



**Sacramento
Housing &
Redevelopment
Agency**

County of Sacramento

2010 ONE YEAR ACTION PLAN

Lead Agency
Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, CA 95814

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Third Program Year Action Plan

The CPMP Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, 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.

Narrative Responses

GENERAL

Executive Summary

Program Year 3 Action Plan Executive Summary:

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 third year of the Five-Year Consolidated Planning period which covers years 2008-2012. In 2010, SHRA anticipates receiving \$5, 817,135 in CDBG funding to address priority needs in the community.

Along with the CDBG funds, the County will use HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) funds.

Additionally the County adopted three Substantial Amendments to the Consolidated Plan in program year 2009. As a result, the Department of Housing and Urban Development (HUD) awarded new funds to the County as part of the Housing and Economic Recovery Act of 2008 (HERA) and the American Recovery and Reinvestment Act of 2009 (ARRA). These are:

- Community Development Block Grant – Recovery (CDBG-R)
- Homeless Prevention and Rapid Re-Housing Program (HPRP); and the
- Neighborhood Stabilization Program (NSP1).

The total of all these funds is \$32,334,514.

Further, SHRA is applying on behalf of the County and a consortium including the City of Sacramento (City) and the Cities of Rancho Cordova and Citrus Heights for NSP2 funds for an additional \$36.8 million. If awarded, these funds will be used among the consortium members.

The following 2008-2012 Consolidated Plan goals guide SHRA in assigning priorities for the 2010 Action Plan year:

1. Develop, preserve, and finance a continuum of affordable housing opportunities;
2. Revitalize low- and moderate- income neighborhoods to create healthy and sustainable communities;
3. Promote equal housing opportunities;
4. 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;
5. 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;
6. Eliminate blight and promote economic development opportunities in commercial corridors; and
7. Implement effective and efficient management practices to enhance customer service and project delivery.

The goals of the three Substantial Amendments to the 2008-2012 Consolidated Plan are:

Community Development Block Grant – Recovery (CDBG-R)

1. Preserve and create jobs and promote economic recovery;
2. Assist those most impacted by the recession;
3. Provide investment needed to increase economic efficiency;
4. Invest in transportation, environmental protection, or other infrastructure that will provide long-term economic benefits;
5. Minimize or avoid reductions in essential services; or
6. Foster energy independence.

Homeless Prevention and Rapid Re-Housing (HPRP)

1. Prevent homelessness;
2. Divert people from shelters; and
3. Quickly re-house those who become homeless.

Neighborhood Stabilization Program (NSP1)

1. Return vacant foreclosed or abandoned residential properties to occupancy as quickly as possible;
2. Revitalize neighborhoods through strategic redevelopment, rehabilitation and reuse of vacant properties; and
3. Provide affordable homeownership and improved affordable rental opportunities to Sacramento families.

NSP2 goals are the same as NSP1.

General Questions

1. **Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 3 Action Plan General Questions response:

Geographic Allocation and Basis for Allocating Investments:

SHRA is responsible for implementing Redevelopment Plans in the McClellan/Watt Avenue, Mather Field and Walnut Grove Redevelopment Areas, as well as the City/County shared Auburn Boulevard, Franklin Boulevard and Stockton Boulevard Redevelopment Areas.

SHRA provides CDBG assistance in low- and moderate-income communities countywide that include the Cities of Folsom, Isleton and Galt and the County unincorporated areas. The boundaries of these areas make up five supervisorial districts that are adjusted every Federal census term (10 years). CDBG funds are allocated based on the percentage of low- and moderate-income persons within each district.

Maps showing the low- and moderate income concentration by supervisorial district areas including the redevelopment areas can be found in the CPMP 2.0 Year 3, Additional Files – Maps.

Also refer to Attachment I, for the distribution of 2010 Proposed One-Year Action Plan Activities located in the CPMP 2.0 Year 2, Additional Files – Attachments.

Obstacles To Meeting Underserved Needs

SHRA will continue 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 state and other 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.

However, over the past two years, the economic climate changed dramatically and new obstacles emerged:

- Reduced or frozen funding from state and other sources due to the housing and credit crisis causing a negative ripple effect;

- High rate of unemployment and foreclosures continue to strain the ability to meet affordable housing needs; and,
- Credit crisis has limited the availability of capital to develop housing for low-and moderate-income households and special needs groups.

SHRA staff will address the challenges of previous and new obstacles in 2010 by focus in three programmatic and administrative areas. First and foremost, staff will concentrate on project and program delivery of the funds including rapid deployment of economic stimulus funds from the HERA and ARRA. Additionally SHRA staff will continue to research availability of future funding resources and use proactive approaches toward future applications for potential leverage funds; this will assist SHRA to strategically place future activities in line to address obstacles.

Second, SHRA staff will use CDBG and other ARRA funds as leverage for both City and the County administered programs and support services that serve the burgeoning needs of low and moderate income citizens communitywide. Unfortunately, many in the SHRA network of public service providers are being caught in the compounded predicament of significant loss of local and other funding while the numbers of their clients are growing. SHRA staff will work diligently to keep services and programs in tact and available.

An example is the County of Sacramento, Department of Human Assistance that offers daily hot meals to over 6,200 seniors participating in the program throughout the City and County of Sacramento. Performance objectives for 2010 include:

- provide increased nutritional foods to the existing meal menus;
- provide reliable nutritional facts and education services through brochures and printed materials; and
- improve delivery time and services for home delivered and congregate meals.

Finally, SHRA staff will respond to increased programmatic and administrative demands by creating greater internal efficiencies and realigning program and services delivery within its provider network. SHRA staff collaboratively works with both the City and County elected officials, as well as the Planning, Parks, Transportation, Public Works, Economic Development and General Services Departments to identify projects that also meet federal community development program eligibility and meet timely draw down requirements. Staff will continue to fine tune this approach to help ensure projects are ready to go and project funds will be spent quickly and expeditiously.

For additional programs serving the underserved needs of homeless, refer to the Homeless section on page 23.

Also refer to the section on page 18, for Barriers to Affordable Housing, including other housing policy and related housing initiatives.

Resources and Objectives:

The County will allocate resources to activities and programs proposed for the 2010 program year that are identified as a “high” priority and consistent with the strategies identified in the County’s Five Year Consolidated Plan for 2008-2012.

Refer to Attachment 2, Resources located in CPMP 2.0 Year 3, Additional Files - Attachments for Federal, state and local resources, including McKinney Vento Homeless Act and Public Housing.

MANAGING THE PROCESS

- 1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.**
- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.**
- 3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.**

Program Year 3 Action Plan Managing the Process response:

SHRA has three governing boards. They are comprised of eight elected council members and the mayor that represents the City of Sacramento and five elected supervisors that represent the County. 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, SHRA will continue to initiate projects and policies to maximize affordable housing opportunities for income eligible households. SHRA coordinates with a variety of nonprofit organizations, including, Transitional Living and Community Support, InfoLine Sacramento and other agencies that will partner with the City and County to revitalize low-income communities utilizing CDBG, CDBG-R, HOME, ESG, HPRP, NSP, tax increment, housing trust funds, mortgage revenue bonds, CalHome, and mortgage credit certificates.

In addition, staff maintains 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, John Stewart Company, Sacramento Mutual Housing, Tower Development, Mercy Housing California,, the Community Resource Project, Volunteers of America, and Dawson Holdings and Domus Development.

To better link services to the targeted population, SHRA staff also maintains 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 historically participates in membership roles with associations such as:

- National Association of Housing & Redevelopment Officials (NAHRO)
- Council of Large Public Housing Authorities (CLPHA)
- The Urban Land Institute (ULI)
- California Association of Local Housing Finance Agencies (CAL-ALHFA)
- California Redevelopment Association (CRA)
- California Housing Consortium
- Housing California
- Northern California Nevada Executive Directors Association (NCNEDA)
- Friends of Light Rail
- Sacramento Metropolitan Chamber of Commerce

Citizen Participation

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

Program Year 3 Action Plan Citizen Participation response:

SHRA staff followed the requirements for citizen participation as outlined in the "Consolidated Plan –Citizen Participation.

Efforts to reach out to the community and neighborhood population for citizen comments began during the 2008-2012 Consolidated Plan process, continued through the 2009 Action Plan and each of the substantial amendments and again during the One-Year Action Plan process for 2010. Draft copies of the Action Plan and 2010 Proposed One-Year Action Plan Activities are displayed for public comment on the SHRA web site located at www.shra.org. The public notice is published in the Sacramento Bee 30 days prior to the scheduled public hearing date dates. Public comments are also received by the SHRA City and County Community Development Planning and Project Delivery Department. The public hearing was held before the Sacramento Housing and Redevelopment Commission with a public hearing and final approval at the County Board of Supervisors.

Public Comments

The Coalition on Regional Equity (CORE) spoke in support of the 2010 Action Plan at the October 27, 2009 County of Sacramento Board of Supervisors meeting.

INSTITUTIONAL STRUCTURE

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 3 Action Plan 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 and the Council 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 2010 is 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 the Public Information/Communication Officer. The Directors are responsible for all Agency operations, as well as legal, fiscal and personnel management. Also included are five Administrative Support Departments: SHRA Clerk, Human Resources, Information Management Technology Services, Public and Internal Communications, and Risk Management. The Real Estate and Construction Services Department reports to the Director of Administration.

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 (HCDD) is responsible for the following functions:

- City and County Community Development includes: Planning and Project Delivery for the Department and the following: Community Development Block Grant (CDBG), Community Development Block Grant – Recovery (CDBG-R), Neighborhood Stabilization (NSP), Commercial Revitalization, Grow Sacramento, and Enterprise Zone programs. This team is focused on the planning and implementation of redevelopment, community development, and neighborhood revitalization projects within 12 redevelopment areas and numerous low- and moderate-income neighborhoods. The team utilizes expenditures of tax increment, bond, CDBG and NSP funds to address the revitalization of most blighted communities. The team further assists in economic and commercial development through loans and exterior rebates that upgrade commercial buildings in the older commercial corridors of the city. This group administers three Enterprise Zones, including those on former military bases, which provide state tax advantages to business that locate or expand in them or that hire lower income persons. SHRA is transferring major elements of the Enterprise Zone Program to the Sacramento Employment and Training Agency (SETA) to realign program functions and create additional internal capacity in SHRA to administer economic stimulus funds.

As the administrator of the County's community development grants originating from HUD, SHRA has been authorized to act as the Unit of General Local Government for purposes of completing environmental requirements on behalf of non-profits receiving community development grants directly from HUD. As a condition of being the recipient of community development grants provided through HUD, environmental documentation consisting of a Finding of No Significant Impact (FONSI) prior to and accompanying a Request for Release of Funds (RROF) is required. Non-profit entities cannot act on their own behalf in submitting environmental clearance documentation. To complete and submit an RROF to HUD, environmental clearance must be certified by the Unit of General Local Government.

- Housing Finance includes: Delivery, Policy, Special Needs Housing and Central City Housing 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.
- 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 Real Estate 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 group provides standardized procurement procedures as well as outreach and labor compliance across the Agency. The Homeownership Services group, 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 actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 3 Action Plan Monitoring response:

To implement an effective housing and community development program, CDBG and HOME activities will be 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 conducts monitoring reviews of each subrecipient every one to two years to ensure program compliance with HUD regulations. Several monitoring visits will be scheduled in the City and County for year 2010.

For HERA and ARRA programs, SHRA will take additional steps, beyond standard practice, to initiate oversight mechanisms in order to mitigate the unique implementation risks of the Recovery Act. At a minimum, SHRA is prepared to evaluate and demonstrate the effectiveness of standard monitoring and oversight practices. NSP1 will be monitored as per the CDBG/NSP1 Management Plan previously submitted to HUD in accordance with CDBG Regulations, 24 CFR 85 and 24 CFR 570.501-503.

The Procurement Services division provides assistance to staff and subrecipients with bidding requirements, Minority/Women Business Enterprise (M/WBE), Section 3 objectives, and labor compliance issues. Additionally, Procurement staff will continue to increase outreach to M/WBE firms by participating with local businesses and organizations (Regional Transit, SMUD, and chambers of commerce) and other government entities (City and County of Sacramento, State of California, and local business information centers) at contracting seminars and expos, exposing the attendees to a variety of information on contracting processes and contracting opportunities with SHRA.

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

The Real Estate and Construction Services Division conducts on-site monitoring visits to construction projects funded with HOME and CDBG. Monitoring includes a) checking whether the construction work conforms to the contract plan specifications and SHRA approved scope of work; b) federal ADA requirements; c) progress payment inspections; c) final construction closeout inspections prior to processing final payment; and, e) oversight management of all aspects of inhouse construction projects.

SHRA continues to monitor timeliness of expenditures through monthly progress updates with subrecipients, and requesting timely invoice payments for completion of work.

The County of Sacramento, Department of Human Assistance will monitor projects and programs that use both City and County ESG, HOPWA and the new Homeless Prevention and Rapid-Re-Housing Program (HPRP) funds. DHA also meets monthly with the HOPWA providers to discuss funding and program issues. Technical assistance is provided to any HOPWA or ESG provider seeking to improve program outcomes or compliance. Monitoring includes site visits and monthly program review to observe report on:

- a. Submission of monthly provider reports and billing statements;
- b. Review of case files for client documentation and evidence of agency compliance with program requirements;
- c. Financial review of time sheets and audit information; and
- d. Review of Homeless Information Management Information System (HMIS) demographic data.

LEAD BASED PAINT

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

Program Year 3 Action Plan Lead-based Paint response:

SHRA will coordinate activities with the County Department of Health and Human Services to reduce lead-based paint hazards in accordance with HUD regulations. Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard.

The County's Childhood Lead Poisoning Prevention Program (CLPPP) provides outreach and education regarding lead poisoning and prevention practices through the Health Education Unit and Public Health Nurses (PHNs) in the Public Health Nursing Field Services Unit. Trainings on lead screening protocols and testing services are given by Health Educators and PHNs to community-based agency staff and medical providers. Additional outreach efforts include health fairs and media campaigns.

The Public Health Nurses at the County will 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 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.

The Real Estate and Construction Services Department routinely abates lead from all pre-1978 units whenever structural improvements are made. If a unit is deteriorating, Site Management to have the unit tested and abated as necessary. The Housing Authority plans to visually inspect the multi-family and single-family housing units in 2010. Residents are provided with information about lead-based paint hazards. Staff attends training and seminars to stay current with State Lead Awareness Training requirements. All lead-based paint testing and abatement is performed using qualified consultants and abatement contractors.

The Housing Choice Voucher division provides property owners, applicants, and participants with information about lead-based paint hazards and stabilization techniques using safe work practices before an inspection is conducted. Housing Choice Voucher staff will perform a Housing Quality Standard (HQS) inspection of each pre-1978 unit where a child under the age of six 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. Also included is information about required clearances and record keeping. Once the appropriate lead-based paint abatement has taken place the unit is cleared by the HQS inspector.

The Homeownership Services division will continue to address lead-based paint hazards in the following programs: Emergency Repair Program/ Accessibility Grant program and the Create a Loan federally funded residential rehabilitation loan programs. First-time homebuyer houses are inspected for defective paint and stabilization and clearance is required. SHRA contracts with lead-based paint inspection services to provide inspection service for program participants. 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 or removed.

The nonprofits that contract with SHRA also follow lead based paint safe work practices. For example, Rebuilding Together, a nonprofit, offers training and literature on lead-based paint safe work practices to the volunteers assisting with rehabilitation and handicapped accessibility programs.

HOUSING

Affordable Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response:

HOUSING PROGRAMS

Lower income households continue to pay a higher percentage of their income for housing, compared to other income groups. A large proportion of lower income renter-households also tend to experience other housing problems such as overcrowding and inadequate housing conditions. To help to provide decent and affordable housing, and improve the social and economic status for extremely low-, very low-, low-, and moderate-income households in the County of Sacramento, the following programs will be available during the next program year.

Homeownership

The Homeownership Services division of the Real Estate and Construction Services Department will continue to provide a variety of homeownership programs including the owner-occupied rehabilitation loans/grant programs and various homebuyer assistance programs. In 2010, staff will continue to offer these programs in addition to providing the homebuyer selection/certification services for buyers in the County's Affordable Housing Program and buyers of NSP-assisted homes under the Sacramento Vacant Properties Program. Also, Homeownership Services will continue to qualify buyers and process the financing under the Section 32 Homeownership Program

The Program Layering Policy allows low-income buyers to combine SHRA assistance programs such as First Time Homebuyer, Target Area Homebuyer, and the Mortgage Credit Certificate Programs to increase their buying power. These programs include the following:

- 1) 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 that have 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 2010, HOME funds will also be used in conjunction with CDBG resources to fund this program.
- 2) 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.

- 3) 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.
- 4) HERA and ARRA Programs:
 - Vacant Property Program, NSP 1. This program is designed to return foreclosed, vacant and blighted homes to owner occupancy by partnering with local builders and non – profits in targeted areas of the City. The program provides a developer incentive fee to be paid after homes are rehabilitated and sold to owner-occupants.
 - Purchase Assistance Program for Vacant Properties Program. This program, specifically designed for homes renovated through NSP1 activities, will offer a deferred payment loan to cover closing costs and down payment, as needed by the individual homebuyer.
- 5) If awarded NSP2 funding, a Property Recycling Program is proposed. This program is operated by SHRA's Housing and Community Development Department to quickly acquire foreclosed properties and adjacent parcels, conduct the necessary rehabilitation or demolitions, rent or sell and engage in redevelopment.

Multifamily Housing

The Housing Finance division will offer various forms of financing to affordable housing developers, both for profit and non-profit, in order to preserve and expand the supply of affordable housing in Sacramento County. The priorities of the division are outlined below:

1. Preservation

Preservation of projects which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions.

2. Recapitalization

Substantial rehabilitation of projects with affordability restrictions, including projects that have reached the expiration of their 15-year tax credit compliance period, but only in conjunction with new mortgage revenue bonds, tax credits, and/or other affordable housing resources to the greatest extent feasible.

3. Inclusionary housing

New construction to meet inclusionary housing requirements under the County of Sacramento Affordable Housing Ordinance, but only in conjunction with mortgage revenue bonds, tax credits, a State subsidy, and/or a contribution of land and monetary financial assistance from the master developer.

4. Rehabilitation and new production

Substantial rehabilitation of other projects, with preference among projects located in the City of Sacramento to those located in redevelopment areas; and

New construction of affordable housing including low income, mixed income, or workforce housing, with preference to projects in census tracts where the poverty rate is less than 30 percent; projects that meet redevelopment goals; projects located within ¼ mile of a Transit Hub (as defined by State Transit Oriented Development Program Guidelines); or development of sites identified as being appropriate for affordable housing in the Housing Element.

SHRA has adopted these priorities in order to reduce the housing cost burdens and overcrowding for tenants. As a result of SHRA's multifamily lending programs, affordable rents will be offered by property owners to their tenants as a result of long-term rent restrictions placed on SHRA-subsidized units, and reduction of overcrowding may occur due to the production of unit sizes ranging from one to four bedrooms.

In the next program year, Housing Finance anticipates meeting the needs of lower income populations through a number of financial assistance programs to developers that will offer the following:

- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds to be used as a financing tool for qualified multifamily projects
- CHDO set-aside funds for the development of new rental housing through direct financial assistance
- Affordable, low interest loans with long-term affordability restrictions for housing preservation, recapitalization, and rehabilitation of substandard housing.
- Affordable, low interest loans with long-term affordability restrictions for new construction of multifamily housing

The above programs leverage a variety of funds including local, private, state and Federal as indicated on the HUD SF-424.

PUBLIC HOUSING NEEDS

1. **Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**
2. **If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

Program Year 3 Action Plan Public Housing Strategy Response:

The Housing Authority (HA) provides affordable housing for over 14,500 families through the Public Housing Program and serves over 11,000 extremely low-, very low- and low-income families, seniors, and disabled individuals through the Housing Choice Voucher Program. The HA offers opportunities for public housing residents and Housing Choice Voucher Program participants to become homeowners, through the 5(H) and Section 32 programs. The Quality Housing and Work Responsibility Act (OHWRRA) permits Public Housing Authority's (PHAs), through Section 32 of the U.S. Housing Act of 1937, to make public housing dwelling units available for purchase by low-income families as their principal residence.

The 5(H) and Section 32 programs allow housing authorities to provide seller financing to ensure homes are affordable to low-income buyers (household incomes cannot exceed 80 percent of the area median income). The Section 32 program has sold 17 homes as of June 2008 and anticipates another 17 by the end of the year. The 5(H) program sold the last two homes in 2008. The proposed rehabilitation and sale of approximately 36 houses under the Section 32 Program is expected in 2010.

The HA continues to make progress toward high performer status through operational efficiencies such as a document imaging system system that will replace the existing filing system and result in higher administrative performance. The HA has also implemented a series of internal audit and monitoring systems. The HA will also manage assets by continuing to sell the scattered site units to low- income families and opening the wait lists more frequently to allow for additional housing types.

The HA previously retained CSG Advisors to evaluate the immediate and long-term financial viability of its public housing portfolio. The CSG property assessment recommends a priority for units that should be maintained, developed, renovated, sold or otherwise repositioned in order to achieve long-term financial sustainability. In 2010, the HA continues to develop and implement repositioning strategies outlined in the plan and use innovative techniques to leverage limited existing resources that provide the greatest potential return on investment to the HA.

In its role as the Public Housing Authority for the City and County, SHRA owns and operates over 3,000 units of deeply affordable housing. Included in this housing stock are a number of scattered single family homes that are vacant and in need of repairs, due to a continual decline in capital funding from HUD over many years. SHRA has identified 32 of these public housing units in the City of Sacramento and 15 in unincorporated Sacramento County that are also located in the NSP-2 target areas. As a way to contribute to the stabilization of these impacted areas by repairing the homes and bringing new occupants, SHRA has developed the Public Housing Rehabilitation Program under NSP-2.

RESIDENT SERVICES INITIATIVES

Focusing on resident initiatives continues to be a priority for the HA. The large public housing developments such as: Marina Vista and Alder Grove as well as in various high rises in the downtown Sacramento area utilize resident committees as the main tool for tenant involvement.

In addition, a Resident Advisory Board is organized to support all of the committees. Resident committees provide input on the development of funding for the modernization of public housing units. A public housing resident currently serves on the Sacramento Housing and Redevelopment Commission.

In addition to the above, the HA contracts with residents to serve in the capacity of caretakers for their housing developments when there is no on-site HA management. Their duties include serving as an emergency contact, policing the grounds, light cleanup, and informing management of problems related to their complex.

The HA coordinates a resident training program which provides training in three employment areas: commercial painting, janitorial/custodial, and office/clerical work. Public housing residents and/or Housing Choice Voucher Program participants work with SHRA staff to gain experience and acquire the requisite skills for full-time regular employment. The program has been significantly expanded in 2009.

HA programs are reviewed on an annual basis and new programs are added or deleted based on requests from residents or in response to legislation. Resident Services staff strive to stay knowledgeable about what services are available in the community to assist residents and to bring the services to the developments whenever possible. The following programs are currently available to residents in the family and senior/disabled developments:

- Computer Training Center (Marina Vista development)
- Quarterly newsletter with information about services available in the community
- Neighborhood Policing
- Homeownership Program
- Sacramento County service programs (drug and alcohol counseling, TANF eligibility, family counseling)
- Senior Nutrition Program
- Senior telecare program (daily telephone contact for at-risk seniors)
- Summer recreation and lunch programs
- Robertson Family Center (Twin Rivers)

BARRIERS TO AFFORDABLE HOUSING

Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 3 Action Plan Barriers to Affordable Housing response:

The Sacramento Housing and Redevelopment Agency (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

Staff continues to collaboratively work with the City and County to revise existing housing ordinances and policies currently in place through the County's General Plan. These housing provisions will further expand affordable housing opportunities and strategies for extremely low-, very low-, low-, and moderate-income households, and provide additional supportive services and homeless assistance throughout the City and County of Sacramento.

Housing Element - The County Planning Department and SHRA coordinated on preparation of the County's Housing Element, with comprehensive housing policies, goals and programs. The draft Housing Element has been submitted to the State Department of Housing and Community Development for review and approval, and covers the time period from July 1, 2008 to June 30, 2013. It was certified that it was in compliance with all State laws on January 27, 2009. The Housing Element of the General Plan includes an analysis of existing and projected housing needs, an analysis of potential governmental constraints, residential land inventory, housing policies, programs and quantified objectives to address the County's housing needs.

Inclusionary - The County's Affordable Housing Ordinance, adopted in 2004, requires 15 percent of units constructed in new development projects to be affordable to low-, very low-, and extremely low-income buyers or renters. In the next program year, SHRA will review and approve Affordable Housing Plans and Agreements required under the ordinance. SHRA may also provide 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.

Housing Foreclosure Status

SHRA began organizing a response to increased impacts in the community resulting from foreclosures in October of 2007. The initial response focused on conducting research to address the causes of foreclosure, assisting residents in staying in their homes, tracking federal and state responses, and establishing a taskforce to deal with nuisances and blight associated with foreclosed properties. The role of SHRA was to provide leadership in partnership with the City and County of Sacramento, nonprofits, and the Sacramento Regional Partnership in Homeownership to create a collaborative effort in addressing the foreclosure issue.

Housing Foreclosure Status and HERA and ARRA

As noted above, the Sacramento Housing and Redevelopment Agency (SHRA) began organizing a response to increased impacts in the community resulting from foreclosures in October of 2007. The initial response focused on conducting research to address the causes of foreclosure, assisting residents in staying in their homes, tracking federal and state responses, and establishing a taskforce to deal with nuisances and blight associated with foreclosed properties. The role of SHRA was to provide leadership in partnership with the City and County of Sacramento, nonprofits, and the Sacramento Regional Partnership in Homeownership to create a collaborative effort in addressing the foreclosure issue. As a result, SHRA was in position to mobilize resources in July 2008

Congress passed the \$3.9 billion Housing and Economic Recovery Act of 2008 (HERA) establishing the Neighborhood Stabilization Program (NSP1).

- On October 21, 2008, SHRA presented the substantial amendment for the Neighborhood Stabilization Program (NSP1) to the One-Year Action Plan and outlined the local response to address foreclosures in the most impacted neighborhoods within the County. Impact was determined by the census tracts in the top quartile of each of the following indicators: 1) rate of foreclosure; 2) number of high cost loans; and 3) a propensity for foreclosures to continue.
- On February 24, 2009, SHRA presented the implementation package approving the guidelines and investments for the NSP1 framework, amending the 2009 One-Year Action Plan and Agency budget accordingly, and authorizing their submission to HUD. As a condition of use, all NSP1 funds must be committed within 18 months of the One-Year Action Plan being approved and the line-of-credit being established.
- March 16, 2009 HUD entered into agreement with the County of Sacramento for the NSP1; all funds must be committed by August 2010.

The NSP1 program includes a Vacant Property Program, Block Acquisition and Rehabilitation Program and the Property Recycling Program and a partnership with the National Community Stabilization Trust (NSCT). A second round NSP2 proposes to expand these and add a Public Housing Rehabilitation Program and Homeowner Purchase Assistance Program.

Due to market conditions of natural affordability of NSP1 target areas, SHRA has opted not to utilize the equity recapture provisions proposed originally.

Outreach and Education - The CDBG Program staff continues to work with the Human Rights/Fair Housing Commission (HR/FH) and the Sacramento Housing Alliance (SHA) to provide outreach and education that will affirmatively further fair housing choice for protected classes under the Fair Housing Act. This will be achieved by investigating fair housing discrimination complaints, fair housing testing, fair housing education and outreach, and fair housing audits. CDBG staff will also work with the Code Enforcement programs operated by both the City and County, and the cities of Folsom and Galt to help address the problem of substandard housing.

SHRA began updated the Analysis of Impediments (AI) to Fair Housing Choice in 2009 and will adopt the new AI in 2010. - This planning document will research the most significant barriers to fair housing choice in the City and County and outline specific steps for the City and County to address and overcome the effects of any impediments.

Further actions to remove barriers to affordable housing are discussed on page 10.

HOME

1. **Describe other forms of investment not described in § 92.205(b).**
2. **If the participating jurisdiction (PJ) will use HOME for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.**

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Program Year 3 Action Plan HOME response:

The County plans to use HOME funds only for eligible activities as described in the HOME regulations (24 CFR § 92.205), shown below.

24 CFR 92.205 (b) Forms of assistance:

(1) A participating jurisdiction may invest HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the purposes of this part, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the purposes of this part. Each participating jurisdiction has the right to establish the terms of assistance, subject to the requirements of this part.

(2) A participating jurisdiction may invest HOME funds to guarantee loans made by lenders and, if required, the participating jurisdiction may establish a loan guarantee account with HOME funds. The HOME funds may be used to guarantee the timely payment of principal and interest or payment of the outstanding principal and interest upon foreclosure of the loan. The amount of the loan guarantee account must be based on a reasonable estimate of the default rate on the guaranteed loans, but under no circumstances may the amount on deposit exceed 20 percent of the total outstanding principal amount guaranteed; except that the account may include a reasonable minimum balance. While loan funds guaranteed with HOME funds are subject to all HOME requirements, funds which are used to repay the guaranteed loans are not.

During the 2009-10 Program Year, other forms of investment not described in §92.205(b) which the County may use for housing activities include Community Development Block Grant, Neighborhood Stabilization Program, and other local funds.

Home Guidelines For Resale Or Recapture Of Subsidy

The County of Sacramento will continue to loan HOME funds to assist low- to moderate income homebuyer applicants under its First Time Homebuyer Program. HOME loans are secured with a recorded trust deed and a promissory note. The County has elected to use both the recapture and resale options to comply with the “Period of Affordability” requirement under §92.254 of HOME rules. The County’s recapture and resale clauses are included in the County’s security documents for HOME-funded loans and identify the events that trigger either recapture of County HOME funds or resale of the home to a low-income purchaser at an affordable price.

The terms of recapture are structured after the HOME Program Period of Affordability requirement and are based on the amount of HOME subsidy provided to the borrower. If the recapture method is chosen, the County will recapture the amount then due on the Loan, including all principal and interest.

Resale provisions shall be followed if a new homebuyer qualifies for a loan under the HOME Program and the First-Time Homebuyer Program, and intends to occupy the property as their primary residence. To qualify for a loan, the buyer shall have a household income (as adjusted for the buyer’s household size) which does not exceed eighty percent (80%) of the median income for the Sacramento Metropolitan Statistical Area as determined by HUD, and shall agree in writing to loan terms established by the Sacramento Housing and Redevelopment Agency.

Home Multi-Family Refinancing Guidelines

SHRA will permit the use of HOME funds to refinance existing debt on a multifamily housing development under the following conditions:

1. Purpose

- Refinancing shall maintain current affordability and/or create additional affordable units.
- Refinancing shall be conditioned on adoption of management practices that will ensure the housing’s long term habitability and sound financial operations.
- Tenant services will be required of all projects which include involvement by a non-profit owner and will be encouraged in other projects. Types of tenant services include after-school programs for children, English as a second language classes, job training/development and placement assistance, day-care, counseling, parenting classes, other activities appropriate to the population housed.

2. General Eligibility Rules

- Multifamily developments within the City and County of Sacramento will be eligible for refinancing. Priority will be given to acquisition and rehabilitation of deteriorated properties including preservation of existing “at-risk” affordable housing.

- HOME funds may not be used to refinance multifamily loans made or insured by any Federal program. Projects with non Federal loans in the senior position, and HOME loans in the subordinate position, may refinance only the senior loan with the Agency's permission.
- Applications for refinancing will be subject to SHRA's Multifamily Lending Guidelines. Applications are accepted on a quarterly basis and are reviewed according to the standards outlined, including requirements for a rehabilitation scope of work and cost estimates. SHRA's Housing Finance Division's loan underwriting standards will be used to determine the feasibility of the refinancing plan.

3. Rehabilitation Requirements

- Rehabilitation must be a component of any refinancing activity. Rehabilitation requirements are below:
 - Projects must provide substantial rehabilitation of at least \$15,000 per unit of hard construction costs excluding overhead, profit, and general conditions.
 - All major systems have an expected life of at least 15 years upon completion of the renovation.

4. Affordability Requirements

- Housing preserved through refinancing and rehabilitation shall carry a 55-year regulatory agreement that carries income and rent restrictions consistent with HOME program rules.
- At least 20 percent of all assisted units must be affordable to persons earning no more than 50 percent of the area median income; the balance of assisted units shall house persons earning no more than 65 percent of the area median income.

5. Management Practices

A thorough review of the applicant's management practices and financial records will be part of the application process to determine that no distributions or withdrawals of equity have taken place, and that the property's operating costs are reasonable and comparable to similar projects. The project's income and expense statements and owner's tax returns will be required as part of the application package.

If deficiencies are found in the property's management systems (financial, maintenance, work order efficiency, tenant screening, etc.), SHRA may require the replacement of the property manager or place other conditions to ensure that the physical and financial needs of the housing in question are met.

HOMELESS

Specific Homeless Prevention Elements

1. **Sources of Funds**—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.
2. **Homelessness**—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. **Chronic homelessness**—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. **Homelessness Prevention**—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. **Discharge Coordination Policy**—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 3 Action Plan Special Needs response:

1. Source Of Funds

Over \$23 million has been budgeted to assist the homeless program in 2010. The following sources of funds will be used to address homeless issues in the City and County of Sacramento for year 2010:

- a portion of CDBG entitlement funds
- Federal resource funds including ESG, HOPWA, Homeless Prevention and Rapid Rehousing (HPRP), TANF ECF, Supportive Housing Program and Shelter Plus Care
- local funds from the City of Sacramento, the Sacramento Housing and Redevelopment Agency, the City of Citrus Heights, the County of Sacramento
- State funds provided through the Mental Health Services Act

A portion of the funds are from the Homeless Prevention and Rapid Re-Housing Program (HPRP) . On February 17, 2009, President Obama signed the American Recovery and Reinvestment Act of 2009 (Recovery Act), which includes \$1.5 billion, one-time funding, for a Homeless Prevention Fund. Funds for HPRP are being distributed to 540 entitlement cities, counties and states based on the formula used for the Emergency Shelter Grant (ESG) program. The HPRP funds have their own regulations and are not apart of the ESG program. In Sacramento County, almost \$4.8 million will be allocated, as follows:

- City of Sacramento \$2,375,126
- County of Sacramento \$2,396,773

Building on academic research and successful local practices, HPRP is intended to prevent homelessness, divert people from shelters, and quickly re-house those who

become homeless. Homeless families and individuals as well as those who would become homeless “but for” this assistance are eligible. HPRP can provide short-term financial assistance with rent, utilities or deposits and can assist participants to retain or find housing. HPRP recognizes that some may need assistance for a month or two while others may need longer to achieve stable housing after the program concludes.

The HPRP Program launched on October 1, 2009 with funding expenditure targets for 2011 and 2012.

All existing homeless funds, public and private, will continue to be utilized for the jurisdiction’s Continuum of Care programs. The new funding provided by HPRP is being utilized to create a new homeless prevention and rapid rehousing program. This program will utilize a system of central intake and assessment to ensure clients are immediately provided with concrete assistance through one service portal. This system will prevent lapses into homelessness and guarantee the provision of appropriate services. While clients will have access to a network of supportive services, the primary focus of the program will be on housing stability. Any new funding acquired through McKinney-Vento will be used to create additional beds in permanent supportive housing programs.

Also refer to the Other Resources attachment and the 2010 Proposed One-Year Action Plan Activities located in the CPMP 2.0 Year 3, Additional Files. - Attachments.

2. Homelessness

Objectives directed to Homelessness in the 2008-2012 City and County Consolidated Plans are to: 1) support efforts to develop/continue the Continuum of Care System for homeless through the provision of emergency shelters, transitional housing, and permanent supportive housing services, including housing for the chronically homeless, and, 2) 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.

As part of the 2010 Action Plan, CDBG, ESG, and HOPWA funding will continue for established programs such as the Comprehensive Alcohol Treatment Center, St. Johns Shelter for Women and Children, and numerous HOPWA programs. Lutheran Social Services (LSS) Management will also be receiving a small amount of CDBG funding to provide administrative functions for their Transitional Housing Program for Families and for the Building Bridges Program.

The McKinney-Vento funded Continuum of Care will be meeting the priority needs for homeless by providing supportive services and is starting up new permanent supportive housing programs in 2010. To expand its capacity the Omega Program Expansion began operation in 2009, to serve seven families. The St. John's Program For Women and Children is scheduled to open in late 2009, or early 2010 to serve eight families in permanent supportive housing. Mutual Housing at the Highlands is scheduled to begin construction the latter part of 2009, and will serve 66 homeless persons, 21 of which are chronically homeless. Finally, the Budget Inn is also scheduled to begin construction in late 2009, to serve 74 persons, 14 are to be chronically homeless. The Folsom Oaks project, a non McKinney-Vento complex will serve five homeless families and is scheduled to open in 2011. The Sacramento City and County Continuum of Care will be applying for additional new funding for permanent supportive housing projects in the 2009 grant competition.

Emergency Shelter Grant (ESG) along with funding from the County of Sacramento will continue to provide assistance for emergency shelter needs for homeless persons throughout the City and County of Sacramento. Also, an existing shelter is being changed to serve families in an effort to garner greater congruence with the strategies of the local HPRP system transformation effort within the community.

As part of the 2010 Action Plan, CDBG, ESG, and HOPWA funding is expected to continue for established programs such as the Comprehensive Alcohol Treatment Center and numerous HOPWA programs. A new shelter for disabled single men is being created by the Volunteers of America to serve 80 men. This shelter is funded entirely by ESG and local match funds. Lutheran Social Services (LSS) Management will also be receiving a small amount of CDBG funding to provide administrative functions for their Transitional Housing Program for Families and for the Building Bridges Program.

Additional projects are being constructed with a scheduled opening in 2011. The Budget Inn will serve 74 homeless individuals. Ten people with mental illness will be served at the Berry Hotel. Mutual Housing at the Highlands will include a total of 66 units for homeless persons with disabilities.

The potential obstacles in completing the action steps for the new projects are timing of the sources of funding, sources and availability of the funds and restrictions on uses of the funds. Other obstacles for completing the action steps are siting of projects and finding new funding sources for much needed additional supportive services and other funding gaps. Most service providers are operating with renewed HUD grants. Since these grants do not have a cost of living adjustment it is particularly challenging to operate viable programs at funding levels that are often ten years old. Another imminent challenge is that of continued budget reductions at both the state and local level. These reductions cause increased service need, with fewer sources of funding for existing services. Locally, some emergency shelter beds are expected to be defunded due to budget reductions. The final obstacle is obtaining public support for the projects in the respective communities.

3. Chronic Homelessness

The current Chronic Homeless Objectives and Action Steps are listed in the Sacramento Continuum of Care funding application previously submitted to the U.S. Department of Housing and Urban Development in 2008.

Ten Year Plan to End Chronic Homelessness

Implementation of the Ten-Year Plan to End Chronic Homelessness will provide a new focus for SHRA's multi-family loan programs in 2009. The Ten-Year Plan calls for the development of 280 "Housing First" 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 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. New initiatives for 2010 include:

- Conduct a third Project Homeless Connect Event, building on experience from the first two events, held in May 2008 and 2009
- Produce new grant proposals for case management services and SSI advocacy
- Expand the Faith and Homeless Families Initiative that will provide homeless families with rapid re-housing, mentoring and support services
- Perform an evaluation of the Serial Inebriate Program which will focus on cost savings to the community and outcomes of the clients
- Expand the coordinated, community wide effort for benefits advocacy (i.e. social security disability/Medi-Cal) by providing SOAR training to additional staff) and measuring outcomes of this initiative
- Recruit a pro-bono professional firm/consultant to improve the Media/Communications Plan in order to better brand the Ten Year Plan and increase outreach to business and community organizations
- The commitment to conduct a Point-In-Time Homeless Count every other year, and include more locations such as jails, hospitals and the detoxification centers.
- Assist the U. S. Census to count homeless people in Sacramento County

4. Homeless Prevention

Over 20 agencies, private and public, in Sacramento County 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. Legal Services of Northern California provides defense against evictions to low income households. Funding for these services come from a combination of Federal (including Community Services Block Grant), state, local, and private sources

The City and County have a number of significant policies and developments that are significant homeless prevention strategies including the City's Single Room Occupancy (SRO) hotel preservation and replacement policy and the City and County's Inclusionary Zoning policies.

Economic Stimulus

The new HPRP brings new funds and urgency to County efforts for homeless prevention. Through funds from HPRP, the City and County of Sacramento will develop a new system of outreach, screening and providing rental/utility assistance to households who are at risk of homelessness. SHRA will coordinate HPRP funds for Sacramento County and the Cities within the County, TANF-ECF funding and one million dollars in Community Services Block Grant funds will augment this effort. The goal of this program will be to assist up to 1,000 households in the first year with prevention and rapid rehousing assistance beginning on October 1, 2009.

5. 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 a policy making function. Implementation of said activities is charged to the Interagency Council to End Chronic Homelessness and associated committees. Current discharge planning is focused on hospital, jail and prison discharge.

Hospitals:

In Sacramento a collaborative of the hospital systems, community based organizations and the county government have come together to create the Interim Care Program (ICP) - a respite care shelter for homeless patients discharged from hospitals. Kaiser Permanente; Mercy; Sutter Medical Center, Sacramento; UC Davis Medical Center; and the County of Sacramento provide on-going funding for the program.

The Salvation Army provides 18 beds in a designated wing of the shelter where clients have three meals a day and a safe, clean place to recover from their hospitalizations. The wing is wheelchair accessible, has six rooms – each with three hospital beds, and a place for residents to store their medications and wound care supplies.

Another community-based organization, The Effort, coordinates nursing and social services to support clients in their recuperation and help them move out of homelessness. The Effort case manager links clients with mental health services, substance abuse recovery, housing workshops and provides disability application assistance. The Effort also serves as the lead agency for the program.

Patients are referred from the hospitals to the Interim Care Program when they are stable enough to be discharged from the hospital, but need on-going rest and follow-up treatment.

PARTICIPATING HOSPITALS

UC Davis Medical Center
Sutter Medical Center, Sacramento – Sutter General Hospital
Sutter Medical Center, Sacramento - Sutter Memorial Hospital
Methodist Hospital
Mercy General Hospital
Mercy Hospital of Folsom
Mercy San Juan Medical Center
Kaiser Permanente South Sacramento Medical Center
Kaiser Permanente Sacramento Medical Center
Sutter Medical Center invests \$400,000 in T3 Program for 2009:

In 2009 Sutter Medical Center and The Effort, Inc. designed a frequent users initiative for up to fifty emergency room patients that would appropriately “Triage” non-urgent patients in the emergency department, “Transport” these non-urgent patients 10 blocks to The Effort’s primary care clinic and “Treat” the patient with both primary medical and behavioral health ongoing treatment. Hence T3 equals Triage, Transport and Treat. Over 70 % of T3 Patients have been chronically homeless and this program has been used as a key private funding source of supportive services matched to permanent housing to assist in discharge and to further the goals of the Ten Year Plan. In 2010 Sutter Medical Center is expanding funding for the T3 program to allow it to serve up to 200 patients from it’s emergency department. In addition The Effort will be greatly expanding its health services to chronically homeless people and indigent patients after receiving new funding as a Federally Qualified Health Center.

Reference can be made to the 2009 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.

Criminal Justice Committee Discharge Policies & Procedures

Corrections (Local Jails and State Prisons):
The County Sheriff operates the Sacramento County Jail system and contracts with the UC Davis Medical Center, Department of Psychiatry to provide psychiatric services to inmates identified with mental conditions. This Jail Psychiatric Services (JPS) program provides medication, counseling, case management and discharge planning. In 2007 Sacramento Superior Court started a Mental Health Court involving the District Attorney, Public Defender, JPS and the County Division of Mental Health to assure that homeless mentally ill inmates charged with nonviolent crimes are diverted from the jail and receive appropriate follow up care as a condition of release. The Mental Health Court is no longer

accepting new clients and is slated for closure on October 1, 2009 due to budget reductions by the state and county

Transitional Living & Community Support (TLCS) provides discharge services to Sacramento County Jail inmates who suffer from severe and persistent mental illness. TLCS also operates project New Directions (formerly called Project Redirection), which provides supportive services to up to 95 individuals who are homeless or at risk of homelessness including referrals from Jail Psychiatric Services. Strategies for Change provides jail in reach and aftercare to jail inmates who volunteer to be part of the drug and alcohol residential treatment program while they are incarcerated through a full time case manager.

The Criminal Justice Committee of the Ending Chronic Homelessness Initiative has formed a "Jail Re-Entry Committee" to monitor and improve discharge policies and procedures for people being discharged from the county jail. This committee is researching best practices and will be making recommendations to the County Sheriff 's office, which administers and staffs the county jail.

The Sacramento District Attorney, Downtown Partnership, County Jail, Sacramento Police Department and the Volunteers of America (VOA) Detox Center started a collaborative program called the Serial Inebriate Program (SIP) in May 2006. The SIP program targeted chronically homeless public inebriates that had 25 or more arrests and admissions to jail or detox facilities in the previous 12-month period. The collaborating agencies agreed that, after evaluation on a case-by-case basis, individuals who fit the above criteria were given a sentence of 120 days in jail, to be served by successfully participating in a 90-day detox program run by the VOA. This jail diversion program expanded in April, 2008 when SIP clients were offered permanent housing with intensive case management upon discharge from the Detox program. SIP clients housed at the 90 day Detox facility are referred to Sacramento Self Help Housing (SSHH) and SSHH staff offer housing and case management to the client. SSHH will pick up and transport the client to housing upon release.

The California Department of Corrections, Parole Services contracts with Heavens Gate Enterprises (HGE) to provide community orientation/reentry services in Sacramento County to Parolees from the State Prisons. HGE coordinates a weekly service fair for newly released parolees in collaboration with City Police, Parole Services and multiple agencies offering housing, employment, recovery services, veteran's services etc. at the Lemon Hill Skills Center complex in South Sacramento. HGE also has funding to secure housing for homeless parolees, and has opened several homeless programs. Parole Services in Sacramento has also contracted with WestCare to provide 90 days of aftercare to those parolees who participate in substance abuse services while incarcerated. WestCare also oversees 16 Parolee Service Network beds in Sacramento.

The New Choice Collaborative lead by MAAAP, Inc. serves 200 non-violent ex-offenders per year and PRIDE Industries serves ex-offenders who participated in Prison Industry Authority programs while incarcerated. Parolees with severe and persistent mental illnesses also receive services from Parole Centers which provide psychiatric services upon reentry.

Reference can be made to the 2009 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

Community Development

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

Program Year 3 Action Plan Community Development response:

The total amount of CDBG funds allocated for projects, programs and delivery costs equals the amount of the anticipated grant amount plus program income and any carryover funds. All public service, planning and administration activities are eligible if they meet a national objective, and are within the 15 percent and 20 percent funding caps. All CDBG capital improvement, housing, commercial revitalization, and economic development activities are expected to be completed within 18 months while public service and planning activities are to be completed within 12 months of receiving the grant entitlement.

SHRA staff will work on a variety of projects throughout the County of Sacramento from infrastructure development, public facility improvements, developing affordable housing incentives and commercial development.

The Housing and Community Development Department will continue to stimulate business and employment growth in Sacramento's older commercial areas. In 2010, the Department will continue to underwrite and originate loans for commercial projects and address the need to upgrade commercial buildings in older commercial corridors in the City and County. The Department is also involved in the administration of five Enterprise Zones, including those on former military bases, which provide state tax advantages to businesses that locate or expand in them, or that hire lower income persons.

In 2010, SHRA will implement Community Development Block Grant-Recovery projects to preserve and create jobs and promote economic recovery. It is proposed that:

- \$1,332,415 in CDBG-R funding go to the Auburn Boulevard Streetscape and
- \$235, 000 in CDBG-R funding support homeless prevention activities.

In 2010, SHRA will allocate CDBG funds for capital improvement projects that include: streetscape, infrastructure and public facility improvements located in CDBG income eligible areas in the county.

Specific long-term and short-term needs and objectives are listed in the Needs Table of the County Consolidated Plan located in the folder titled CPMP 2.0.

For short-term objectives please refer to Attachment I, 2010 Proposed Activities located in the folder titled CPMP 2.0 Year 3; Additional Files - Attachments.

Antipoverty Strategy

1. *Describe the actions that will take place during the next year to reduce the number of poverty level families.*

Program Year 3 Action Plan Antipoverty Strategy response:

SHRA will collaborate with the City and County to continue efforts to reduce the number of families and individuals living in poverty. Staff will focus 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.

In January 2008, the United States (US) Census Bureau released data on poverty in the US. The most recent year for information is for 2007. The following table shows poverty percentages of all ages for the US, California and Sacramento County for the 2001, 2005 and 2007 years.

	2001	2005	2007
US	11.7%	13.3%	
California	12.9%	13.3%	
Sacramento County	12.1%	13.6% (181,110 persons)	12.2% (166,451)

The 2008 Federal Poverty Guidelines published by the US Department of Health and Human Services define poverty as income of \$10,400 or less for a single person household, \$21,400 or less for a four person household, and \$35,600 for an eight person household.

The State of California, Department of Housing and Community Development publishes the Official State Income Limits for 2008. Sacramento County is shown as having a median income of \$71,000 (four person household); extremely low income is shown as \$14,900 for a single person household, \$21,300 for a four person household and \$28,100 for an eight person household.

In 2008, at least 15 states and the District of Columbia created bi-partisan commissions to narrow the widening gap between the rich and the poor by eliminating barriers, such as lack of education, poor transportation and inadequate child care, that prevent many from finding better jobs and escaping chronic poverty. In addition, they are working to help disadvantaged children in the hope of breaking the generational cycle of poverty.

While California is not among these states at this time, eliminating poverty is a clear concern of the City and County of Sacramento. 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 HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response:

The priorities and specific objectives the jurisdiction hopes to achieve during the 2010 Action Plan is to use City and County CDBG funding with other funding to supplement other funding to provide 80-beds for 72-hour hold of public inebriates, 32-beds for a 60-day recovery program and up to 10 beds for mandatory court ordered 90-day recovery program for serial inebriates. The aforementioned services will be provided at the Comprehensive Alcohol Treatment Center operated by the Volunteers of America.

The programs at the Comprehensive Alcohol Treatment Center will be funded during the 2009 Action Plan year by City CDBG, County CDBG, County General Funds, and City General Funds.

Other Narrative

Affirmatively Further Fair Housing

The Analysis of Impediments to Fair Housing Choice (AI) 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.

In 2009, Sacramento Housing and Redevelopment Agency contracted with a Project Sentinel to update the Analysis of Impediments to Fair Housing Choice . The City and County's Analysis of Impediments to Fair Housing Choice will research the most significant barriers to fair housing choice and outline specific steps for the City and County to address and overcome the effects of any impediments. The new AI will also account for the dramatic changes in the local housing market as a result of current conditions and the continued high rate of foreclosure.

ATTACHMENT 1: 2010 ONE-YEAR ACTION PLAN ACTIVITIES

ATTACHMENT 2: OTHER RESOURCES

ATTACHMENT 3: COUNTY ENVIRONMENTAL REVIEW

**HUD SF-424s and CERTIFICATIONS
(CDBG, HOME, NSP, ESG and HOPWA)**

APPROVING RESOLUTION, PUBLIC NOTICE REQUIREMENT



MAPS

COUNTY PROJECT PAGES
