs were funded with HOME and leveraged dollars from bonds and tax credits, state, local, and private sources.

Where HOME funds were used to assist, our programs met the Section 215 requirements for affordable housing regarding purchase price, income levels served and resale restrictions.

**Single-Family Households Assisted in 2008 (Completed Projects Only)**

	Objective and Accomplishment		By Household Income		
	2008 Proposed Goal	2008 Total Assisted	Extremely Low 0 to 30%	Low 31 to 50%	Moderate 51 to 80%
# Units	140	197	10	63	124
% of Total Assisted		141%	5%	32%	63%

\*Includes HARPS, homebuyer programs, emergency repair program, rehabilitation, and retrofit grants (which may include renters)

**Multi-Family Units Assisted in 2008 (Completed Projects Only)**

	Objective and Accomplishment		By Household Income		
	2008 Proposed Goal	2008 Total Assisted	Extremely Low 0 to 30%	Low 31 to 50%	Moderate 51 to 80%
# Units	182*	45	8	14	23
% of Total Assisted		25%	18%	31%	51%

\*Goal proposed in 2008-2012 Consolidated Plan Housing Needs Table (Attachment D to Consolidated Plan)

The Housing Finance/Project Delivery team in the Housing and Community Development Department continues to offer loans to affordable developers, both for profit and nonprofit, and to property owners for the rehabilitation of substandard housing and for the development of new affordable housing. The Department’s purpose is to invest public funds in new construction or rehabilitation projects that preserve and expand the supply of affordable housing, and lend SHRA’s affordable housing policy initiatives in cooperation with the City and County of Sacramento. In 2008, the Department continued to organize the issuance of tax-exempt mortgage revenue bonds, perform credit analyses, and create public financing structures. It provided housing loans to support new construction in growth areas and urban infill development in older neighborhoods, the rehabilitation of deteriorated properties as a revitalization tool, and the continued preservation of existing affordable housing.

The County of Sacramento completed 1,895 units of multifamily affordable housing in program year 2008. Of the completed units, 45 were HOME-assisted. While the County did not meet its goal to assist 182 HOME units, it far exceeded the goal in total production assisted with other local funding sources. All units qualified as affordable according to Section 215.

**Worst-Case Housing Needs**

Worst-case housing needs are defined as low-income renter households who pay more than half their income for rent, live in seriously substandard housing (including homeless people) or have been involuntarily displaced. The County of Sacramento serves the worst-case needs by working with the Housing Authority, public service agencies, and the Cities of Sacramento, Folsom, Isleton and Galt to maintain a “continuum of care” umbrella of services to assist residents in their time of need. For further information, please refer to the Continuum of Care report on file with SHRA’s CDBG Division for information on how the City and County addresses emergency housing and assistance services.

**Housing Needs of Persons with Disabilities**

All of the County of Sacramento’s funded housing developments comply with the Americans with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988.

The Housing Authority’s policies and practices are designed to provide assurances that persons with disabilities will be given reasonable accommodations, upon request, so that they may fully access and utilize the housing program and related services. The availability of [requesting an] accommodation will be made known by including notices on Housing Authority forms and letters. This policy is intended to

afford persons with disabilities an equal opportunity to obtain the same result, to gain the same benefit, or to reach the same level of achievement as those who do not have disabilities and is applicable to all situations described in the Housing Authority's policies.

The Housing Authority utilizes organizations that provide assistance for disabled persons when needed. The Housing Authority fully complies with the obligations found in HUD Notice PIH 2002-01 [Accessibility Notice: Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988].

## **Public Housing Strategy**

*1. Describe actions taken during the last year to improve public housing and resident initiatives.*

### **Program Year 1 CAPER Public Housing Strategy response:**

The Housing Authority encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board (RAB). The RAB is an elected Board representing all of the residents of the Housing Authority. The RAB serves as an organized spokesperson for the resident body to present resident concerns to the authority and to participate and provide feedback to the Housing Authority regarding the Public Housing Agency 5-Year and Annual Plan, policy revisions, and the development of resident programs on behalf of the residents.

The Housing Authority's Resident Services Division and Maintenance Department have three job training programs for residents: office/clerical, janitorial/custodial, and painting. These programs are two-year training programs. Each training program is designed to employ full time resident trainees. The painting program employs eight full time residents, the janitorial/custodial employs thirteen full time residents, and the office/clerical employs eight full time residents. In 2008, one office/clerical trainees graduated and two more will graduate in 2009. The Housing Authority provides job search and skills enhancement assistance to all trainee program graduates.

Family Self-Sufficiency (FSS) is a HUD program that encourages communities to develop local strategies to help Housing Authority families obtain employment that will lead to economic independence and self-sufficiency. The Housing Authority works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage. The Housing Authority's FSS Program currently has 84 City and County participants. In 2008, 5 participants graduated from the program.

Seminars are offered including credit counseling, homeownership opportunities, and tax filing assistance.

In 2008, to help senior and disabled residents remain independent, the Housing Authority provided a shuttle to transport residents to grocery stores and special events. Other services included the Senior Nutrition Program (lunch service), a Health Fair, and the Senior Companion Program (senior volunteers visit SHRA

residents on a weekly basis). All of these programs seek to enhance the quality of life of the public housing residents.

## **Barriers to Affordable Housing**

*1. Describe actions taken during the last year to eliminate barriers to affordable housing.*

### **Program Year 1 CAPER Barriers to Affordable Housing response:**

#### **Neighborhood Stabilization Program (NSP) Foreclosure Strategy**

Affordable housing remains a challenge in a high-cost state such as California which has historically trailed the nation in homeownership. The ability to create affordable housing has been further complicated by the housing downturn which began in August 2005. As the housing market has continued to retract, the interior sections of the state, primarily the Central Valley which includes the City of Sacramento have been particularly impacted. Housing construction has slowed to the lowest level in decades and caused price appreciation to stagnate or decrease throughout the City. Many property owners had to use Adjustable Rate Mortgages (ARMs) to finance purchases during the period of rapid price appreciation to make payments affordable. As ARMs became more prevalent, predatory lending and sub-prime loans with rate adjustments became increasingly widespread. As more and more purchasers used exotic loans to finance homes the market ceased to expand, prices began to stagnate and decline, and borrowers lost both the anticipated and actual equity needed to refinance a mortgage into a more traditional loan.

The number of defaults on loans increased as equity declined, mortgages adjusted and borrowers began to fall behind on payments. Loan defaults began to impact the credit markets as financial institutions started to write-off losses. As losses mounted the tolerance for risk decreased requiring higher standards for credit. From August 2007 through all of 2008 credit markets seized up to the point that most potential borrowers could no longer secure financing. With a decreased pool of borrowers eligible for financing the number of potential homeowners seeking to purchase properties on the market decreased leaving most sales as investor purchases. In some neighborhoods investor activity accounts for over 70 percent of all sales.

The correction in home values has impacted other segments of the economy leading to higher unemployment as housing construction and lending institutions reduce staff to meet reduced demand. Reduced employment slows spending which impacts sales of all goods and services. As sales are reduced, fewer taxes are assessed, leading to decreased revenues for local jurisdictions and increased strains on limited resources. Accordingly, the Sacramento region is now experiencing over 10 percent unemployment.

To further illustrate how dramatic an impact this has had on the local community; Sacramento has consistently ranked in the top 10 nationally for highest foreclosure rate and at one point had the single worst zip code in the country for foreclosures. Though prices continue to decline and numerous units remain on the market, the Sacramento area homeownership rate remains below the national average with the increased potential of declining further.

To address the negative impacts of foreclosure Sacramento was awarded nearly \$32 million in the City and County through the Neighborhood Stabilization Program. The Sacramento Housing and Redevelopment Agency substantially amended the 2009 Action Plan and the Consolidated Plan to include the Neighborhood Stabilization Program and submitted a plan to HUD in November 2008. The plan was approved in January 2009 and was launched February 25, 2008.

SHRA will further analyze the impact of foreclosures in Sacramento and seek to partner in local efforts to mitigate the impact. SHRA also continues to use HOME program funds, as well as its capacity as an issuer of mortgage revenue bonds to provide gap financing.

SHRA is committed to help increase rental housing production and homeownership opportunities in the Sacramento region. As a lender and a developer, SHRA strives to efficiently manage its resources in order to address the range of need and reach special populations, the workforce population, and those who are moving out of the rental market and buying their first homes.

### **Housing Ordinances and Policies**

The SHRA Housing Policy and Development Department continues efforts to implement new strategies and strengthen participation of its partners to expand support for affordable housing programs in the City and County. 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, as well as services provided for seniors and youth. The programs and strategies include:

Housing Element - The County Planning Department and SHRA completed the 2008-2013 Housing Element, which was adopted by the Board of Supervisors on December 17, 2008. The Housing Element includes a comprehensive review of constraints to housing, including land use, design standards and financing programs, both governmental and non-governmental. While many of the constraints are market driven (high land costs and access to credit), many are within the purview of the City, including development costs, processing times, parking requirements and design requirements. In response to these barriers, the Housing Element includes a comprehensive housing plan, with policies and programs intended to overcome constraints and allow for better access for the development of all housing types.

Inclusionary - The County's Affordable Housing Ordinance, passed in 2004, requires 15 per cent of units constructed in new development projects to be affordable to low-, very low-, and extremely low-income buyers or renters. SHRA reviews and approves Affordable Housing Plans and Agreements required under the ordinance. SHRA also provides reduced interest-rate gap financing to multi-family housing projects which are developed to meet the ordinance's requirements. SHRA uses HOME program funds, as well as its capacity as an issuer of mortgage revenue bonds to provide gap financing.

### **Homelessness Implementation**

### Ten-Year Plan to End Chronic Homelessness

In the county of Sacramento twenty (20) private and public agencies offer homeless prevention services that include mortgage assistance, rental assistance, and utility assistance. Many more private and public agencies within the county offer counseling and advocacy services to assist individuals and families at risk of becoming homeless. The funding for these services come from a combination of Federal, state, local, and private sources.

The City and County of Sacramento are jointly undertaking initiatives and strategies, including new policies and programs to support the adopted Ten-Year Plan to End Chronic Homelessness. Work in 2008 for new initiatives for 2009 included:

- A special initiative to increase the success rate for homeless disabled people applying for SSDI;
- New ways to use health services to support homeless disabled people in permanent supportive housing by locating Federally Qualified Health Center satellite clinics in PSH projects; and by utilizing case management services funded by local hospital systems attempting to reduce costs of homeless frequent users;
- Opening a new 100-bed women-and children shelter;
- The ongoing commitment to conduct a Point-In-Time Homeless Count every year, and include more locations such as jails, hospitals, and the detoxification centers.

Please refer to <http://www.communitycouncil.org/homelessplan/>.

## **HOME/ American Dream Down Payment Initiative (ADDI)**

1. *Assessment of Relationship of HOME Funds to Goals and Objectives*
  - a. *Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.*
2. *HOME Match Report*
  - a. *Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*
3. *HOME MBE and WBE Report*
  - a. *Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).*
4. *Assessments*
  - a. *Detail results of on-site inspections of rental housing.*
  - b. *Describe the HOME jurisdiction's affirmative marketing actions.*
  - c. *Describe outreach to minority and women owned businesses.*

## **Program Year 1 CAPER HOME/ADDI response:**

**For a complete list of HOME activities please refer to Attachment B –County Affordable Housing Activities 2008.**

SHRA uses HOME funds to create and preserve affordable housing projects in the City and County of Sacramento as well as the cities of Folsom, Isleton, Galt, and Citrus Heights. The participating jurisdictions provide permanent housing for low-

and very low-income households in order to meet the goal of developing, preserving and financing the affordable housing opportunities outlined in the 2008-2012 Consolidated Plan.

In addition to creating and maintaining housing units, all housing projects funded through the Agency offer amenities to the benefit of their residents. Required amenities include community rooms and social service programs such as tutoring, after-school programs, or computer classes. In addition, SHRA requires HOME-funded projects to have security features such as enhanced lighting, security cameras, and security gates when necessary. Management plans are thoroughly reviewed, and management companies must be approved. These measures have been taken in order to insure Agency-funded properties are managed well and kept in good repair for the entire life of their affordability period.

### **ADDI Program**

The goal of developing, preserving and financing the affordable housing opportunities outlined in the 2008-2012 Consolidated Plan is also accomplished by using HOME funds in homebuyer assistance programs for low- and moderate-income households.

During 2008, SHRA used HOME funds in both the First-Time Homebuyer Program and the American Dream Down Payment Initiative (ADDI) Program. Through the use of these programs, SHRA assisted 25 households achieve the dream of homeownership. Income levels served were: low income – 6 households; moderate income – 19 households.

### **HOME Match and MBE and WBE Report**

The HOME Match and MBE and WBE report can be found in the Attachment B.

### **Assessments**

Detailed results of on-site inspections for rental housing units can be found in the Monitoring section of this report.

### **Affirmative Action**

Sacramento Housing and Redevelopment Agency makes housing options available to all qualified individuals regardless of race, color, religion, sex, familial status, disability, or national origin. The Agency markets its single-family home loan programs to area lenders, who are trained to offer the program to all income-eligible buyers. The Agency also works with professional housing counseling agencies to offer homebuyer education and counseling to prospective homebuyers. Counseling services include outreach in different languages, and education on fair housing law.

For all multi-family rental projects, the Agency strictly enforces affirmative marketing and Equal Housing Opportunity practices. Each Agency-funded project is required to report the status of their affirmative marketing practices annually using the Agency's Affirmative Marketing Compliance Questionnaire. Compliance measures include but are not limited to advertising in both general circulation and minority newspapers, and displaying the Equal Housing Opportunity logo in a prominent location that is visible to both ingress and egress to the property. Finally, annual audits are performed for HOME-funded rental housing projects, and include checking records of advertising and special outreach activities. If a property is found to have a disproportionate make-up of one group, the Agency employs corrective steps including reestablishing a wait list based on remarketing of the units. This procedure insures the property represents the community at large.

### **Outreach to Minority and Women-Owned Businesses**

To insure outreach efforts to minority (MBE) and women-owned business enterprises (WBE), SHRA includes MBE/WBEs in bid packages, and advertises in minority newspapers. The Agency also maintains a database of MBE/WBEs, which is made available to recipients of bid packages.

## **HOMELESS**

### **Homeless Needs**

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

1. *Identify actions taken to address needs of homeless persons.*
2. *Identify actions to help homeless persons make the transition to permanent housing and independent living.*
3. *Identify new Federal resources obtained from Homeless SuperNOFA.*

### **Program Year 1 CAPER Homeless Needs response:**

In 2008, there were a total of 3,436 beds for homeless persons in emergency shelters, transitional, and permanent supportive housing. Through the Continuum of Care (CoC) and the planning bodies of the Ten-Year Plan to End Chronic Homelessness, homeless providers, businesses, consumers, faith-based practitioners, employment, veteran, and educational specialists work together for a common goal, to assist all participants to achieve greater self-sufficiency and stabilized housing. Monthly Interagency Council meetings are convened with the aforementioned stakeholders to plan how to best meet the needs of persons in need of homeless services. In addition, twelve subcommittees execute the policy decisions of the Interagency Council.

In 2008, a veto of California AB 2034 caused a significant loss of funding for homeless persons with mental illness. More than 300 transitional and permanent supportive housing beds were lost in the CoC. Despite this, four new programs were created in 2008. The new programs included Keys to Hope 2 (10 beds), Ardenaire (16 beds), Friendship Housing Expansion (40 beds), and Martin Luther King Village (80 beds).

The CoC initiated the provision of HOPE (Helping Others Perform Exceptionally) trainings to local homeless providers. These trainings included curriculum related to best practice strategies for client engagement, accessing appropriate mental health and chemical dependency services, completion of Social Security Insurance (SSI) applications, and improving employment outcomes.

The first annual Homeless Connect event was held in 2008. This event assembles commonly used, though difficult to access, services in a one stop centralized service center. At the inaugural event more than 600 homeless persons were assisted with health screens, locating housing, acquiring state issued identification, given vision care, initiated SSI applications, and enrolled in mental health services.

Homeless persons living on the streets are given direct assistance through a monthly Mobile Connect outreach effort. Clients are assisted with locating available shelter and permanent supportive housing beds, transportation, general assistance benefits, food, and locating social services.

*1. Identify actions to help homeless persons make the transition to permanent housing and independent living:*

Homeless persons in existing programs meet with case managers with whom they collaborate to create **Individual Service Plans** (ISPs). The content of ISPs varies depending on client need and level of functioning. Major areas of need are identified such as income, mental health, health, and substance abuse. Once the areas are identified action steps are created to formalize plans for transition and self sufficiency. Greatest emphasis is given to improving income and personal stability. Mechanisms employed to achieve the goals in the ISPs include enrolling in substance abuse treatment, learning and complying with health and mental health care regimens, getting SSI applications approved, acquiring high school equivalency, attending personal growth skill building classes, and gaining stable employment. As personal stability is achieved and solidified transition to permanent housing or independent living follows.

*2. Identify new Federal resources obtained from Homeless SuperNOFA*

The Homeless SuperNOFA was submitted to HUD in October 2008. Existing funds were reallocated to begin a new permanent supportive housing program to serve ten families annually at St. John's Program For Women and Children in the amount of \$110,250. The CoC received \$655,440 in Samaritan Bonus funding to be used over five years to house 14 chronically homeless individuals at the Budget Inn Project. On February 19, 2009, HUD announced the Fiscal year 2008 CoC award notification, and the total amount awarded to our CoC is \$14,402,430.

## **Specific Homeless Prevention Elements**

*1. Identify actions taken to prevent homelessness.*

### **Program Year 1 CAPER Specific Housing Prevention Elements response:**

The Ending Chronic Homelessness Initiative (ECHI) was formed in January 2007 to begin implementation of Sacramento's Ten-Year Plan to End Chronic Homelessness. In the first two years of implementing Sacramento's Ten-Year Plan 293 chronic homeless people have been moved off the streets into permanent supportive housing (PSH) and 122 of these were housed in 2008. The 2008 homeless count documented that chronic homelessness decreased by 5% from 2007. In 2008 Sacramento added 216 new units of permanent supportive housing for homeless people to its Continuum of Care. In addition, two large PSH (66 units and 74 units) development projects were approved for development in the City and County of Sacramento and all together 212 units of permanent supportive housing for homeless people are in the construction pipeline and should be completed in 2009-2010.

Six meetings were convened of the ECHI Policy Board to End Homelessness and important members were recruited (i.e. the new Mayor of Sacramento; CEO, Metro Chamber of Commerce; President, Teichert Foundation; a second homeless individual). The ECHI developed a Communications Plan with input from community partners and a "One-Year Report" was published regarding the progress and challenges involved in the Ten-Year Homeless Plan implementation. This report was recognized by the U. S. Interagency Council on Homelessness as a "National Innovation". Numerous public presentations were given and staff developed a website, brochure, power point presentation about the Plan for the public and monthly e-newsletter. The ECHI added an average of 20 new people to our e-mail distribution list monthly and had approximately 270 visits to the website each month. It also contributed to news articles/coverage in local newspapers, television and radio news programs about the Housing First best practice and other system change efforts to end homelessness.

ECHI organized the first Homeless Connect event in Sacramento on May 30<sup>th</sup> and 600 homeless neighbors, 200 community volunteers and 160 staff from over fifty organizations attended. Forty homeless people were housed or sheltered as a result of Homeless Connect, as well as hundreds of other direct services (i.e. California ID cards, medical/dental screenings, mental health/alcohol and drug counseling, vision tests and free reading glasses, 1,000 hot lunches served, etc).

A short and long term Permanent Supportive Housing Services Funding Strategy was developed and in the short term continuum partners successfully applied for and received over \$300,000 in funding for supportive services in 2008-2009. In addition, a local hospital partner is providing \$300,000 in service funding for chronic homeless people who are high users of hospital emergency care, which is matched with permanent housing. The ECHI Criminal Justice Committee A pilot PSH program for the Serial Inebriate Chronic Homeless population was developed and received \$45,000 to fund an intensive Case Management position. Another pilot program was implemented in which downtown police officers were trained in mental health outreach and partnered with Genesis Mental Health volunteers to outreach to mentally disabled homeless people.

An important ECHI collaboration was developed with Sutter Community Hospitals funding The Effort to provide supportive services to homeless people who were high users of their hospital emergency rooms: The Effort in turn partnered with housing providers to match these services with PSH. All the local hospitals continued to collaborate on the Interim Care Program which shelters people who are discharged from local hospitals for up to 60 days. An ad-hoc "SSI Advocacy" committee was formed to develop a pilot program to assist chronically homeless people access Social Security Disability benefits. This public/private effort has lead to 3.5 full time benefit advocate positions teamed together to assist homeless clients with applications. The team leader has been trained in the S.O.A.R. model of benefits advocacy and she has trained other service provider staff in the model.

To begin to address the increase in family homelessness in Sacramento, the Ending Chronic Homelessness Initiative has organized a collaboration of City Council members, local faith leaders and homeless service providers. This collaboration has created a plan for a pilot to house high-functioning families straight out of shelters and into permanent housing. Six congregations committed to the pilot program to begin in February 2009, with a goal of housing 15 families in the first year.

ECHI developed a pilot evaluation of chronic homeless inebriates housed in a permanent supportive housing program with jail and hospital utilization data collected before and after they were placed in housing. This evaluation model will be expanded in 2009 to analyze scores of chronic homeless people who have been housed for at least 12 months. Staff also collected data from HMIS (DHA Homeless Programs) and Mental Health Division documenting the number of chronic homeless people housed in permanent supportive housing as well as working with SHRA and DHA-Homeless Programs to track the number of PSH units brought online in 2008 and the units in the pipeline.

## Emergency Shelter Grants (ESG)

1. *Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).*
2. *Assessment of Relationship of ESG Funds to Goals and Objectives*
  - a. *Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.*
  - b. *Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.*
3. *Matching Resources*
  - a. *Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.*
4. *State Method of Distribution*
  - a. *States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.*
5. *Activity and Beneficiary Data*
  - a. *Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.*
  - b. *Homeless Discharge Coordination*
    - i. *As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.*
  - c. *Explain how your government is instituting a homeless discharge coordination policy, and how.*

## Program Year 1 CAPER ESG response:

In 2008, ESG funds were used to provide partial funding for beds and operational support to one shelter: St. John's Shelter for Women and Children. This is a 100-bed emergency shelter that opened in 2004 and serves women and children residing on the streets or in places not meant for human habitation. A total of 1,104 people including 276 families were helped in 2008. Upon exit, 41percent had either transitional or permanent housing.

The Consolidated Plan and the CoC provide the framework for the use of ESG funds for homeless facilities and services in the City and County of Sacramento. Besides shelter, there is a comprehensive case management component to provide each

adult with housing assistance, life skill enhancement services, and employment resources.

**ESG funds are matched with other funding listed below:**

County of Sacramento	\$282,880
Emergency Food and Shelter Board	\$70,000
Churches	\$45,285
Private Party Donations	\$99,657
Business & Service Clubs	\$139,770
Trusts and Foundations	\$68,571
Other Grants	\$2,500
Fundraisers	\$152,654
Ann Land & Bertha Henschel Commission Grant	\$8,800
Emergency Housing & Assistance Program	\$20,745
SETA	\$8,634
United Way	\$36,275
Catholic Healthcare West	\$17,000
Kaiser Permanente	\$12,575
M&M Whitmore	\$10,000
Rumsey	\$21,328
Sub-Total	\$996,674
County ESG	\$256,193
City ESG	<u>\$258,862</u>

**Total** **\$1,511,729**

**Please, refer to the Needs Table for ESG information on total unduplicated numbers served and dollars spent in 2008.**

**Homeless Discharge Coordination Policy**

The former Sacramento County & Cities Board on Homelessness (SC&CBoH) worked with the County of Sacramento's Joint Discharge Planning Working Group to develop a master policy to guide County institutions and systems of care to appropriately discharge clients. The County Board of Supervisors adopted a policy which states that discharge policies are to be formulated for all county-funded institutions and systems of care. Subsequently, the Working Group has identified county institutions and systems of care and reviewed their discharge policies. In January 2007, the SC&CBoH was replaced by the Policy Board to End Chronic Homelessness. This board serves as a policy making function. Implementation of these activities is charged to the Interagency Council to End Chronic Homelessness and associated committees. Current discharge planning is focused on prison and hospital discharge.

Progress toward a comprehensive Discharge Planning Policy that includes State of California participation will continue in 2009. County staff and members of the former SC&CBoH have been in contact with the State Department of Corrections to initiate discussions on a uniform discharge planning policy for the state prison system. Members of the SC&CBoH have also participated in the State of California Interagency Task Force on Homelessness where discharge planning policies were cited as being critical to the prevention of homelessness. Further efforts to solidify comprehensive discharge policies and practices continue through the Criminal Justice Cabinet and the Coalition for Re-Entry Solutions. One promising practice entails prison outreach whereby prisoners slated to return to Sacramento County are identified. Once identified needs assessments are completed, they are linked to services prior to release.

In 2005, local area hospital systems, in partnership with the County, opened an 18 bed interim care facility for homeless patients exiting from hospitals who still require medical attention. The success of this program has generated support for an expansion. Efforts for financing and locating the expansion will continue in 2009.

Reference can be made to the 2008 City and County of Sacramento Continuum of Care application previously submitted to the U.S. Department of Housing and Urban Development (HUD) office.

For additional initiatives and strategies refer to the Ten-Year Plan to End Chronic Homelessness previously submitted to the U.S. Department of Housing and Urban Development.

## COMMUNITY DEVELOPMENT

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

1. *Assessment of Relationship of CDBG Funds to Goals and Objectives*
  - a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*
  - b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*
  - c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*
2. *Changes in Program Objectives*
  - a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*
3. *Assessment of Efforts in Carrying Out Planned Actions*
  - a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*
  - b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*
  - c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*
4. *For Funds Not Used for National Objectives*
  - a. *Indicate how use of CDBG funds did not meet national objectives.*
  - b. *Indicate how did not comply with overall benefit certification.*
5. *Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property*
  - a. *Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*

- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
  - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
  - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
- 8. Program income received
  - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
  - b. Detail the amount repaid on each float-funded activity.
  - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
  - d. Detail the amount of income received from the sale of property by parcel.
- 9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
  - a. The activity name and number as shown in IDIS;
  - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
  - c. The amount returned to line-of-credit or program account; and
  - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
- 10. Loans and other receivables
  - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
  - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
  - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
  - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
  - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
- 11. Lump sum agreements
  - a. Provide the name of the financial institution.
  - b. Provide the date the funds were deposited.
  - c. Provide the date the use of funds commenced.
  - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
- 12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. *Identify the type of program and number of projects/units completed for each program.*
  - b. *Provide the total CDBG funds involved in the program.*
  - c. *Detail other public and private funds involved in the project.*
13. *Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies*
- a. *Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

### **Program Year 1 CAPER Community Development response:**

In 2008, SHRA implemented many community development and capital improvement projects that included: streetscapes, public facilities and various park improvements located in CDBG income eligible areas in the County.

Please refer to the Accomplishments Section of the Needs Table.

Most CDBG funds were used to benefit very-low, low- and moderate-income persons or to aid in the elimination of slum and blight. The County of Sacramento spent 99.81 percent of its CDBG funds to benefit low- and moderate-income individuals (minimum 70 percent is required). The remaining 0.19 percent were either not spent or used for administration of the CDBG program. No projects were initiated or completed under the urgent need national objective.

The County of Sacramento has not changed the objectives of its CDBG program and continues to use CDBG funds for infrastructure and public facility improvements, housing development and homeownership, public services, commercial revitalization, and planning and administration activities. There is always an ongoing need for CDBG funds to fulfill objectives in all the above categories hence no changes are recommended based on Sacramento's experiences.

The County of Sacramento pursued all potential resources as indicated in the Consolidated Plan by working with developers, non-profits and other governmental agencies to leverage a variety of funds for the construction and rehabilitation of affordable housing projects and programs, opportunities for low- and moderate-income people to become homeowners, assistance to homeless persons, public service programs, job training and education, community development activities directed toward revitalizing neighborhoods and economic development.

**Please refer to the Leveraging Resources in CO4PR03 Summary of Activities (EXCEL Form) for further information.**

**Certifications** - The County of Sacramento certifies that it is administering the CDBG program in compliance with its Consolidated Plan and rules, regulations, and certifications required by HUD of its grantees.

**All CDBG funded activities met CDBG national objectives** of providing benefits to low- and moderate-income persons or households.

**CDBG funded activities met all requirements** with regard to providing overall benefit to low- and moderate income persons.

**No actions were taken to limit** the implementation of the Consolidated Plan.

**Regarding Anti-Displacements and Relocation**, there was no displacement or relocation activity to be reported.

**Regarding low/mod job activities**, there were no loans made in 2008. When loans are made, a Job Creation Participation Agreement is signed by the borrower. This agreement details the CDBG requirements for job creation for low- and moderate-income residents. Information about Sacramento Works One-Stop Career Centers is also provided to businesses to assist in the outreach for job applicants who would meet the criteria.

**Regarding low/mod clientele activities**, SHRA's CDBG administrative staff confirms with the subrecipient that income screening is done in accordance with HUD regulations before agreements are executed. In addition, during monitoring visits, CDBG administrative staff reviews income screening documentation to confirm eligibility.

**Regarding program income received, all other loan repayments and income from sale of property**, please refer to the Financial Summary report IDIS (C04PR26). Also:

CDBG sale of property – 2224-2228 Auburn Blvd.	\$972,695
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**Regarding prior period adjustments** – there are no disallowed activities funded, no funds returned to line-of-credit and no reimbursements.

**Regarding loans and other receivables** - there are no float-funded activities that were completed in 2008.

**Regarding the list of total number of other loans outstanding and the principal balance owed as of the end of the reporting period**, please refer to:

**Attachment E - AmeriNational report at the end of this report.**

This report also details the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

**Regarding land purchase with CDBG funds-** Community Resource Project acquisition was in 2008 for \$200,000.

**Regarding Housing Rehabilitation, total CDBG funds involved and other public and private funds** please refer to:

**Attachment A - County Affordable Housing Activities 2008 and Attachment D - Needs Table.**

**Regarding Neighborhood Revitalization Strategies for grantees that have HUD-approved neighborhood revitalization strategies** - The county of Sacramento has not adopted any neighborhood revitalization strategies to date, nor does the County have any Federally funded designated EZ or EC areas.

## Antipoverty Strategy

1. *Describe actions taken during the last year to reduce the number of persons living below the poverty level.*

### Program Year 1 CAPER Antipoverty Strategy response:

SHRA collaborated with the City and County to continue efforts to reduce the number of families and individuals living in poverty. Staff focused primarily on supporting programs that raise household incomes and stabilize housing situations. It also supports the HUD McKinney Vento Grant for which Department of Human Assistance (DHA) will apply, in hopes of receiving the maximum amount available to support the development of affordable housing for homeless persons to make the transition to permanent housing and independent living.

Eliminating poverty is a clear concern of the City and County. Efforts are constantly underway to improve the quality of life and economic well being of the residents through collaborative efforts of the following agencies and their programs:

Agencies:

- Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County, has been an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope to many Sacramento area residents. Annually, SETA serves over 45,000 customers.

The following programs provide needed skills for individuals seeking jobs and thereby getting them out of poverty:

- One-Stop Career Center System is designed to offer universal access to customers through a system of Sacramento Works One-Stop Career Centers. The Centers integrate employment, education, and training resources from over 17 Federally funded, employment and training-related programs, and offer an array of services designed to enhance the effectiveness and coordination of employers and job seekers.
- Regional Occupational Program (ROP) offers free job training through the Sacramento County Office of Education (SCOE). ROP classes are open to anyone 16 years of age or older. In fact, only 35 percent of their students are adults. (While high school students are given enrollment priority before adult students, adult enrollment is allowed on a continuous basis for all sessions until filled.)
- SCOE plays a leadership role in the delivery of quality education to the students in Sacramento County. SCOE directly educates more than 30,000 children and adults, and provides support services to over 230,000 students in 16 school districts.

Other organizations working to assist families and individuals living in poverty include: Sacramento Valley Organizing Committee, Sacramento Housing Alliance,

Human Rights Fair Housing Commission, Transitional Housing and Community Support, and Sacramento Mutual Housing Association.

## NON-HOMELESS SPECIAL NEEDS

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

- 1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

### **Program Year 1 CAPER Non-homeless Special Needs response:**

These special-needs populations include but are not limited to the elderly and persons with disabilities. DHA has developed partnerships between state and local governments and community-based non-profits credited for innovative strategies, such as expanding traditional mental health services to include housing for individuals with HIV/AIDS. One particular partnership resulted in the development of Colonia San Martin Permanent Housing Program which will be operated by AIDS Housing Alliance for individuals with HIV/AIDS and their families. About half are expected to have mental health issues. The 60 unit permanent supportive housing project began construction in 2007 and is expected to be opened by the end of 2008.

## OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

### **Program Year 1 CAPER Other Narrative response:**

Not applicable.