



# **2013-2019 Consolidated Plan**

## **Regional Plan**

**City of Sacramento  
County of Sacramento**

Revised June 21, 2013

Revised November 1, 2016

Prepared by the Sacramento Housing and Redevelopment Agency

on behalf

of the City and County of Sacramento

# Executive Summary

## ES-05 Executive Summary

### 1. Introduction

HUD transformed the Consolidated Plan into a tool for priority-setting and targeted investment planning for housing and community development. These tools are designed to support need-driven, place-based decisions and informed public participation in guiding funding decisions in the next five years for specific federal funds (Community Development Block Grant, Neighborhood Stabilization Program, HOME Investment Partnership Program, Emergency Solutions Grant and Housing Opportunities for Persons with AIDS) to identify needs and adopt strategies to address those needs, focusing primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, homeless individuals and others. The Sacramento Housing and Redevelopment Agency (SHRA) was selected by the U.S. Department of Housing and Urban Development (HUD) to participate as a community to create a pilot regional Consolidated Plan covering the City and County of Sacramento for the period covering 2013-17. This regional Plan includes the Sacramento Urban County Agreement Cities of Folsom, Isleton and Galt, and the Consortium of the unincorporated County that includes the City of Citrus Heights. SHRA administers the Consolidated Plan on behalf of the City and County of Sacramento. The County of Sacramento (County) is the eighth most populated county in the State of California, consisting of urbanized neighborhoods, suburban cities, and rural communities. The range of issues confronting the County is as diverse as its residents. The County encompasses approximately 994 square miles in the middle of the 400-mile long Central Valley, which is California's prime agricultural region. According to the U.S. Census, the County has a population of over 1.4 million residents, of whom approximately 553,900 live in the Urban County area. The Urban County consists of the cities of Folsom (approximately 72,000), Isleton (approximately 800) and Galt (approximately 23,650), and the unincorporated communities of the County. The City of Sacramento (City) has a population of approximately 466,740 people. The diverse population of the Sacramento Region has divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Sacramento is struggling to balance limitations on available resources and the need to address some very critical issues including: a severe shortage of housing affordable to low- and moderate-income residents, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment. A segment of the population faces increasingly challenging issues as the regional economy continues to grow and housing costs continue to rise faster than local incomes. To meet its community's needs, this Consolidated Plan is guided by three overarching goals that are applied according to its community's needs. The three overarching goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.

- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, greater homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment**

### **Overview**

There is an ongoing gap within Sacramento, in various degrees, in the availability of services across most categories of special need. This includes seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers. The Consolidated Plan proposes that the public infrastructure funds be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community. Several potential funding sources have been identified to implement the objectives and outcomes of the Consolidated Plan.

**Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Potential programs include: housing rehabilitation, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers or public services.

**Neighborhood Stabilization Program (NSP):** Consistent with the objectives of the CDBG program, the goals of NSP include rapidly arresting the decline of targeted low-income neighborhoods negatively affected by abandoned, foreclosed, or vacant properties and the subsequent stabilization of these neighborhoods through improved economic opportunities, the provision of decent, affordable housing, and the development of a sustainable living environment.

**HOME Investment Partnership Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote a suitable living environment, decent and affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, removal of architectural barriers and tenant-based rental assistance.

**Emergency Solutions Grant (ESG):** The ESG program provides homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds can be used for a variety of activities, including: rapid re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities, essential supportive services, and homeless prevention.

Housing Opportunities for Persons

with AIDS (HOPWA): The HOPWA Program provides grant funds to design long-term, comprehensive strategies for meeting the decent and affordable housing sustainable living environment needs for low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

### **3. Evaluation of past performance**

SHRA measures performance using the Housing, Homeless and Community Development Needs Tables, which project and measure outputs and outcomes for CDBG, NSP, HOME and ESG. These tables summarize key data related to each of the Consolidated Plan goals.

These goals include:

- Develop, preserve, provide, and maintain affordable housing;
- Revitalize the low- and moderate-income neighborhoods with various infrastructure improvements including park, street, sidewalk, and sewer improvements; and
- Provide assistance to various public services, including homeless, youth, and senior programs.

HUD implemented this ongoing performance evaluation process to assess productivity, cost effectiveness, and the impact of projects and programs in City and County neighborhoods. SHRA prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, SHRA and its partners have been successful in implementing its public improvement and community service projects and programs and meeting the objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

### **4. Summary of citizen participation process and consultation process**

The preparation of the Consolidated Plan began with "in-reach" among public agencies in the City and County. SHRA sought first to identify potential needs, services gaps and key issues on which to focus the community outreach process. The City and County of Sacramento encourage community participation in the development of the five-year Consolidated Plan. With focused starting points of issues and needs, an extensive community outreach program was implemented. SHRA is responsible for coordinating the citizen participation process for Sacramento. Community meetings were advertized in newspapers of general circulations and on the SHRA website. They were also advertized public announcements made in newspapers of general circulation.

### **5. Summary of public comments**

Please see attached.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Staff reviewed the public comments and made adjustments to the Consolidated Plan as appropriate. No public comments were received for the 2013 Action Plan.

## **7. Summary**

The overall priority for these federal funds is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. Sacramento is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low-incomes (less than 30 percent of area median income), are particular priorities. Sacramento has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities. Priorities can be achieved through a combination of 1) decent and affordable housing; 2) investment in community development activities in targeted lower-income and deteriorating neighborhoods and in facilities that serve lower-income populations; and 3) supportive services to maintain independence. Sacramento, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional decent and affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for Sacramento's lowest-income residents;
- Programs that improve community facilities and services laying the foundation for increased private investment, particularly in low-income areas;
- A network of shelters, housing, and services that prevent homelessness, including rapid re-housing and permanent housing, and the elimination of homelessness along the lines detailed in the 10-Year Plan to end chronic homelessness;
- Programs that promote economic development and create jobs and programs that increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

# The Process

## PR-05 Lead & Responsible Agencies

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
LEAD AGENCY	SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY	HOUSING AND COMMUNITY DEVELOPMENT

Table 1 – Responsible Agencies

### Narrative

Created as a Joint Powers Agency in 1981 by the Sacramento City Council and Sacramento County Board of Supervisors, the Sacramento Housing and Redevelopment Agency (SHRA) brings together financial resources and staff expertise to revitalize lower-income communities, create affordable housing opportunities and serve the public housing residents in Sacramento. The members of the Joint Powers Agency are the City of Sacramento, the County of Sacramento, the Housing Authority of the City of Sacramento, and the Housing Authority of the County of Sacramento. SHRA is the lead agency for the Consolidated Plan; SHRA administers the Community Development Block Grant (CDBG), Neighborhood Stabilization Program (NSP), Housing Opportunities for Persons with AIDS (HOPWA), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) funds on behalf of the City and County. Operating under the umbrella organization of SHRA is the Housing Authority for the County of Sacramento. The Housing Authority acts as the City and County's Public Housing Agency, managing public housing units and an array of affordable housing programs. The Housing Authority is currently a High Performer as determined by the U.S. Department of Housing and Urban Development (HUD). As a Joint Powers Agency, SHRA can address a number of cross-jurisdictional and regional problems. Many housing and community development issues transcend geographic boundaries. For example, homelessness is a regional issue that recognizes no geographic boundaries. As a Joint Powers Agency, SHRA has the ability to work on either side of political boundaries for the jurisdictions of the County of Sacramento, and the Cities of Sacramento, Folsom, Isleton, Galt, and Citrus Heights when implementing HUD Office of Community Planning and Development (CPD) programs.

### Consolidated Plan Public Contact Information

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## PR-10 Consultation

### 1. Introduction

As part of the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)) include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdictions housing and non-housing community development issues.

#### **Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

SHRA consulted with the following agencies/entities in preparing the Consolidated Plan:

**Health Services:** County of Sacramento's Department of Health and Human Services (DHHS) and nonprofit health service providers.

**Homeless Services:** Sacramento Steps Forward (SSF), various nonprofits and the County of Sacramento's Department of Human Assistance and emergency shelter/transitional/prevention/rapid re-housing providers. The consultation included ESG and HOPWA to address the needs of the homeless and persons with HIV/AIDS and their families.

**Housing Services/Affordable Housing:** Affordable housing providers and supportive service agencies.

**Lead-Based Paint Hazards:** DHHS-Public Health Division's Childhood Lead Poisoning Prevention Program (CLPP).

**Metropolitan Planning:** Various departments within the City and County of Sacramento regarding problems and solutions for economic development, infrastructure and capital improvements, affordable housing, public services and transportation.

**Participating Jurisdictions:** Cities of Folsom, Isleton, and Galt as these jurisdictions are under Cooperative Agreements with SHRA and consultation with the City of Citrus Heights as a member of the Consortium.

**Public Housing Agency:** Housing Authority for the City and County of Sacramento.

**Sacramento Area Council of Governments (SACOG)/Adjacent Governments:** SACOG provides regional planning for affordable housing, transit, bicycle networks, clean air and airport land uses and a regional Analysis of Impediments for Fair Housing Choice. Members of SACOG include but are not limited to the Cities of Citrus Heights, Folsom, Galt, Isleton, Sacramento, and the Counties of El Dorado, Placer and Sacramento.

**Social Services:** State Department of Social Services and nonprofit social service agencies.

**State of California:** Requested information from the State on housing and non-housing community development concerns.

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

Significant aspects of the Consolidated Plan development process included meetings with Sacramento Steps Forward (lead agency for the Continuum of Care in the Sacramento Region), City and County staff, as well as agencies and organizations that serve Sacramento's residents. These meetings helped identify priority needs and the level of need for various community development, housing, homeless, and economic development needs. The development of the Consolidated Plan also included active citizen and agency participation, as described later in the Citizen Participation section.

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

SHRA will be the administrator of the ESG program and will contract with SSF, as the Lead Agency for the CoC, to design the implementation of the ESG program. In addition, as part of the implementation of Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), SSF will coordinate the development of a centralized assessment system for adoption by the CoC Advisory Board per HUD guidelines. SSF also will design and fully implement the revisions (prevention and rapid re-housing) to the ESG program over the next five-years. Collaborating with other funding systems can help make the rapid re-housing/prevention program(s) more comprehensive to assist in reducing homelessness in the Sacramento Region.

**HMIS: Administrative Policies and Procedures**

**Strategy 1:** Coordinate the efforts of all service providers in the Sacramento Region.

Action Step 1: Providers enter all required data fields. Benchmarks:

- 100 percent of data entered in required fields

Action Step 2: Increase data quality. Benchmarks:

- 100 percent of providers correct inaccurate data within two weeks of null report.

**Strategy 2:** Using HMIS data, evaluate the performance of the CoC's efforts in ending homelessness

Action Step 1: Identify the performance measures and establish baseline measures as related to Housing First goals which focuses on moving households experiencing homelessness from shelters and transient housing into permanent housing as quickly as possible. Benchmarks:



- Providers will ensure all data is entered by the 15th of each month to ensure the accuracy of reports
- All providers report to the SSF on performance measures semi-annually

Action Step 2: Review results to evaluate the performance toward achieving outcomes in the plan and preventing and ending homelessness. Benchmarks:

- Establish a process to review, analyze and report key performance measures on a regular basis
- Report community progress to the CoC Advisory Board and SSF Board

Action Step 3: Access accurate HUD required reports directly from HMIS. Benchmarks:

- Pull all HUD required reports directly from HMIS
- Compare HMIS reports to provider data
- 100 percent of providers correct inaccurate data before reporting deadline

**2. Agencies, groups, organizations and others who participated in the process and consultations**

<b>Agency/Group/Organization</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
AIDS HOUSING ALLIANCE	Housing Services-Persons with HIV/AIDS Services-homeless Regional organization	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization which is dedicated to providing housing and/or other support services that prevent homelessness among people with AIDS or HIV related illnesses in a way that enhances the dignity and independence of all participants. This organization is also a member of the Continuum of Care (CoC).
AREA 4 ON AGING	Services-Elderly Persons Other government - County Regional organization	Non-Homeless Special Needs	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation were to improve coordination with a regional organization which provides a comprehensive and coordinated system of services for persons 60 years of age and over.
CALIFORNIANS FOR DISABILITY RIGHTS	Services-Persons with Disabilities Regional organization	Non-Homeless Special Needs	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing advocacy services for persons with disabilities.
CARES	Services-Persons with HIV/AIDS	Non-Homeless Special Needs	This organization was invited to participate in public workshops/presentations. The anticipated outcomes

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	Services-Health Regional organization	HOPWA Strategy	of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing health services to persons with AIDS and HIV related illnesses.
CITY OF FOLSOM	Housing Other government - Local	Housing Need Assessment	The City of Folsom determined it will continue to fund its minor homeowner repair program with CDBG funds. The City and SHRA staff will meet to discuss future eligible projects if additional funds become available.
CITY OF GALT	Other government - Local	Non-Housing Community Development	The City of Galt has entered into an agreement with SHRA to receive CDBG funding for eligible public infrastructure projects within the city limits.
CITY OF ISLETON	Other government - Local	Non-Housing Community Development	The City of Isleton has entered into an agreement with SHRA to receive CDBG funding for eligible public infrastructure projects within the city limits.
COMMUNITY SERVICES PLANNING COUNCIL	Regional organization	Non-Housing Community Development	This organization and SHRA staff met to discuss its past role in the Homelessness Prevention and Rapid Re-Housing program as central intake, also discussed depending on availability of funds, its role in the providing similar services to the CoC.
COMMUNICARE HEALTH CARE	Services-Persons with HIV/AIDS Services-Health Regional organization	Non-Homeless Special Needs HOPWA Strategy	This organization and SHRA staff met to discuss its role in the providing HOPWA services in the Sacramento Region. The anticipated outcomes of the consultation were to improve coordination with an existing HOPWA provider.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
DISABILITY RIGHTS CALIFORNIA	Services-Persons with Disabilities Regional organization	Non-Homeless Special Needs	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing advocacy services for the persons with disabilities.
DOWNTOWN PARTNERSHIP	Regional organization Business Leaders Civic Leaders	Homelessness Strategy Economic Development Anti-poverty Strategy	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing a voice for Sacramento downtown property, business owners and residents; assisting in reducing regulatory barriers and represents their interests in revitalization. This organization is also a member of the CoC.
EL DORADO COUNTY	Other government - County	Non-Homeless Special Needs HOPWA Strategy	El Dorado County and SHRA staff met to discuss its role in the providing HOPWA services in the El Dorado County. The anticipated outcomes of the consultation were to improve coordination and the implementation of HOPWA services for the county residents.
FIRST FIVE CALIFORNIA	Services-Children Child Welfare Agency Other government - State	Homeless Needs - Families with children Non-Homeless	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation were to improve coordination with

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		Special Needs	a regional organization which is dedicated to providing services for families with children.
LEGAL CENTER FOR THE ELDERLY AND DISABLED	Services-Elderly Persons Regional organization	Non-Homeless Special Needs	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the elderly residing in the Sacramento community.
LEGAL SERVICES OF NORTHERN CALIFORNIA	Service-Fair Housing Regional organization	Non-Homeless Special Needs	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for Sacramento community residents.
LUTHERAN SOCIAL SERVICES	Services-homeless Regional organization	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing homeless services. This organization is also a member of the Coc.
MCGEORGE SCHOOL OF LAW	Service-Fair Housing Regional organization	Fair Housing	This organization was invited to participate in public workshops/presentations. The anticipated outcomes

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Civic Leaders		of the consultation were to improve coordination with a regional organization whose mission is to promote fair housing within the Sacramento Region.
PLACER COUNTY	Other government - County	Non-Homeless Special Needs HOPWA Strategy	Placer County and SHRA staff met to discuss its role in the providing HOPWA services in the Placer County. The anticipated outcomes of the consultation were to improve coordination and the implementation of HOPWA services for the county residents.
REBUILDING TOGETHER	Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization	Non-Homeless Special Needs	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by preserving homes for low-income, elderly and the disabled residents.
SACRAMENTO HOUSING ALLIANCE	Housing Regional organization Business Leaders Civic Leaders	Housing Need Assessment	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing affordable housing.
SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION	Housing PHA Other government - Local Grantee Department	Administrator for the Grantee	The Sacramento Housing and Redevelopment Commission submit its recommendation to fund the federal entitlement programs to the Sacramento Board of Supervisors and the Sacramento City Council.
SACRAMENTO AREA	Housing	Housing Need	SHRA staff consulted with SACOG its regional planning

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COUNCIL OF GOVERNMENTS	Regional organization Planning organization Business Leaders Civic Leaders	Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy	efforts in the six-county region: transportation, affordable housing, market analysis, fair housing. This organization is also a member of the CoC.
SACRAMENTO COUNTY BOARD OF SUPERVISORS	Housing PHA Health Agency Child Welfare Agency Other government - County	Grantee	The Sacramento County Board of Supervisors is the governing body for the jurisdiction. SHRA staff met with the executive staff as the Consolidated Plan was being developed.
SACRAMENTO COUNTY MUNICIPAL SERVICES	Housing Other government - County Grantee Department	Housing Need Assessment Economic Development Anti-poverty Strategy Non-Housing Community Development Needs	SHRA and County of Sacramento staff met on an ongoing basis to discuss the development of the Consolidated Plan.
SACRAMENTO CITY COUNCIL	Housing PHA Other government - Local	Grantee	The Sacramento City Council is the governing body for the jurisdiction. SHRA staff met with the executive staff as the Consolidated Plan was being developed.
CITY OF SACRAMENTO	Other government - Local Grantee Department	Housing Need Assessment Economic Development	SHRA and City of Sacramento staff met on an ongoing basis to discuss the development of the Consolidated Plan.

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		Market Analysis Anti-poverty Strategy	
COUNTY OF SACRAMENTO DEPT OF HUMAN ASSISTANCE	Other government - County Grantee Department	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	SHRA and County of Sacramento staff met on an ongoing basis to discuss the development of the Consolidated Plan.
SACRAMENTO REGION COMMUNITY FOUNDATION	Regional organization Foundation	Homelessness Strategy	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing funding for public services. This organization is also a member of the Coc.
SACRAMENTO STEPS FORWARD	Services-homeless Continuum of Care	Homelessness Strategy Homeless Needs - Chronically homeless	Sacramento Steps forward is the lead agency for the Continuum of Care in the Sacramento Region.



Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	
COUNTY OF SACRAMENTO DEPT OF EDUCATION	Services-Children Services-Education Services-Employment Other government - County Grantee Department	Anti-poverty Strategy	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing educational and employment opportunities.
SACRAMENTO EMPLOYMENT AND TRAINING AGENCY	Services-Education Services-Employment Regional organization	Economic Development Anti-poverty Strategy	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing educational and employment opportunities.
THE CLOUDBURST GROUP	Business Leaders	HUD technical assistance	Provided SHRA technical assistance to develop the Consolidated Plan by attending various meetings with SHRA and its partners.

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THE EFFORT, INC.	Regional organization	Homelessness Strategy	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing health services.
TLCS	Services-Persons with Disabilities Services-Health Regional organization	Non-Homeless Special Needs	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing services for persons with disabilities.
VOLUNTEERS OF AMERICA	Services-homeless Regional organization	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing homeless prevention services. This organization is also a member of the CoC.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO	Housing PHA Other government - County Other government - Local Regional organization	Public Housing Needs	This organization was invited to participate in public workshops/presentations, and it noticed the public workshop in Tenant Focus (newsletter volume 6, issue 4). The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing affordable, safe and decent housing to public housing residents.
SIERRA FOOTHILLS AIDS FOUNDATION	Services-Persons with HIV/AIDS Regional organization	Non-Homeless Special Needs HOPWA Strategy	This organization and SHRA staff met to discuss its role in the providing HOPWA services in the Sacramento Region. The anticipated outcomes of the consultation was to improve coordination with an existing HOPWA provider.
SACRAMENTO AREA REGIONAL TECHNOLOGY	Regional organization	Economic Development Market Analysis	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing technological resources and services to the Sacramento Region.
VALLEY VISION	Regional organization Planning organization	Economic Development Market Analysis	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a

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			regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing planning services to the Sacramento Region.
ASIAN COMMUNITY CENTER	Services-Elderly Persons Services-Persons with Disabilities Regional organization	Non-Homeless Special Needs Anti-poverty Strategy	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing nutrition services to the elderly in the Sacramento Region.
GOODWILL INDUSTRIES INTERNATIONAL, INC.	Services-Persons with Disabilities Services-Employment Regional organization	Economic Development	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing employment services for persons with disabilities to the Sacramento Region.
YOLO COUNTY	Other government - County	HOPWA Strategy	Yolo County and SHRA staff met to discuss its role in the providing HOPWA services in the Yolo County. The anticipated outcomes of the consultation was to improve coordination and the implementation of HOPWA services for the county residents.

**Table 2 – Agencies, groups, organizations who participated**

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

All groups were either consulted or invited to participate. There was no decision to exclude any group.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	SHRA and Sacramento Steps Forwards meet bi-monthly to discuss the ongoing goals of the Consolidated Plan and its Strategic Plan.

**Table 3 – Other local / regional / federal planning efforts**

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

SHRA consulted with staff from Sacramento Area Council of Governments, Sacramento Steps Forward, the County of Sacramento, the Cities of Sacramento, Folsom, Isleton and Galt, various nonprofits and private organizations in the development and implementation of the Consolidated Plan.

**Narrative**

Organizations were consulted on an individual and group basis, as well as part of a public workshop and through written correspondence. The goal was that by providing a more detailed explanation of the data that the information would be better contextualized and more meaningful for groups to use to provide comments.

## PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation  
 Summarize citizen participation process and how it impacted goal-setting  
 Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Minorities  Non-English Speaking - Specify other language: SPANISH, RUSSIAN, HMONG  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The Sacramento County Board of Supervisors approved the 2013-17 Consolidated Plan and the One-Year Action Plan at its January 8, 2013 meeting.	No public comments received.	N/A	<a href="http://www.shra.org">www.shra.org</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Minorities  Non-English Speaking - Specify other language: SPANISH, RUSSIAN, HMONG  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	A public notice was posted in the Sacramento Bee, Sacramento Observer, Russian Observer, Hai Van News and El Hispano announcing the public workshop, public hearings and dates the Consolidated Plan would be heard before the County of Sacramento Board of Supervisors and the Sacramento City Council.	Public comments from the October 25th meeting are attached and there were no public comments received at the January 2nd or 8th meetings.	N/A	www.shra.org
Newspaper Ad	Minorities  Non-English Speaking - Specify other language: SPANISH, RUSSIAN,	The Sacramento City Council approved the 2013-17 Consolidated Plan and the One-Year Action Plan at its January 8, 2013 meeting.	No public comments received.	N/A	www.shra.org

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	<p>HMONG</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>				
Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: SPANISH, RUSSIAN, HMONG</p> <p>Persons with disabilities</p> <p>Non-targeted/broad</p>	<p>A public notice was posted in the Sacramento Bee, Sacramento Observer, Russian American Media, Hai Van News and El Hispano announcing the public workshop, public hearings and dates the Consolidated Plan would be heard before the County of Sacramento Board of Supervisors and the Sacramento City Council.</p>	<p>Public comments from the October 25th meeting are attached and there were no public comments received at the January 2nd or 8th meetings.</p>	N/A	www.shra.org



Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	community  Residents of Public and Assisted Housing				
Other	AFFORDABLE HOUSING	SHRA met with the Sacramento Housing Alliance to discuss affordable housing goals and strategies in the Sacramento region.	SHRA noted in the Consolidated Plan the need for affordable housing and the challenges it faces with the lack of funds with the dissolution of redevelopment in California.	N/A	
Other	FAIR HOUSING	SHRA staff met with McGeorge School of Law and Legal Services of Northern California to discuss fair housing and impediments to fair housing choice in the Sacramento region.	SHRA has linked McGeorge School of Law and Legal Services of Northern California to its website as an avenue for the public to find fair housing assistance/information.	N/A	<a href="http://www.shra.org">www.shra.org</a>
Other	HOMELESS STRATEGY	Sacramento Steps Forward (SSF) and the Sacramento County Department of Human Assistance (DHA) met bi-monthly with SHRA staff to discuss homeless services including the ESG program. In addition, SHRA staff updated the Sacramento	SSF provided narrative for the ESG program. Please refer to the ESG section for further information.	N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Continuum of Care on a regular basis.			
Other	HOMELESS STRATEGY	SHRA staff provided the Continuum of Care Board (CoC)with regular updates on the development of the Consolidated Plan.	The CoC Board provided its of goals and strategies. Please refer to the Homeless sections for further information.	N/A	
Other	Minorities  Non-English Speaking - Specify other language: SPANISH, RUSSIAN, HMONG  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	A public workshop was held on October 25, 2012 and held a public hearing on January 2, 2013 and a public meeting on January 8, 2013.	Public comments from the October 25th meeting are attached and there were no public comments received at the January 2nd or January 8th meetings.	N/A	www.shra.org
Other	Minorities	A variety of nonprofits and interested	Please see attached comments	N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	<p>Non-English Speaking - Specify other language: SPANISH, RUSSIAN, HMONG</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	parties were invited to the public workshop held on October 25, 2012.	and responses.		
Other	Non-targeted/broad community AGREEMENT CITIES	SHRA staff met with staff from the cities of Folsom, Isleton and Galt to discuss funding CDBG eligible projects and programs.	The cities and SHRA staff will meet as needed throughout the life of the plan to discuss CDBG eligible projects.	N/A	
Other	Non-targeted/broad	SHRA and City staff met to discuss the Consolidated Plan and the five-year goals	City staff provided its goals and strategies to assist SHRA	N/A	

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
	community  CITY OF SACRAMENTO	and strategies in relation to public infrastructure improvements, economic development, public services and affordable housing.	in developing the Consolidated Plan.		
Other	Non-targeted/broad community  COUNTY OF SACRAMENTO	SHRA and County staff met to discuss the Consolidated Plan and the five-year goals and strategies in relation to public infrastructure improvements, economic development, public services and affordable housing.	County staff provided its goals and strategies to assist SHRA in developing the Consolidated Plan.	N/A	
Other	PERSONS WITH AIDS/HIV	Discussed the HOPWA program and services with the HOPWA providers.	Providers will continue to implement the program and will work with SHRA on new strategies to assist additional clients.	N/A	
Other	Residents of Public and Assisted Housing	SHRA and Housing Authority staff met to discuss the needs of residents of the public and assisted housing. Resident Advisory Board members were invited to the public workshop and hearings.	The Housing Authority provided its goals and strategies. Please refer to the Public Housing sections for further information.	N/A	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Housing needs were determined by analyzing housing problems by income level, tenure, and households with special needs. The Consolidated Plan uses the Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD. CHAS data is based on the 2005-2009 American Community Survey (ACS) Census and analyzes households with one or more housing problems (those experiencing overcrowding, lacking adequate kitchen or plumbing facilities), and those experiencing cost burden (paying more than 30 percent of household income for housing costs) and extreme cost burden (spending over 50 percent of household income for housing costs). The number and types of households needing assistance includes those in the racial and ethnic groups of African Americans, American Indians, Asians, Alaska Natives and Pacific Islanders. In the 0 percent to 30 percent of Area Median Income (AMI) group there are no households needing assistance with Severe Housing Problems and 829 household of American Indian or Alaska Native needing assistance with Housing Problems. In the 30 percent to 50 percent AMI group there are 1,359 American Indian, Alaska Native or Pacific Islander households needing assistance with severe housing problems and 1,359 households of the same racial and ethnic groups needing assistance with housing problems. In the 50 percent to 80 percent AMI group, there are 12,995 Asian households needing assistance with severe housing problems and 1,165 Pacific Islander households needing assistance with housing problems. In the 80 percent to 100 percent AMI group, there are 715 Pacific Islander households needing assistance with severe housing problems and 725 Pacific Islander households that need assistance with housing problems. According to the 2005-2009 ACS, the Sacramento Region has 209,583 disabled households. In general, renter households that include people with disabilities are more likely than other households to have very low incomes, experience worst-case needs, pay more than one-half of their income for rent, and have other housing problems such as living in inadequate or overcrowded housing. On the other hand, housing assistance has been successful at targeting this population. Renter households that include people with disabilities are two times more likely to receive housing assistance than those that do not include people with disabilities (*Source: HUD Office of Policy and Development Research, 2009 Report to Congress*).

# NA-10 Housing Needs Assessment

## Summary of Housing Needs

High housing costs reduce economic opportunities, limit access to jobs and services, and restrict the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The affordability gap results in a concentration of lower-income households and overcrowding. An estimated 160,000 families need housing assistance in Sacramento City and County per the data supplied by HUD in the development of this Consolidated Plan. Of the 440,950 households in the jurisdictions, there are approximately 161,550 households or 37 percent that are at 100 percent of area median or below, broken down as follows: 96,900 renter and 64,575 owner households. Most of these households experience at least one or more housing problem as defined by HUD with most of the housing issues experienced by renters. The areas of greatest need are among renters in the extremely low-income category where about 31,200 households experience substandard housing, overcrowding, or housing cost burden greater than 50 percent of income without any other problem. Also among renters, there is a high concentration, greater than 50 percent, of extremely low-income households experiencing one or more housing problems. The data also indicate that generally, over half of the extremely low-income renters, including the elderly, experience cost burden that is greater than 50 percent of their income. Single family households in the same AMI group experience overcrowding at almost a 50 percent rate. The problems found are most prevalent among the extremely low-income group, which is also the group most at risk of losing their housing because of the cost burden. SHRA programs focus on the needs of the population represented in the tables in this section. HUD and regulatory requirements restrict assistance to households at 80 percent of the County median income or lower (low-income). Given local market conditions, homeownership costs remain high, although ownership costs have diminished considerably during the economic downturn. Even with funding limitations and cutbacks, Sacramento will continue to focus its CDBG and HOME funds to support activities across the housing spectrum seeking to increase and improve affordable housing stock, preserve existing residential hotels and develop new efficiency apartments, rehabilitate existing single-family housing and affirmatively further fair housing. Note that the median income supplied by the 2005-2009 ACS data includes the County of Sacramento, the Cities of Folsom, Isleton, Galt and Sacramento. The Cities of Citrus Heights, Elk Grove and Rancho Cordova have higher median incomes and are not included in this Plan as they receive their own federal entitlements.

Demographics	2000 (Base Year)	2009 (Most Recent Year)	% Change
Population	1,091,044	1,185,590	9%
Households	426,998	440,950	3%
Median Income	\$0.00	\$0.00	

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS Data  
 2000 (Base Year)  
 2009 (Most Recent Year)

<b>Base Year: 2000</b>	<b>\$53,795</b>
Most Recent Year:	\$56,799
Percent of Change:	5%

**Table 1 - Median Income**

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	58,240	54,710	80,953	47,904	199,143
Small Family Households *	18,374	20,009	30,813	124,590	
Large Family Households *	5,973	6,353	10,089	21,000	
Household contains at least one person 62-74 years of age	8,888	8,653	11,691	7,106	28,970
Household contains at least one person age 75 or older	8,140	9,855	11,162	5,375	15,165
Households with one or more children 6 years old or younger *	13,142	11,780	16,748	39,071	
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Alternate Data Source Name:**

Data for Total Households>100%

**Data Source Comments:** Followed 11.30.12 IDIS Troubleshooting Guide instructions.

## Housing Needs Summary Tables for several types of Housing Problems

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,130	614	619	185	2,548	204	170	175	115	664
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	915	874	735	265	2,789	239	250	438	154	1,081
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	3,265	2,214	2,205	869	8,553	443	744	1,740	735	3,662
Housing cost burden greater than 50% of income (and none of the above problems)	26,805	10,659	2,488	230	40,182	8,939	7,959	10,394	4,515	31,807
Housing cost burden greater than 30% of income (and none of the above problems)	3,714	15,000	17,935	4,145	40,794	2,005	4,185	10,275	9,833	26,298
Zero/negative Income (and none of the above problems)	2,033	0	0	0	2,033	1,084	0	0	0	1,084



**Table 7 – Housing Problems Table**

Data Source: 2005-2009 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	32,120	14,375	6,038	1,555	54,088	9,814	9,110	12,754	5,530	37,208
Having none of four housing problems	8,659	19,305	36,025	18,475	82,464	4,525	11,930	26,110	22,349	64,914
Household has negative income, but none of the other housing problems	2,033	0	0	0	2,033	1,084	0	0	0	1,084

**Table 8 – Housing Problems 2**

Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	12,673	12,343	8,918	33,934	2,998	4,225	9,343	16,566
Large Related	4,445	3,082	1,744	9,271	1,002	2,139	4,435	7,576
Elderly	6,043	4,294	2,498	12,835	5,293	4,864	4,398	14,555
Other	12,173	8,750	8,189	29,112	2,310	1,859	3,850	8,019
Total need by income	35,334	28,469	21,349	85,152	11,603	13,087	22,026	46,716

**Table 9 – Cost Burden > 30%**

Data Source: 2005-2009 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	10,980	5,034	749	16,763	2,794	3,170	4,818	10,782
Large Related	3,640	1,159	144	4,943	908	1,434	2,005	4,347
Elderly	4,859	1,684	765	7,308	3,730	2,599	2,058	8,387
Other	11,173	3,500	974	15,647	2,020	1,364	2,145	5,529
Total need by income	30,652	11,377	2,632	44,661	9,452	8,567	11,026	29,045

Table 10 – Cost Burden > 50%

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	4,000	2,854	2,370	0	9,224	557	748	1,475	0	2,780
Multiple, unrelated family households	315	239	455	0	1,009	120	280	758	0	1,158
Other, non-family households	34	35	190	0	259	4	0	4	0	8
Total need by income	4,349	3,128	3,015	0	10,492	681	1,028	2,237	0	3,946

Table 11 – Crowding Information

Data Source: 2005-2009 CHAS

## **What are the most common housing problems?**

Based on the data in the tables in this section, the greatest number of housing problems are housing cost burden of greater than 30 percent of income and housing cost burden of greater than 50 percent of income for both renters and owners in the extremely low- and very low-income groups. Overcrowding among both renters and owners is the third most prevalent problem for both renters and owners followed by severe overcrowding for both renters and owners.

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

The data in the tables in this section indicate that small-related families, both renters and owners, experience cost burden problems at both the 30 percent and 50 percent of income level to a significantly greater degree followed closely by "other" among renters, and single-family renter households experience overcrowding to a significantly greater degree.

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

The data in the tables in this section indicate that zero-income and extremely low- and low-income currently housed families with children are at high risk of becoming homeless due to lack of income or high housing cost burden. Single family households, because there is only one or perhaps two incomes are at greater risk because of fewer wage earners in the household where loss of even one income could mean imminent risk of becoming homeless. These issues exist among both renters and owners. The small-related households could also share these risks because of limited incomes. SHRA has a high success rate of permanently housing formerly homeless program participants a year after they have exited the rapid re-housing program as demonstrated by the Homeless Prevention and Rapid Re-housing Program (HPRP). Based on the May 2012 HPRP Summary, 65 percent of households assisted remained in stable housing six months after exiting the program. This data is based on phone and/or mail surveys sent to these households three and six months after exiting the HPRP program. Beginning in 2012, SHRA began discussions with Sacramento Steps Forward (SSF), lead agency for the Continuum of Care (CoC), about how to implement an on-going rapid re-housing program as part of the Emergency Solutions Grant (ESG) program. According to data gathered from surveys, questionnaires, database statistics, and information from service providers used for the 2011 Continuum of Care application, the Sacramento Region has a homeless population of approximately 2,358 persons. Of these, 1,727 are individuals and 604 are persons in families with children. Approximately 40 percent of the homeless population is unsheltered (*Source: 2011 Sacramento Countywide Homeless County Summary Report*).

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

The Sacramento CoC prefers to utilize actual data, which is captured through the Homeless Information Management System (HMIS). This system is required for regions that receive HUD funds, which defines homelessness as meeting one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

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

The characteristics most commonly linked with housing instability and an increased risk of homelessness include high cost burden, lack of jobs and high unemployment rate, personal circumstances, and a tight rental market (due, in part, to the foreclosure rate forcing former owner households into rental housing, and shrinking public subsidies).

**Discussion**

**1. Describe the number and type of single-person households in need of housing assistance.** The 2011 SACOG white paper entitled, "Changing National Demographics and Demand for Housing Types", states, [t]here is a persistent perception that the typical household is a married couple with children, but that has not been true for some time. Less than a quarter of U.S. households in 2006 fit that description. Instead, according to the Joint Center for Housing Studies, the fastest growing segment is the single-person household, and going forward, the Center for Housing Studies states that couples without children will grow at an even faster rate (page 5). The anticipated housing needs for single-person households in the Sacramento Region are affordable housing and neighborhoods/communities with service/amenity-rich environments; including walkability and access to various modes of transportation.

Per the 2007-2011 ACS 5-Year Estimates, the Sacramento Region has an estimated 749,951 family households. It is estimated of those there are approximately 138,362 single-person households in the County of Sacramento, 56,175 in the City of Sacramento; 5,784 in Folsom; 95 in Isleton; 1,110 in Galt; and 9,063 in Citrus Heights (included as part of the HOME consortium).

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

There are 12,579 disabled households on the Sacramento Public Housing and 9,183 on the Housing Choice Voucher/Project-Based wait lists (some clients are on multiple lists) which demonstrate that there is a need for affordable housing for individuals with disabilities. Per the Institute of Justice's April 2011, "Forging New Collaborations", [p]eople with disabilities experience domestic and sexual violence at alarming rates. Yet they are less likely to receive the services, supports, and justice that their counterparts without disabilities receive. However, victim services and disability organizations across the country have begun collaborating to ensure people with disabilities have equal access to the community-based supports and criminal justice responses that are critical to surviving violence and healing after trauma. The U.S. Department of Justice's Office on Violence Against Women (OVW) has led this effort by providing communities with funding for collaborative efforts to improve services for survivors with disabilities. The PHA works in partnership with WEAVE to provide services to child and adult victims of domestic violence, dating violence, sexual assault, stalking, obtain housing or maintain housing, and enhance victim safety in assisted families. WEAVE is a primary provider of crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County. The PHA also works in partnership with Domestic Violence Intervention Center (DVIC) to provide services to child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The goals of the DVIC are to help victims of domestic violence and their children become survivors, educate the community about domestic violence, and help stop the cycle of domestic violence. In 2013 the PHA will rehabilitate a home to lease to My Sister's House, which provides 24-hour help for women and children impacted by domestic violence in the Central Valley. Services will be provided exclusively to PHA residents. The PHA's policies provide rights under the Violence Against Women Act of 1994 (VAWA) to its applicants, public housing residents, HCV participants and other program participants. In compliance with the VAWA, no applicant for the HCV program who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

## NA-15 Disproportionately Greater Need: Housing Problems

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

### Introduction

According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total households. The Sacramento Region covered by the 2013-17 Consolidated Plan has a total population of 1,185,590. The number of households with a disproportionate housing need is 19,047, which represent about 1.6 percent of the population. While all racial/ethnic groups at particular income levels experience housing problems, there are five groups experiencing disproportionate housing need throughout the income spectrum. At the extremely low-income (0-30 percent AMI) range American Indians and Alaska Natives experience a disproportionate need. At the low-income range (30-50 percent AMI) American Indians, Alaska Natives, and Pacific Islanders experience a disproportionate housing need. At the moderate-income range (50-80 percent AMI) Asians experience a disproportionate housing need, and at median income (80-100 percent AMI) Pacific Islanders experience a disproportionate housing need. The four housing problems are 1) lacking a complete kitchen, 2) lacking complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30 percent.

Jurisdiction as a Whole:

Percent of Households Problems (based on tables below)

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	77,700	12,590	4,800
White	34,270	5,820	2,560
Black / African American	15,455	1,835	550
Asian	9,385	2,625	815
American Indian, Alaska Native	785	20	24
Pacific Islander	295	60	70
Hispanic	15,480	1,780	480

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	68,715	18,885	0
White	33,165	11,280	0
Black / African American	10,100	2,195	0
Asian	7,555	2,475	0
American Indian, Alaska Native	765	60	0
Pacific Islander	514	20	0
Hispanic	14,840	2,545	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	76,285	53,670	0
White	37,755	32,680	0
Black / African American	9,385	4,700	0
Asian	8,035	4,965	0
American Indian, Alaska Native	630	455	0
Pacific Islander	895	270	0
Hispanic	17,220	9,300	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,450	42,845	0
White	18,305	26,210	0
Black / African American	3,645	3,450	0
Asian	4,710	4,375	0
American Indian, Alaska Native	315	435	0
Pacific Islander	445	280	0
Hispanic	6,340	7,220	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

Of the households in the 0-30 percent of AMI range, Native American Indians have the greatest need (though this group's population within the whole in this income range is 829 of 95,090 of the total population); 95 percent of Native American Indian households experience a housing problem, while 69 percent of Pacific Islanders experience a housing problem. While the number of groups with disproportionate need is limited, other groups also have one or more housing problems strongly indicating that this income group as a whole needs better access to safe, decent and affordable housing. Analysis of the housing data shows that there are approximately 19,047 households in Sacramento City and County that have a disproportionately greater housing need to address specific problems. This population represents about 1.6 percent of the total population of the combined City and County population covered under this Consolidated Plan. These households are predominately American Indian, Asian, Alaska Native, and Pacific Islander and they generally reside in areas within the jurisdictions where housing is a program priority. The racial or ethnic groups are not overly concentrated in individual neighborhoods but rather distributed throughout the jurisdictions. It is worth noting that the City and the County of Sacramento have been recognized nationally as one of the most diverse regions in the U.S. and this diversity and integration within the community has led to lower concentration of households with disproportional needs in any one area. Of the households in the 30-50 percent of AMI range, Pacific Islanders have the greatest need at 96 percent of households with the small population of



Native American Indians following closely at 93 percent of households. Whites and Asians have the least need at this income range but still experience a rate of 75 percent of households experiencing a housing problem. As was the case with the lower income group, this group as a whole generally experiences one or more housing problems indicating the need for improved access to safe, decent and affordable housing. Of the households in the 50-80 percent of AMI range, Pacific Islanders have the greatest need at 77 percent of households experiencing a housing problem, while Whites have the least need at a rate of 54 percent. This group as a whole also needs better access to safe, decent and affordable housing. Of the households in the 80-100 percent of AMI range, Pacific Islanders have the greatest need at 61 percent of households experiencing a housing problem, while Whites have the least at a rate of 41 percent. Of all the groups below the AMI this group experiences the fewest housing problems; in general, every racial/ethnic group with income below AMI needs better access to safe, decent and affordable housing.

## NA-20 Disproportionately Greater Need: Severe Housing Problems

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

### Introduction

The jurisdictions covered by the 2013-2017 Consolidated Plan have a population of 1,185,590. The number of households with disproportionate housing need is 19,047, which represents 1.6 percent of the population. There are five groups experiencing disproportionate housing need throughout the income spectrum. At the extremely low-income (0-30 percent AMI) range American Indians and Alaska Natives experience a disproportionate need. At the low-income range (30-50 percent AMI) American Indian, Alaska Native, and Pacific Islanders experience a disproportionate housing need. At the moderate-income range (50-80 percent AMI) Asians experience a disproportionate housing need and at median income (80-100 percent AMI) Pacific Islanders experience a disproportionate housing need.

Jurisdiction as a Whole:

Percent of Severe Housing Problems (based on tables below)

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	68,100	22,195	4,800
White	29,660	10,440	2,560
Black / African American	13,690	3,590	550
Asian	8,090	3,915	815
American Indian, Alaska Native	625	190	24
Pacific Islander	295	60	70
Hispanic	13,965	3,290	480

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	38,045	49,565	0
White	17,240	27,215	0
Black / African American	6,030	6,260	0
Asian	4,840	5,190	0
American Indian, Alaska Native	635	195	0
Pacific Islander	309	220	0
Hispanic	8,145	9,245	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,320	99,620	0
White	13,340	57,085	0
Black / African American	2,960	11,120	0
Asian	4,735	8,260	0
American Indian, Alaska Native	50	1,025	0
Pacific Islander	290	880	0
Hispanic	7,975	18,540	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,840	65,455	0
White	5,145	39,370	0
Black / African American	980	6,110	0
Asian	2,145	6,930	0
American Indian, Alaska Native	180	570	0
Pacific Islander	265	450	0
Hispanic	2,940	10,610	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

Of the households in the 0-30 percent of AMI range, Hispanics have the greatest need at 79 percent of households experiencing a severe housing problem, while Asians have the lowest rate at 63 percent. This group as a whole experiences one or more housing problems strongly indicating that this income group needs better access to safe, decent and affordable housing. Of the households in the 30-50 percent of AMI range, the small population of Native American Indians has the greatest need at 77 percent of households experiencing a severe housing problem, with Pacific Islanders experiencing the second highest rate at 58 percent of households, while Whites have the lowest rate at 39 percent. Many in this income group experience one or more housing problems indicating that this income group needs better access to safe, decent and affordable housing. Of the households in the 50-80 percent of AMI range, Asians have the greatest need at 36 percent of households experiencing a severe housing problem, while Whites have the least amount of need at a rate of 19 percent. Notably, of the ethnic and racial groups analyzed in this income range all such groups had a rate of less than half of their households experiencing a severe housing problem. This marks a dividing line showing that severe housing problems are experienced at a much greater rate below 50 percent of AMI. However, as noted in the previous section this income range still experiences a high rate of housing problems and still needs better access to safe, decent and affordable housing. Of the households in the 80-100 percent of AMI, Pacific Islanders have the greatest need at 37 percent of households experiencing a severe housing problem, while Whites have the least need at a rate of 12 percent. Again, in general, every racial/ethnic group with income below AMI needs better access to safe, decent and affordable housing.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens

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

### Introduction

Housing needs can be determined by analyzing housing problems by income level, tenure, and households with special needs. The Consolidated Plan uses the demographic data supplied by HUD's Community Planning and Development Department (CPD). CPD data is based on the 2005-2009 ACS and analyzes households with housing problems such as those experiencing cost burden (paying more than 30 percent of household income for housing costs) and extreme cost burden (spending over 50 percent of household income for housing costs). Priorities were established for housing needs based in part on this housing needs assessment.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	397,105	172,785	135,584	5,245
White	253,565	94,695	64,765	2,570
Black / African American	30,020	21,520	22,310	870
Asian	46,085	18,520	17,130	829
American Indian, Alaska Native	3,140	1,345	1,195	24
Pacific Islander	2,185	1,470	900	110
Hispanic	52,765	30,300	25,985	525

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2005-2009 CHAS

### Discussion

In the <=30 percent field: 61 percent of Whites had a cost burden of less than 30 percent followed in order by Asians (55 percent), American Indian/Alaska Native (55 percent), Hispanic (48 percent), Pacific Islander (46 percent) and, Black/African American (41 percent). In comparison to Whites, fewer race/ethnic group households had no cost burden. In the 30 to 50 percent field: Pacific Islander (31 percent) had a cost burden between 30 and 50 percent followed by Black/African American (29 percent), Hispanic (27.6 percent), American Indian/Alaska Native (23.5 percent), White (22.7 percent) and, Asian (22.4 percent). In this field, Asian households had the least burden and Pacific Islander the

greatest. In the >50 percent field: Black/African American households had the greatest burden at (30 percent) followed by Hispanic (23.7 percent), American Indian/Alaska Native (20.9 percent), Asian (20.7 percent), Pacific Islander (19.3 percent) and, White (15 percent). Significantly, more Black/African American households had a greater than 50 percent cost burden than any other group. In the No/Negative Income field Pacific Islander households had the greatest burden at (2.36 percent) followed by Black/African American (1.18 percent), Asian (1.01 percent), White (.62 percent), Hispanic (.48 percent) and, America Indian/Alaska Native (.42 percent). The population numbers in this field are quite small in comparison to the overall population figures.

## **NA-30 Disproportionately Greater Need: Discussion**

### **Income categories in which a racial or ethnic group has disproportionately greater need**

Income categories in which a racial or ethnic group has disproportionately greater need in the >50 percent field: Black/African American households (30 percent) have a disproportionate burden when compared to the population in this group as a whole (19.1 percent). In the No/Negative income field: Pacific Islander households (2.36 percent) have a disproportionate burden when compared to the population in this group as a whole (.74 percent).

### **Needs not previously identified**

Per the data supplied by HUD in the development of this Consolidated Plan, the Sacramento Region does not have a high rate of disproportionate need that is highly concentrated that has not already been addressed.

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

Based on population compared to Census Tracts and geographic barriers there are no residential racial or ethnically concentrated areas or neighborhoods. The Sacramento Region has been identified in local and national media as being one of the areas in the nation with a high degree of racial/ethnic integration and racial and cultural diversity.

## NA-35 Public Housing

### Introduction

The mission of Housing Authority of the City and County of Sacramento is to ensure safe, decent, sanitary, affordable and well-maintained housing at fair market rent; to create opportunities for self-sufficiency and economic independence; and to ensure fiscal integrity for all low-, very low-, and extremely low-income program participants. The Housing Authority continues to implement Section 504 of the Rehabilitation Act of 1973, as amended to protect the rights of families with disabilities (Section 504). Sacramento's public housing provides decent and safe rental housing for eligible extremely low-, very low- and low-income families, seniors and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for senior and families. In the Sacramento Region, the Housing Authority of the County of Sacramento is a legally separate entity from the Housing Authority of the City of Sacramento (collectively known as the Housing Authority). Both are staffed by SHRA and maintain joint waiting lists for the Housing Choice Voucher program and public housing. In August 2012, there were 29,161 applicants on the Housing Choice Voucher wait lists and 35,954 on the public housing wait lists for a total of 65,115. The Housing Authority owns and operates 1,868 units in the City of Sacramento and 1,047 units in the County of Sacramento. The number of households on the wait lists indicates the Sacramento Region is in need of additional affordable housing.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	28	2,589	11,698	538	10,929	131	63	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

**Table 21 - Public Housing by Program Type**

Data Source: PIC (PIH Information Center)



## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	8,437	22,403	14,058	12,251	14,162	10,523	11,411	0
Average length of stay	0	5	12	7	1	8	0	9	0
Average Household size	0	1	4	2	2	2	1	3	0
# Homeless at admission	0	3	2	2	0	0	2	0	0
# of Elderly Program Participants (>62)	0	7	519	2,542	119	2,400	16	3	0
# of Disabled Families	0	9	766	4,330	191	4,022	83	21	0
# of Families requesting accessibility features	0	28	2,589	11,698	538	10,929	131	63	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition</b>									

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	18	909	4,391	182	4,090	67	32	0
Black/African American	0	10	1,352	5,312	187	5,034	60	24	0
Asian	0	0	226	1,689	148	1,527	2	2	0
American Indian/Alaska Native	0	0	63	244	12	226	1	5	0
Pacific Islander	0	0	39	62	9	52	1	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	5	380	1,285	73	1,188	8	11	0
Not Hispanic	0	23	2,209	10,413	465	9,741	123	52	0

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

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment**

### **Needs of public housing tenants and applicants on the waiting list for accessible units**

The Housing Authority will fully comply with HUD Notice PIH 2002-01 (HA) [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] when requests are made for a reasonable accommodation due to a disability. An applicant or participant must qualify under the following American with Disabilities Act (ADA) definition of disability:

- A physical or mental impairment that limits an individual's ability to participate in major life activities;
- A record of such impairment; or
- Being-regarded as having such impairment.

Please refer to the Admissions and Continued Occupancy Policy for additional information.

### **What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The widespread poverty found among residents of assisted housing and/or voucher holders suggests a need for both traditional safety net programs to help residents/clients avoid hunger and meet basic health care needs as well as innovative initiatives to help them build assets, increase earnings, and make progress toward economic security. Income increases allow families to move up and out of assisted housing; spaces then become available to assist other needy families. Boosting residents'/clients' earnings can also be an effective way to widen the mix of incomes in public housing developments and increase the proportion of residents who are employed, which in turn may enhance community stability and expand the number of working role models for youth and other residents. Please refer to the Housing Authority's Five-Year Plan and Section 504-Public Housing Accessibility and Involvement of this Plan for further information.

### **How do these needs compare to the housing needs of the population at large**

Public Housing residents are extremely low-income (0-30 percent AMI). If they were not receiving a rental subsidy, 30 percent or more of their household income goes towards housing costs. When compared to the Sacramento Region's (see Needs Analysis) Housing Cost Burden demographics, families spending more than 30 percent of their household income on housing costs are in need of affordable rental housing. According to the Housing Authority, in August 2012, there were 6,497 family members living in public housing of which 514 (17 percent) were senior households and 1,447 (22 percent) were disabled family-member households. For the jurisdiction as a whole there were 115,000 seniors comprising 26.6 percent of households. Likewise for the disabled, there were 179,369 disabled

individuals comprising 17.8 percent of the population. Please refer to the Housing Authority's Five-Year and Annual Plans for more information.

## **Discussion**

The need for affordable rental housing is demonstrated by the current wait list for the Housing Authority. Generally speaking, the Housing Authority population is reflective of the population as a whole and the seniors and disabled are represented proportionally compared to the region's population as a whole.

## NA-40 Homeless Needs Assessment

### Introduction

The Sacramento Region bases its priorities for ending homelessness on the recognition that homelessness results from more than just a lack of affordable housing. Further, homelessness is a regional issue: therefore, data presented in this section is based on statistics for the entire Region rather than for the County alone. The data and information on the homeless and services for the homeless are primarily from Sacramento Steps Forward, as well as from the Continuum of Care data for the Homeless prepared by DHA in coordination with Sacramento Steps Forward as part of the application for Continuum of Care Grants.

The data in the table below, Homeless Needs Assessment comes from multiple sources. The first two columns, reporting the number of persons experiencing homelessness on a single night, contain data from Sacramento’s 2011 Countywide Homeless Count. This point-in-time count collected data on both the sheltered and unsheltered population in Sacramento County on January 27, 2011. The remaining columns, with the exception of data on youth, report data from Sacramento’s HMIS, between July 1, 2011 and June 30, 2012. Youth data are estimates based on the ratio of youth to adult homeless persons proposed by the US Office on Juvenile Justice and Delinquency Prevention. The 2011 Homeless Count data reports the number of persons experiencing homelessness on one night. The HMIS data reports on people experiencing homelessness over the course of one year. Therefore, the counts in the HMIS columns will be higher than those in the Count columns. In addition, as with any data system, there are likely some people counted twice due to data entry error and/or incomplete client information in the system. Further, the unsheltered Homeless Count data likely undercounts this population, given the challenges inherent to counting homeless people sleeping outside at night.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s)	599	5	2,343	1,921	1,845	84

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
and Child(ren)						
Persons in Households with Only Children	7	20	112	38	36	231
Persons in Households with Only Adults	797	930	2,517	1,915	1,773	231
Chronically Homeless Individuals	111	242	483	343	319	109
Chronically Homeless Families	0	0	89	83	83	61
Veterans	116	181	409	326	364	154
Unaccompanied Child	7	20	112	38	36	231
Persons with HIV	20	30	98	78	37	50

**Table 25 - Homeless Needs Assessment**

First two columns: Sacramento Homeless Count's 2011 Technical Report and Findings. Remaining columns: HMIS data for 7/1/2011-6/30/2012, except youth. Youth estimates based on Wind Youth Shelter data and the Office of Juvenile Justice and Delinquency Prevention estimate that youth account for 1 percent of the urban homeless population.

**Data Source Comments:**

Population includes Rural Homeless: none

**Jurisdiction's Rural Homeless Population**

N/A

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

N/A

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

N/A



## **Nature and Extent of Homelessness by Racial and Ethnic Group**

According to The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016), a sample survey of chronically homeless persons shows that 45 percent of the County's chronically homeless population is Caucasian, 35 percent is Black/African American, 13 percent is Hispanic, 4 percent is Pacific Asian and Asian, 1 percent is Native American, 1 percent is Indian, and 1 percent is Middle Eastern.

## **Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness**

In addition to the breakdown of homeless population by individuals and those in families with children, the homeless population can be characterized into several subpopulations: chronically homeless individuals and persons in families with children, severely mentally ill, chronic substance abuser, veterans, persons with HIV/AIDS, victims of domestic violence, and youths.

HUD defines a chronically homeless person as "an unaccompanied individual with a disabling condition who has been homeless for a year or more, or those who have experienced at least four episodes of homelessness within three years." While the data from the Continuum of Care estimates 626 chronically homeless persons, The Sacramento City and County Ten-Year Plan to End Chronic Homelessness (2006-2016), which states goals and strategies to address homelessness in the Sacramento Region, estimates a total of 1,140 to 2,200 homeless individuals within the Sacramento Region. Approximately 482 are persons in families with children. Approximately 35 percent of homeless individuals and 4 percent of homeless persons with children are unsheltered. An estimated 718 people are chronically homeless and the Sacramento Region through SSF will continue to work with the community, local, state and federal government to provide services and programs to move people from homelessness to stable housing.

## **Discussion**

N/A

# NA-45 Non-Homeless Special Needs Assessment

## Introduction

Priorities and Specific Objectives Sacramento identifies the following non-homeless special needs:

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

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

## HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	4,552
Area incidence of AIDS	204
Number of new cases prior year (3 years of data)	419
Rate per population	0
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIC (PLWH)	3,548
Area Prevalence (PLWH per population)	0
Number of new HIV cases reported last year	0

**Table 26 – HOPWA Data**

**Data Source:** CDC HIV Surveillance

## HIV Housing Need (HOPWA Grantees Only)

<b>Type of HOPWA Assistance</b>	<b>Estimates of Unmet Need</b>
Tenant based rental assistance	22
Short-term Rent, Mortgage, and Utility	435
Facility Based Housing (Permanent, short-term or transitional)	56

**Table 27 – HIV Housing Need**

## Characteristics of Special Needs Populations

The following narrative summarizes the nature and extent of needs of these special populations:

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

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

According to the CPD demographic data supplied by HUD, Sacramento's population covered under this Consolidated Plan is 1,185,590 and of that, 151,545 (or 11.02 percent) are persons aged 65 or older. According to the CPD data, approximately 21,493 elderly renters (2 percent of the population) were experiencing housing problems. Among those senior households that rent, 1 percent pays 30 percent or more of their income for rent. Senior renters have a greater need for assistance with housing costs, compared to only 29,970 (3 percent) of senior homeowners who have a cost burden. While the percentage of cost burden is less than the countywide average, elderly residents are often less able to make repairs or improvements to their housing or to find more affordable housing due to limited income and a higher rate of disabilities. (Persons with Disabilities In 2011, HUD's Office of Policy Development and Research issued the following: *2009 WORST CASE HOUSING NEEDS OF PEOPLE WITH DISABILITIES: Supplemental Findings of the Worst Case Housing Needs 2009: Report to Congress.*) It found that people with disabilities face additional burdens to finding safe and affordable housing for several reasons, such as being subjected to housing discrimination and encountering limited availability of accessible housing units. As of October 2008, there is an estimated 5,300 persons with HIV/AIDS living in the Sacramento Region (HOPWA: Sacramento, El Dorado, Placer and Yolo Counties). Along with HIV/AIDS, many are dealing with substance abuse and mental illness that compounds the social service needs of the population. Most are very low-income, have poor credit or are subject to eviction problems making it difficult to find and keep affordable housing. Persons with alcohol abuse or other drug additions are a large portion of the population, but the extent of such abuse is difficult to estimate. Few people admit they have a problem or seek assistance. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with a drinking problem (moderate or severe) at 14 to 16 percent of the adult male population, and the number of women with a similar problem at six percent of the adult female population. Information on the extent of drug use is not available. According the County Department of Human Assistance, 967 homeless persons in Sacramento are chronic substance and drug abusers (2011).

## **Housing and Supportive Service Needs and Determination**

Special needs groups are those groups with high priority needs including the elderly, the frail elderly, persons with HIV/AIDS and their families, persons with disabilities and individuals with alcohol and drug addictions. The Sacramento Region supports a variety of housing and supportive services, including but not limited to the following providers:

- AIDS Housing Alliance
- Area 4 on Aging
- Asian Community Center
- Center for AIDS Research Education and Services (CARES)
- Communicare Health Care
- Community Services Planning Council
- Legal Services of Northern California
- McGeorge School of Law
- Rebuilding Together
- Sacramento Housing Alliance

## **Public Size and Characteristics of Population with HIV / AIDS**

In 2011, 50 people with HIV/AIDS were considered homeless for the Sacramento Region. Forty percent of those (20) HIV/AIDS homeless were in a shelter, either emergency shelters or transitional housing programs and the remaining 60 percent (30) were unsheltered. This is a drop from the 2009 numbers being 60 people with HIV/AIDS who were homeless.

## **Discussion**

Special needs groups with high priority housing needs within Sacramento include elderly and frail elderly persons, persons with HIV/AIDS and their families, and individuals with alcohol and drug addictions. Along with low-income, poor credit, and housing related issues this population struggles for a decent quality of life. The lack of access to transportation is also an issue, which limits their ability to access medical and supportive services. As already mentioned there is an estimated 5,300 people with HIV/AIDS in the Sacramento Region and substance abuse and mental health issues plague this population. Many are challenged with insufficient life and social skills. Some of the housing needs are addressed strategically through funding categories used to meet multiple needs. One example is the Emergency Repair and Accessibility Grant Program (ERP-A). This is a housing activity but also serves many low-income disabled and elderly individuals. Other programs funded with CDBG or CDBG public service monies are: the Meals on Wheels Program for seniors; SSF with its focus on reducing area homelessness; HOPWA housing assistance for persons with AIDS; ESG providing emergency shelter, rapid re-housing and homeless prevention services; and the non-profit Rebuilding Together which assists low-income seniors with home repair or accessibility issues.

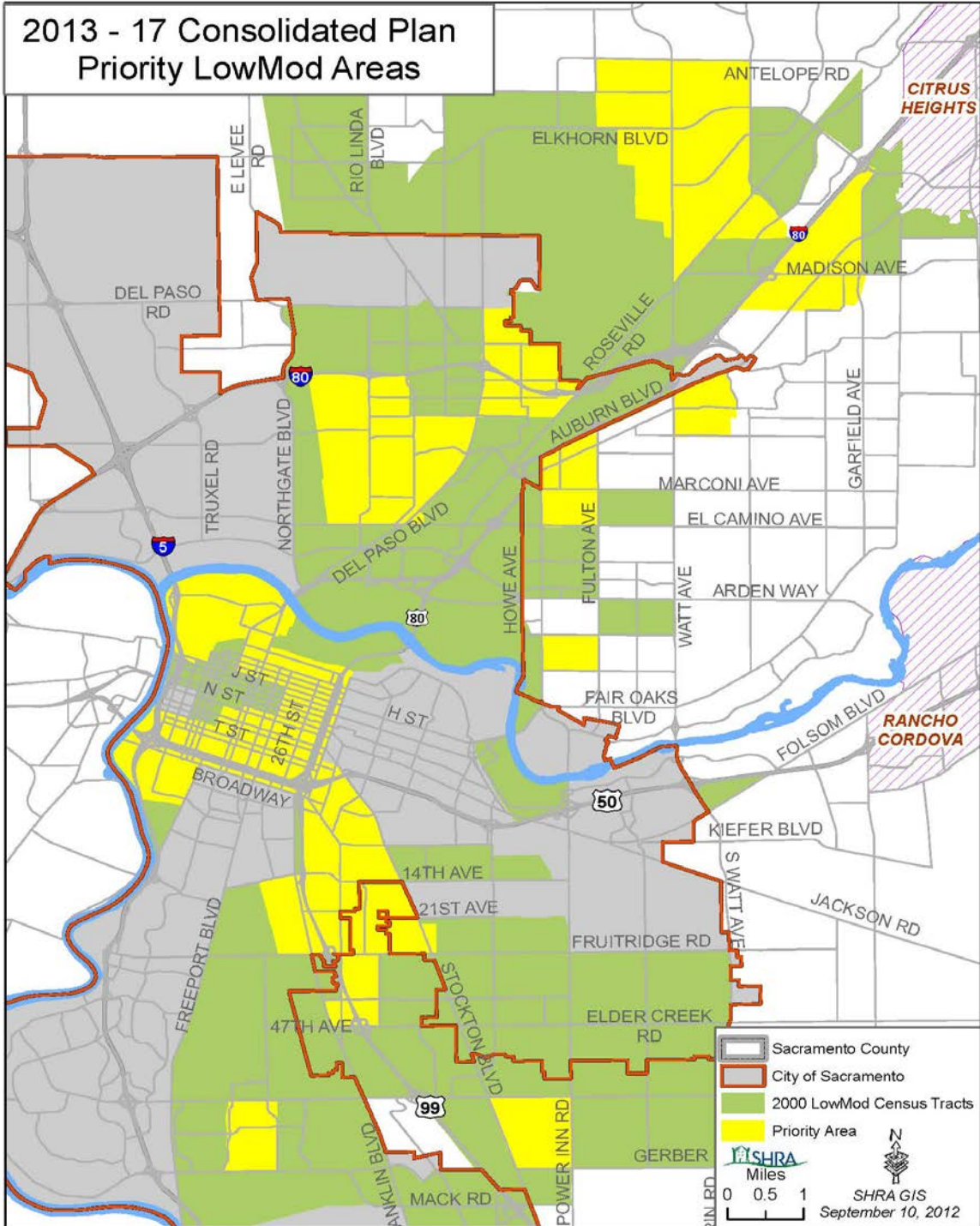
## **NA-50 Non-Housing Community Development Needs**

### **Public Facilities**

There is continuing need within the City and County of Sacramento for public facilities to serve growing populations in special-needs areas or to rehabilitate aging facilities. Many low- and moderate-income areas (low-mod areas) in the City and County are within older neighborhoods that either do not have proper facilities or their existing facilities suffer from heavy use and deferred maintenance leading to disrepair. Many of these areas are located within the priority areas where CDBG infrastructure and capital improvement funding will be concentrated for maximum leveraging opportunities to provide the greatest impact to the largest number of residents.

### **Need Determination**

SHRA consults regularly with departments within the City and County of Sacramento including Parks, Neighborhoods, Planning and Economic Development, among others, and seeks input from the public and elected officials on public facility needs. SHRA conducted an analysis of the following data: rate and location of foreclosures; location and frequency of public transportation; accessibility and category of bike trails; location and accessibility of medical/senior/youth/neighborhood facilities; location of public services, parks, schools, and grocery stores; and City and County capital improvements priorities to establish non-housing community development needs. In addition, SHRA held a series of meetings and consulted with various governmental departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs.



**Priority Areas**



## **Public Improvements**

Many of the older neighborhoods in the City and County were built without adequate sidewalks, curb/gutter, proper drainage, etc., or they suffer from old age, heavy use, and deferred maintenance which makes the existing improvements inefficient and unreliable. The City and County have also identified commercial corridors in need of public facility improvements, which if completed, would lead to job growth and economic improvement in the surrounding neighborhoods and along the corridors themselves. Infrastructure improvements along transit corridors, in conjunction with housing development and community facilities in designated neighborhoods, has been proven to lead to increased opportunities for low-mod residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

## **Need Determination**

SHRA consults regularly with SACOG and Regional Transit along with various departments within the City and County of Sacramento, including Transportation and the Capital Improvement Programs, Neighborhoods, Planning and Economic Development departments, among others, and seeks input from the public and elected officials on public facility needs. One of the main obstacles to meeting underserved community development needs is inadequate funding from the state and federal governments. Over the past five years, appropriations for the CDBG program have decreased, leading to reduced support for local community development programs. SHRA anticipates that CDBG funding will not significantly increase in the immediate future due to the continuing federal budget deficit. Therefore, the CDBG Program as part of this Consolidated Plan has been targeted to specific activities designed to create better efficiency, more leveraging opportunities, and concentration in specific areas to maximize impacts, thereby creating the best opportunity to generate the desired outcomes in the community. State funding sources for community development programs are also expected to be limited. On February 1, 2012, per Assembly Bill AB 1x26, all redevelopment agencies throughout the State of California were dissolved. Due to the dissolution of redevelopment and the corresponding depletion of local tax increment dollars, there will be less funding for capital improvement projects. Through this state action, a significant source of leverage funding was lost and the project pipeline was reduced considerably.

## **Public Services**

There is an ongoing gap within the Sacramento Region, in various degrees, in the availability of services across most categories of special need. This includes the elderly and frail seniors, at-risk youth, working parents, persons with HIV/AIDS and their families, the disabled, individuals with drug, alcohol and chronic illnesses, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers. SHRA, as the Housing Agency for Sacramento City and County, is uniquely positioned



to facilitate increased coordination and collaboration between housing and service providers. Since the adoption of the previous Consolidated Plan in 2007, SHRA has led the development and implementation of the Neighborhood Stabilization Program (NSP) and the Homeless Prevention and Rapid Re-housing Program (HPRP). SHRA has also assumed administrative responsibilities for the S+C program, and HOWPA previously administered by DHA. Furthermore, SHRA utilizes local funds plus a portion of CDBG public service funds to pay for administration of SSF, the lead Agency for the Sacramento Continuum of Care (CoC).

### **Need Determination**

SHRA conducted a variety of consultation meetings with the County of Sacramento, the Cities of Sacramento, Folsom, Isleton and Galt; updated and consulted on a monthly basis with the Sacramento Continuum of Care; consulted with housing and legal advocates; held a public workshop to assess the nature and extent of community development needs, as described in the Citizen Participation Section. Through this process, funding priorities were established based on the extent of needs identified and the availability of all funding sources to address those needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

As shown in the following Housing Market Analysis section, extremely low-income and low-income households generally cannot afford to own homes in Sacramento and must seek decent and affordable housing in the rental market. To maintain and increase the supply of affordable rental housing, The City and County of Sacramento established the acquisition/rehabilitation and construction of affordable rental housing as a high priority. To promote homeownership among low- and moderate-income households, Sacramento provides down-payment assistance to first-time homebuyers with non federal funds, primarily through state funds. According to Seevers Jordan Ziegenmeyer's July 2011 Market Update, the slow pace of the overall economic recovery in the Sacramento region and high unemployment, combined with record foreclosures, has depressed the prices of all single-family homes making them more affordable to a broader market. However, the pace of foreclosure sales over that past year has slowed for a variety of reasons including an increase in investor interest in this market. More for-sale homes have been absorbed leading to a drop in inventory from a year ago. According to Lyon Realty, in August 2012, there was only about a one-month inventory of for-sale housing and fewer homes on the market has led to a slight recovery of about 8 percent in pricing from 2011 lows. According to Colliers International, Research & Forecast Report 1st Quarter 2012, the local apartment market has remained stable and shows signs of recovery with climbing occupancy rates and an up-tick in rents from the lows of 2010. Apartment rents and occupancy are, however, in direct competition with many more single-family rental homes offered by investors that have moderated but have not suppressed apartment rental rates. Thus, while overall affordability in the Sacramento Region has improved, housing costs remain a burden at the lower end of the income spectrum.

## **MA-10 Number of Housing Units**

### **Introduction**

There are 622,127 units of rental housing in the City of Sacramento and Urban County as defined by the Consolidated Plan. The greatest percentage (71 percent) of these rental units are one-unit detached structures. Within Unit Size by Tenure three bedroom units predominate among home owners (82 percent) and two bedroom units predominate among renters (42 percent). Rental and ownership units in Sacramento City and County are predominantly of lower-density, single family detached units on individual lots.

There are a number of efforts taking place in the jurisdictions focused towards increasing the supply of affordable housing units in the urban core and along transportation corridors to make it easier for the target groups to access jobs and affordable transportation to work such as light rail, bus lines or walking or bike routes. Among these efforts is the SACOG Regional Blueprint Vision and Transportation and Land Use Plan devised to help cities, counties, and developers make good logical transportation and land-use choices for infill development.

Other efforts include:

SHRA applied for and received two competitive federal grants to help reposition housing in the urban area. The first grant is the \$300,000 2011 Choice Neighborhoods Initiative (CNI) Planning Grant which is to help create a comprehensive plan for repositioning three of Sacramento's largest public housing developments. SHRA will use the funds to begin grassroots efforts to revitalize the Twin Rivers Community Housing, a distressed public housing development and to transform the Sacramento River District-Railyards neighborhood. Upon seeking implementation funding the City and County will need to make significant commitment using CDBG and HOME funds which this Consolidated Plan identifies in order for Sacramento to be competitive and secure tens of millions of dollars in federal funding. The CNI Planning Grant is intended to help communities develop a comprehensive Neighborhood Transformation Plan (NTP). The process reflects a broad partnership approach. Sacramento's NTP will target the 218-unit Twin Rivers housing community which is ideally located in close proximity to downtown Sacramento and Richards Boulevard, a key commercial corridor, providing a prime transformation opportunity for the property and the surrounding redevelopment area. SHRA will explore designating the Twin Rivers neighborhood as a Neighborhood Revitalization Strategy Area (NRSA) under the CDBG program if successful in securing CNI implementation funds.

The second Grant awarded to SHRA in 2011 was a \$150,000 Community Challenge Planning Grant (Challenge Grant). A portion of the Challenge Grant will be used to successfully design a Transit Oriented Development (TOD) Loan Fund in partnership with a broad range of community interests. The new program will capitalize on historically low land values and address the current lack of available credit to acquire land for affordable housing. The fund will provide financing for strategic property acquisition in current and future transit corridors and preserve and expand affordable housing opportunities in proximity to public transit. The TOD Loan Fund will build upon local planning and policy initiatives that

promote equitable TODs, help secure scarce developable properties near transit, and position Sacramento for equitable development and inclusive TOD communities when the market returns.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	440,950	71%
1-unit, attached structure	30,641	5%
2-4 units	43,440	7%
5-19 units	58,409	9%
20 or more units	35,133	6%
Mobile Home, boat, RV, van, etc	13,554	2%
<b>Total</b>	<b>622,127</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2005-2009 ACS Data

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	685	0%	5,232	3%
1 bedroom	3,959	2%	50,263	28%
2 bedrooms	42,896	17%	75,832	42%
3 or more bedrooms	211,192	82%	50,891	28%
<b>Total</b>	<b>258,732</b>	<b>101%</b>	<b>182,218</b>	<b>101%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2005-2009 ACS Data

### Number and Targeting of Units

Under the Consolidated Plan, three of the entitlement programs can be used to develop housing units: CDBG, HOME and HOPWA. As discussed in the Needs Assessment (NA-10) SHRA's ability to respond to increasingly difficult housing issues is currently resource constrained by reductions to CDBG and HOME entitlements, by the loss of tax increment (TI) financing, along with reductions to other funding sources. To account for the loss of housing funds primarily from the HOME program and TI affordable housing set-aside funds more CDBG funds have been targeted towards housing rehabilitation under the CDBG program. The CDBG program has four primary categories of activity: 1) capital improvements (public facilities/infrastructure); 2) housing; 3) public services; and 4) planning and administration. If over the five-year period funding remains at the 2012 grant amounts, housing rehabilitation unit production and funding for the following is:

**Emergency Repair/Accessibility Program (ERP-A):** Projected annual allocation in the City of Sacramento is \$300,000 and \$300,000 in the County of Sacramento for a total of \$600,000. The ERP-A program provides \$5,000 grants to qualified households for emergency repairs and/or handicapped accessibility improvements. Program goals are **540** emergency repairs and/or handicapped accessibility improvements in each jurisdiction.

**Multi-Family Rehabilitation (CDBG):** Projected annual allocation in the City of Sacramento is \$300,000 and \$600,000 in the County of Sacramento for a total of \$900,000. The number and type of units targeted for CDBG are **15** housing rehabilitation units in the City of Sacramento and **30** housing rehabilitation units in the County of Sacramento for a total of **45 units** over the five-year period.

**Multi-Family Rehabilitation (HOME):** Funds are divided equally between new construction and rehabilitation construction. Projected annual allocation in the City of Sacramento is 900,000 and \$900,000 in the County of Sacramento for a total of \$1.8 million. The number and type of units targeted for HOME over the next five years are **180** new construction units, and **360** rehabilitated units in each the City and County of Sacramento.

For HOPWA the goal is to produce **three units** through reprogramming over the next five years. For HOPWA, funds have been stable and are fully allocated annually to Short-term Rental, Mortgage, and Utility (STRMU) assistance and supportive services. Reprogrammed funding available at the end of the year provides a one-time capture of funds for use on housing new construction or rehabilitation activities. The multi-year average of reprogrammed funds has been \$75,000 annually. Any new units would need to be supported by the STRMU and supportive services under the program.

### **Units Expected to be lost from Inventory**

According to SHRA's 2008 Master Affordable Housing Preservation List for the County of Sacramento which includes affordable housing projects in the City and County, including those regulated by the Tax Credit Allocation Committee (TCAC), the Debt Limit Allocation Committee (DLAC), US Department of Housing and Urban Development (HUD) through project- based Section 8 contracts and FHA financing, 202 and 811 projects, and locally through tax increment, Housing trust Funds, HOME and CDBG restrictions, the restrictive covenants ensuring affordability for **125** assisted units in **five** projects that house **125** total units are set to expire between January 1, 2013 and December 31, 2017, the period covered by this Consolidated Plan. Based on 2012 funding levels previously outlined, SHRA anticipates being able to produce **405** multifamily affordable units from Rehabilitation activities and **180** affordable units from new construction activities using CDBG and HOME funds. When compared with the number of units expected to be lost from inventory, the sum of these efforts will result in the preservation of the current total amount of affordable housing units in the Consolidated Plan's jurisdiction with an increase to the overall inventory.

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

As shown in the following Housing Market Analysis section, extremely low-income and low-income households generally cannot afford to own homes in Sacramento and must seek decent and affordable housing in the rental market. (See MA-05) Though the percentage of households experiencing a disproportionate housing need represents only 1.62 percent of the total population covered under the City and County of Sacramento's Consolidated Plan, proportionally the percentage of households impacted within the population increases as income decreases. (See NA-15) Approximately 17 percent of the population for the jurisdictions covered by this Consolidated Plan has a disability, many of whom wish to pursue independent living. A safe affordable place to rent or own is essential to achieving such independence and enables people with disabilities to be fully integrated participants in the community. However, most persons with disabilities live on fixed incomes and affordable decent housing is very limited. As demonstrated by the most current housing authority wait list (July 2012), special needs groups such as the elderly and disabled continue to need access to handicapped accessible units with walk-in showers, grab bars, etc., with an extra bedroom for live-in aide/medical equipment and no stairs. (See NA-35) The Sacramento Continuum of Care's discussions on winter shelters and the annual application have repeatedly focused on homeless families with children and unaccompanied children representing two groups that continue to have an ongoing unmet housing need (See NA-40).

### **Need for Specific Types of Housing**

Tenant-Based Rental Assistance (TBRA) including security and utility deposits for homeless or households at risk of becoming homeless is an area of specific need. As part of the HPRP program 2,401 households were provided TBRA. Of that, 1,472 were households related to homeless prevention and 929 were households related to rapid-re-housing. The average cost was \$2,876 per household of TBRA and the assistance was received, on average, for about 4 months. Close coordination linking clients with utility subsidy programs is important to the stabilization of the household. The lessons learned as part of the HPRP program will be incorporated into the ESG program and the larger CoC. Special Needs housing designated for persons with HIV/AIDS is needed since individuals with HIV/AIDS are more likely to become homeless due to health care costs, deteriorated health, frequent medical treatments, hospitalization, and potential discrimination. Persons with HIV/AIDS require a broad range of services, including counseling, medical care, in-home care, transportation, and food. The preservation of the current housing and bed inventory and the ability to expand the inventory over the next several years remains critical. Affordable housing for low-income and extremely low-income households is needed because market rents in the jurisdictions covered by the Consolidated Plan often translate into housing costs burden for low-income families. Special Needs handicapped accessible housing assistance continues to be needed, especially for the frail elderly and physically disabled population. Continued access to HUD's 811 (disabled) and 202 (senior) housing programs will be important. Likewise, affordable housing for families with children or unaccompanied children remains a need throughout the community. There is a need to increase the supply of affordable housing units in the urban core and along transportation corridors to make it easier for low-income and special-needs groups to access jobs

and services. Locating affordable housing next to affordable transportation such as light rail, bus lines or walking or bike routes will assist these households in becoming more self-reliant and sustainable.

## **Discussion**

The continual challenge for the Sacramento Region will be to preserve and increase the supply of affordable housing for all the groups identified above during a period of highly constrained resources. As mentioned above, SHRA anticipates being able to produce **405** multifamily affordable units from rehabilitation activities and **180** multifamily affordable units from new construction activities funded with CDBG and HOME, a total of **585** multifamily units over a next five-year period. When compared with the number of units expected to be lost from inventory, **125** units, the sum of the planned efforts results outlined in this Consolidated Plan will surpass the current total amount of affordable housing units with a minimal decrease to the overall inventory.

## MA-15 Cost of Housing

### Introduction

The recent recession and economic downturn has had a marked impact on Sacramento housing. The region has been burdened with an unusually high number of forced sales and foreclosures and this has affected both the ownership and rental markets. The glut of homes on the market in recent years has driven down the median home value to a level not seen in the area in over a decade. However, market housing inventory and property values have begun to stabilize and recently there have been some small gains of about 8 percent in median home values with Sacramento County median value reported by the California Association of Realtors on August 10, 2012 to be \$170,210 in the second quarter 2012 and the affordability index in the county at 74 percent based on that median value. With many foreclosed homes on the market at low values, cash investors are again purchasing large numbers of units (30 percent of all sales) as rentals. The rental market has generally been stable over the last several years due to owners who have lost their homes seeking rental units and local unemployment averaging over 10 percent for the past several years which deters prospective homebuyers. The many investor-owned rental properties also tend to moderate local market rents through competition. Overall, it appears from the data that Sacramento is moving slowly toward a more normal housing market in 2012 and beyond. Competition for ownership units priced below \$200,000 has spiked due to cash investors directly competing with homebuyers entering the market to purchase affordable units with currently very affordable mortgage interest rates. Generally speaking, investors are dominating the lower end of the resale market forcing homeowner occupants, and especially first-time homebuyers, into the new construction market. The resale inventory in under \$200,000 price range is very tight at about a 30 day supply in August 2012. Overall, there is good inventory of rental and ownership properties.

### Cost of Housing

	2001 (Base Year)	2012 (Most Recent Year)	% Change
Median Home Value	150,000	143,000	(5%)
Median Contract Rent	685	1,021	49%

Table 30 – Cost of Housing

Alternate Data Source Name:

Cost of Housing

Data Source Comments:



Rent Paid	Number	%
Less than \$500	21,983	12.1%
\$500-999	103,672	56.9%
\$1,000-1,499	44,842	24.6%
\$1,500-1,999	9,113	5.0%
\$2,000 or more	2,608	1.4%
<b>Total</b>	<b>182,218</b>	<b>100.0%</b>

**Table 31 - Rent Paid**

Data Source: 2005-2009 ACS Data

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	9,139	No Data
50% HAMFI	31,214	8,115
80% HAMFI	106,578	18,561
100% HAMFI	No Data	26,588
<b>Total</b>	<b>146,931</b>	<b>53,264</b>

**Table 32 – Housing Affordability**

Data Source: 2005-2009 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 33 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

Sacramento-Arden Arcade-Roseville HOME Program Rents	Efficiency	1BR	2BR	3BR	4BR
Sacramento-Arden Arcade-Roseville HOME Program Rents					
FAIR MARKET RENT	736	837	1021	1473	1689
HIGH HOME RENT	757	861	1050	1252	1378
LOW HOME RENT	666	713	856	989	1103

**Table 2 - Sacramento-Arden Arcade-Roseville: 2012 HOME Program Rents**

## **Availability of Sufficient Housing**

According to the California Department of Finance E-5 Report, in January 2012, Sacramento had 481,203 housing units, comprised of 331,183 (69 percent) single-family dwelling units, 41,887 (9 percent) multi-family (two to four) units, 95,112 (19 percent) multi-family (five or more) units, and 13,018 (3 percent) mobile home units. Overall, the County had an average of about 2.7 persons per household.

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

**Housing for Persons with Developmental Disabilities:** There are approximately 10,000 persons with developmental disabilities in Sacramento. A safe affordable place to rent or own is essential to achieving independence and enables people with disabilities to be fully integrated participants in the community. However, most persons with developmental disabilities live on fixed incomes and affordable decent housing is very limited.

As mentioned previously, housing for Persons with HIV/AIDS and their families are more likely to become homeless due to health care costs, deteriorated health, frequent medical treatments, hospitalization, and potential discrimination. Persons with HIV/AIDS require a broad range of services, including counseling, medical care, in-home care, transportation, and food. According to the National Commission on AIDS, approximately one-third to one-half of all people infected with AIDS cannot afford their housing or are in imminent danger of becoming homeless.

Reviewing the highlights of the previous Housing Needs section, the Sacramento region is in need of housing for special needs groups and affordable housing for extremely low- and low-income households. The data also show unmet housing needs for female-headed households, especially those with children, and emancipated youth.

## **Expected Change of Housing Affordability**

The housing market is showing signs of normalizing and as housing continues to recover in the coming years it is likely costs will begin to rise. Likewise, until unemployment levels decline incomes will not increase significantly. It is likely that affordability will stay the same or get worse over the next several years until such time that employment and income increase to a level that changes the current market direction.

## **Rent Comparison**

According to Colliers International, Research & Forecast Report, 1st Quarter 2012, apartment rental vacancy rates are at record lows, and rents have risen about 3.4 percent from year-end 2011. This rent rise is supported by extremely low construction rates for new apartments, higher demand from renters who lost their homes to foreclosure, and depressed home ownership rates. Higher rents will make units less affordable and serve to contract the rental supply available to lower-income renters.

According to real estate information from Data Quick, the median price of homes in Sacramento County in January 2012 was \$150,000, the same median price documented in the County 12 years ago in 2000. Since that time, prices have begun to rise somewhat due to a contraction in the market inventory available which is moving prices upward. The median value was reported by the California Association of Realtors at \$170,210 in August 2012. A lot of the excess inventory that over the past several years was driving median price downward, the result of many forced sales and foreclosures, has been wrung out of the market and competition for a smaller inventory, especially in the under \$200,000 segment, is generally moving prices higher. For first-time buyers, it is still a very difficult housing market even with lower mortgage interest rates due to substantial down-payments required by lenders, a shrinking inventory of affordably priced homes, and fierce competition from cash investors bidding for the same homes which reduces the number of affordable properties available to lower-income buyers.

## **Discussion**

Many former homeowners have lost their homes to forced-sales and foreclosure which has been particularly high in this region. These former homeowners have either moved to rental housing or have left the market. Also, unemployment and loss of income has forced some households into lower-cost housing. The overall cost of obtaining owner housing in the Sacramento market has improved over the last several years due to the housing collapse which has resulted in a greater supply of affordable units available to more households. However, stiff competition from cash investors has made it difficult for buyers, especially below \$200,000, to make successful timely offers on properties. Even though there is increased inventory, and lower mortgage rates, this segment of the market is still very tight. There is a good overall supply of rental units due in part to investor acquisition of foreclosed lower-end homes, but according to the Colliers International First Quarter 2012 Research & Forecast Report, rents have increased about seven percent from 2011 levels even with the increased supply. Rental vacancy rates are currently low in the four percent range but they could increase with more home purchases in an improving low interest rate buyer market, however down-payment requirements will keep a cap on this activity.

## MA-20 Condition of Housing

### Introduction

Per the 2009 HUD's Office of Policy and Research's *Comprehensive Market Analysis: Sacramento*:

- The for sale housing market in the Sacramento County submarket is currently soft due to the excess production of new homes during the mid-decade, high foreclosure activity, and the current employment weakness. According to DataQuick®, the median sales price of new and existing homes was \$176,200 in the 12 months ending June 2009, reflecting a 35-percent decrease compared with the sales price for the same period in 2008. The median price for new and existing homes peaked at \$385,000 in 2005, 1 year after sales volume had attained a record high of 37,150 homes sold. During the 12 months ending June 2009, DataQuick® recorded a sales volume of 28,000, indicating a 65-percent increase from the same period the previous year. Because the inventory of bank-owned properties increased, sales prices dropped dramatically, and in mid-2008 sales volume began to reverse a 4-year decrease. From 2000 through 2004, the number of notices of default (the first step in the foreclosure proceeding) declined each year because the strong sales market enabled distressed homeowners to sell and avoid foreclosure. From 2000 to 2004, the average number of notices of default each year was 4,200. The number of default notices has been increasing since 2005, rising from 2,950 notices in 2005 to 6,900 in 2006 and 17,850 in 2007. In the 12 months ending June 2009, 23,850 notices of default were filed, reflecting a 2-percent increase from the previous 12-month period.
- The rental housing market in the Sacramento County submarket is slightly soft, with a vacancy rate of 7.5 percent. At the beginning of the decade, conditions in the rental market were slightly tight with a 4.8-percent vacancy rate. Because new multifamily apartment projects were constructed and became available through 2004, market conditions slowly eased but remained balanced. Although the pace of new construction has slowed considerably since 2004, the distress in the single-family homes segment has affected the rental market. Because foreclosure activity has been increasing since 2005, an increasing number of single-family homes have been converted into rental units. Prices for distressed homes had fallen sufficiently by 2008 to enable many renters to become homeowners and thus reduce rental demand. The current employment weakness is also contributing to the softer conditions in the rental market. The average current asking rents in the submarket are \$1,000 for a one-bedroom unit, \$1,200 for a two-bedroom unit, and \$1,400 for a three-bedroom unit. Currently, the weakest areas in the County are downtown Sacramento, Fair Oaks, and Folsom, all of which have units with asking rents at the higher end of the market.

This analysis highlights the need for affordable housing in the Sacramento Region. In response to the housing prices, the Sacramento Region has assigned a high priority to housing rehabilitation and new construction. These priorities will target extremely low- and low-income households, and households with special needs such as female-headed families, large families, elderly households and persons with disabilities.

## Definitions

Used for human habitation, a substandard building is any building, or portion thereof, including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, where there exist condition(s) to such an extent that it endangers the life, limb, health, property, safety or welfare of the public or the occupants.

SHRA ensures that units receiving SHRA financial assistance meet or exceed the Agency minimum rehabilitation standards for rental and owner-occupied properties. The standards include substantial structural requirements as well as more aesthetic improvements to the units, and are equally applied to all properties, regardless of initial condition being brought to the minimum standards of the Uniform Housing Code, including Space and Occupancy Standards, Structural Requirements, Mechanical Requirements, and Exits and Fire Protection. All existing conditions which fall into the Substandard Buildings Definitions of this code shall be abated.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	97,757	38%	89,104	49%
With two selected Conditions	3,694	1%	8,699	5%
With three selected Conditions	258	0%	542	0%
With four selected Conditions	0	0%	77	0%
No selected Conditions	157,023	61%	83,796	46%
<b>Total</b>	<b>258,732</b>	<b>100%</b>	<b>182,218</b>	<b>100%</b>

**Table 34 - Condition of Units**

Data Source: 2005-2009 ACS Data

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	30,312	12%	17,642	10%
1980-1999	76,964	30%	49,179	27%
1950-1979	122,900	48%	93,253	51%
Before 1950	28,556	11%	22,144	12%
<b>Total</b>	<b>258,732</b>	<b>101%</b>	<b>182,218</b>	<b>100%</b>

**Table 35 – Year Unit Built**

Data Source: 2005-2009 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	151,456	59%	115,397	63%
Housing Units build before 1980 with children present	42,284	16%	18,622	

**Table 36 – Risk of Lead-Based Paint**

**Data Source:** 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	15,358	0	0
Abandoned Vacant Units	0	0	0
REO Properties	3,777	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

**Data Source Comments:** Vacant unit data derived from the HUD Aggregated USPS Administrative Data on Address Vacancies (March 2012) and REO property data was derived from Foreclosure Radar (July 1, 2011 - June 30, 2012). These counts include the Unincorporated Sacramento County, Cities of Sacramento, Folsom, Isleton, Galt and Citrus Heights.

## Need for Owner and Rental Rehabilitation

As Sacramento's ownership and rental housing ages there is and there will be a growing need to rehabilitate these units. Overall, Sacramento's housing stock is newer than that in many older cities in other parts of the nation. But, with each passing decade, the issues of aging rental and ownership housing that has not received periodic maintenance and upgrades will become more apparent particularly in the segments serving low-and very-low income families. It is important that Sacramento, to the maximum extent possible, maintain programs that offer ownership and rental housing rehabilitation assistance.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on housing age/occupant income data provided by HUD's Community Planning and Development demographic data, 50,700 (11.50 percent) of the occupied housing units were built before 1979. Of these, 28,556 (11.04 percent) are owner-occupied and 22,144 (12.15 percent) are rental units. Approximately 177,900 persons (13.40 percent) of the Sacramento Region's population live in poverty. Therefore, an estimated 4 percent of units (50,700) occupied by families living in poverty in Sacramento may contain Lead Based Paint (LBP). In general, through SHRA's rehabilitation programs and private improvements by owners, a large number of these units have already been abated.

## Discussion

High housing costs reduce economic opportunities, access to jobs and services, and the ability of lower-income households, including the elderly and persons with disabilities to live in the communities and neighborhoods of their choice. The affordability gap results in a concentration of lower-income households in older neighborhoods that have higher levels of substandard housing and overcrowding.

## MA-25 Public and Assisted Housing

### Introduction

Applicable Federal Law and HUD regulations require that each Housing Authority develop and adopt a PHA Plan and update it on an annual basis. The PHA Plan provides details about Housing Authority programs, services, and general operations. In addition, the Plan focuses on implementation strategies designed to address residents' needs and issues, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs. A copy of the complete PHA plan is on file with the Agency Clerk and is available upon request.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	27	2,915	11,657	489	11,168	581	0	706
# of accessible units			1						
# of FSS participants									
# of FSS completions									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition</b>									

**Table 38 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)



## Supply of Public Housing Development

The physical condition of the Public Housing units is fair considering their ages. Note that some developments share the same HUD designated number. Developments beginning with CA005 are in the City of Sacramento and those that begin with CA007 are located in the County of Sacramento.

Development Name and Number: Alder Grove (New Helvetia)/CA005000101

Number of Units: 360

Condition: Fair

Development Name and Number: Marina Vista (River Oaks)/CA005000102

Number of Units: 391

Condition: Fair

Name and Number of Development: Midtown Manor (Capitol Terrace)/CA005000103

Number of Units: 242

Condition: Fair

Name and Number of Development: Meadow Commons (Colonial Heights)/CA005000104

Number of Units: 248

Condition: Fair

Name and Number of Development: Mandy/MeadowgateCA005000104:

Number of units: 24

Condition: Good

Name and Number of Development: Oak Park (River Oaks)/CA005000105

Number of Units: 229

Condition: Fair

Name and Number of Development: Buena Vista (Riverview Apts)/CA005000106

Number of Units: 167

Condition: Good/Excellent

Name and Number of Development: The Mill (Gibson Oaks)/CA005000107

Number of Units: 231

Condition: Fair

Name and Number of Development: Twin Rivers (Dos Rios)/CA007000201

Number of Units: 218

Condition: Fair

Name and Number of Units: Rio Garden (Alta Arden)/CA007000202

Number of Units: 189

Condition: Fair

Name and Number of Development: Sun River (Family Turn Key)/CA007000203

Number of Units: 251

Condition: Fair

Development Name and Number: 6250 Mariposa Street/CA007000203

Number of Units: 24

Condition: Good

Name and Development Number: 7500 Tiara Way/CA007000203

Number of Units: 20

Condition: Good

Name and Number of Development: 8223 Walerga Road/CA007000203

Number of Units: 24

Condition: Good

Name and Number of Development: Gold Ridge (Alta Arden)/CA007000204

Number of Units: 168

Condition: Fair

Name and Development Number: Pointe Lagoon (Alta Arden)/CA007000205

Number of Units: 221

Condition: Fair

## Public Housing Condition

Public Housing Development	Average Inspection Score
CA005000101-NEW HELEVTIA	84
CA005000102-RIVER OAKS	93
CA005000103-CAPITOL TERRACE	95
CA005000104-COLONIAL HEIGHTS	93
CA005000105-RIVER OAKS	96
CA005000106-RIVERVIEW APARTMENTS	100
CA005000107-GIBSON OAKS	88
CA005000108-RIVER OAKS	78
CA005000109-RIVER OAKS	91
CA007000201-DOS RIOS	94
CA007000202-ALTA ARDEN	86
CA007000203-FAMILY TURNKEY	93
CA007000204-ALTA ARDEN	90
CA007000205-ALTA ARDEN	74
CA007000206-FAMILY SCATTERED SITES	52
CA007000207-FAMILY SCATTERED SITES	0

Table 39 - Public Housing Condition

## Restoration and Revitalization Needs

The following improvements are desired for the public housing units: replace roofs, gutters, glass doors, windows, repair siding, parking lot surfaces, areas with dry rot, uneven concrete areas, damaged fences, upgrade and install HVAC systems, electrical systems, front and vehicle gate systems, surveillance cameras, landscaping, new property signage, elevator systems, water heaters, and exterior paint. The initiation of improvements projects is constrained by available funding.

## Strategy of Improving the Living Environment of low- and moderate Income Families

Strategy of Improving the Living Environment of low- and moderate Income Families

The PHA has adopted the following strategies:

- Provide resident job training and other supportive services to assist in improving the quality of life and income of residents.
- Implement the HUD-funded Family Self Sufficiency Coordinator to develop the FSS program and recruit participants. The FSS is a five-year program that assists residents with job searches and links to social services; it also allows residents to save a portion of their rent subsidy towards future major purchases such as a home or a car.

- Assess community improvements through community involvement at specific sites and identify alternative approaches to public safety.
- Identify and implement systems that will prepare PHA for PHAS physical inspections.
- Continue to use Capital Funds to rehabilitate and modernize PHA public housing developments.
- Reorganize PHA departments and staff to work on effectively and efficiently improving the quality of its public housing developments.
- 

## **Discussion**

The Housing Authority will continue to provide affordable housing to extremely low-, very low- and low-income families, seniors and disabled individuals through the public housing program. It will also continue to provide a full service approach to property management and maintenance. General up-keep and maintenance of property is important for curb appeal and resident satisfaction. Property management and maintenance staff conduct regular site inspections using standard checklists at least annually. Inspections results are used to create plans for capital improvements.

## MA-30 Homeless Facilities

### Introduction

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

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	230	124	443	611	88
Unaccompanied Youth	12	0	0	0	0
Households with Only Adults	407	100	568	549	172
Chronically Homeless Households	0	0	0	289	77
Veterans	13	0	58	0	100

**Table 40 - Facilities Targeted to Homeless Persons**

**Data Source Comments:** Data Source: Sacramento County Continuum of Care 2012 Housing Inventory Chart

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

Complementary supportive services cover three major areas of need: economic support, housing, and support services. This is not a comprehensive list of all services; however it is representative of key programs. The key programs and services in place to provide support to families are:

1. **CalWORKs:** Funds are available to families on public assistance to provide rent and utility payments, which are funded through TANF. CalWORKs also offers the Welfare-to-Work Program that provides job training and supportive services.
2. **Child Protective Services (CPS):** Funds are available to provide emergency rent and utility assistance for families with children who have an open case.
3. **Human Rights/Fair Housing Commission:** Provides fair housing services, including discrimination counseling, mediation, and dispute resolution to residents.
4. **Sacramento Metropolitan Utility District (SMUD):** Funds are available on a limited basis for individuals who are in danger of losing utility service.
5. **Project Redirection Mental Health:** Housing and treatment for mentally ill misdemeanor offenders who are released from jail.
6. **Sacramento Self-Help Housing:** Housing referrals and housing advocacy to low-income and homeless individuals and families.
7. **Sacramento Employment and Training Agency (SETA):** Partners with Sacramento Housing and Redevelopment Agency to provide job training and placement services.
8. **CalFresh Program (formerly called Food Stamps):** Electronic Benefit Transfer cards issued to people on public assistance to fund food and other essential items.
9. **Sacramento County's Health and Human Services (DHHS) and DHA** funds are available to provide to individuals and families needing senior services, physical health, behavioral health, dentistry services, and public health. Homeless services are housed under the umbrella of DHA.
10. **The People's Guide:** A practical self-advocacy information guide and directory on how to get food, income, jobs and training, housing, healthcare, legal advice, and other important help from local, state and federal programs and community services across the Sacramento Region. This guide is produced by the Sacramento Housing Alliance and Sacramento Hunger Coalition, and is designed to be given to individuals and families experiencing homelessness or who are low-income.



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

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

#### Emergency Shelters

As of 2012, 15 emergency shelter facilities with a total of 49 family units, 407 individual beds, and 231 family beds were located in Sacramento County. One current family shelter is planning to increase their capacity by an additional 40 beds by the end of 2013.

#### Transitional Housing

As of 2012, 19 transitional housing facilities with a total of 163 family units, 568 individual beds, and 339 family beds were located in the County. A new facility with six beds is also planned to be constructed during this five-year period.

#### Permanent Supportive Housing

As of 2012, 26 permanent supportive housing facilities with 218 family units, 637 individual beds, and 702 family beds were located in the County. Over the next two years the following are expected: 88 family beds, 172 single adult beds, 77 beds for chronically homeless households, and 100 new units for veterans will be developed.

#### Shortage of Affordable Housing

Redevelopment agencies were local public agencies authorized under California law to assist local governments in revitalizing lower income and blighted communities. Redevelopment agencies partnered with private investment to encourage infill growth, community revitalization and job creation in urbanized areas. As of February 1, 2012, with a change in state law, redevelopment agencies in California were dissolved. Without this funding source, development of new permanent supportive housing is greatly compromised. With affordable housing being a primary key to end homelessness, both historically and through the Homeless Emergency Assistance and Rapid Transition to Housing Program (HEARTH), the dissolution of redevelopment agencies has been a set-back to housing production and strategic planning for housing stock for those who are at low- to very low-income levels.

SSF and the Sacramento Housing Alliance will partner to bring the 100,000 Homes Campaign to Sacramento. The 100,000 Homes Campaign is a national movement of communities working together to find permanent homes for 100,000 of the country's most vulnerable and chronically homeless individuals and families. SSF will be working collecting with other national state and local partners to implement initiatives that will result in the production of additional affordable housing for those experiencing homelessness.

### Need to Strengthen Mainstream Employment Partnerships for the Homeless

The increased role of mainstream services, those supports available to all low-income people regardless of housing status, is critical to the homeless system's evolution to a crisis response model. If homeless programs are to take primary responsibility for housing needs, another entity must provide support services to households in order for them to sustain that housing. Most critical of these is having an income, not only to support housing, but also to sustain the other areas of well-being for the household. An example in the Sacramento Region is the "Wheels to Work" Program. This organization provides an opportunity to forge even greater links with mainstream employers and employment programs. Many Continuums across the country, including Sacramento's, have invested in duplicative employment services because the mainstream services are not flexible enough to remove the employment barriers of those with low incomes or those experiencing homelessness. To address this, a Regional Homeless Employment Summit is planned for the fall of 2012 to raise awareness of the importance of employment for people experiencing homelessness using mainstream resources.

## MA-35 Special Needs Facilities and Services

### Introduction

Licensed community care facilities offer housing and specialized services for children and adults that have special needs. According to the State Department of Social Services, 2,527 facilities are licensed to operate in Sacramento. Many of these facilities provide housing and services to persons with disabilities. These facilities have a total capacity for 47,692 persons. The Sacramento Region through public and private partnerships continues to strive to provide services and safe, decent and affordable housing for individuals in need.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	76
STRMU	48
ST or TH facilities	498
PH placement	0

Table 41 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

The elderly, including the frail elderly, need access to facilities or programs that ensure safe, decent, affordable housing. Many elderly are on a fixed-income which impacts their ability to retrofit housing as the need for better accessibility increases. Likewise, when the elderly are no longer able to care for themselves the need for in-home care or residential facilities for them becomes crucial. Over the next several years the vanguard of the "Baby Boomers" will begin to hit retirement age and their incomes will level since they will be past the peak earning years as a generation. Health care and supportive services will gradually become a larger concern as they get older, which will impact the system in a more dramatic fashion since they are the largest cohort to reach retirement age in US history.

As with the elderly, persons with mental, physical, and developmental disabilities also need access to facilities or programs that ensure safe, decent, affordable housing. The impacts for this group are

different than those of the elderly because children and young adults are represented in this population. The length of time that they need supportive housing is generally much longer. The HIV/AIDS populations and their families must deal with the limited availability of affordable housing. Many individuals receive less than \$1,000 of monthly income and it is very difficult to find rental units under \$600 per month within the region. Given the high medical costs associated with HIV/AIDS it remains critical that facilities, rental and mortgage assistance remain available for residents. Public housing, primarily through the Veterans Assistance and Supportive Housing (VASH) Program offers housing vouchers with wrap around supportive services in conjunction with the Veterans Administration (VA) for former members of the armed services that need assistance. Former Service members are unfortunately more likely to become homeless than the population as a whole and suffer from very specific service-related disabilities and as such have very specific special needs. As documented in the previous sections, alcohol or drug addiction supportive services are needed to provide a safe environment for those afflicted in order for them to become sober and clean. The City and County of Sacramento, through funds provided by SHRA and DHA support the Detoxification Program targeting serial inebriates for assistance.

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

HUD implemented changes to the definition of homelessness contained in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The definition affects who is eligible for various HUD-funded homeless assistance programs. Individuals exiting an institution where they temporarily resided if they were in shelter or a place not meant for human habitation before entering the institution are now considered homeless. Specifically, people will now be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were homeless immediately prior to entering that institution.

SSF understands that the lack of available extremely low-income and other affordable housing and permanent supportive housing options can result in homelessness after discharge from publicly funded institutions such as jails, prisons, hospitals, and mental health centers. SSF through its education programs, staff and relationships with providers is responsible for ensuring that persons discharged from these institutions do not end up homeless. The aim is to achieve a zero tolerance policy regarding discharging into homelessness by local institutions.

SSF and providers will implement an aggressive community education on the new HEARTH regulations beginning in 2012 and will specifically address the expansion of the definition of homelessness with institutions in the community.

The following strategies to prevent local institutions from discharging into homelessness will also be strengthened and implemented with a HEARTH educational program that ensures understanding of new

regulations with the goal of rapidly re-housing individuals from institutions back into affordable community based permanent housing options. Key strategies are:

- Compile comprehensive listing of all countywide agencies, divisions and departments that service homeless persons or contract with other agencies to serve homeless persons, with emphasis on chronically homeless persons.
- Establish CoC committee to review the new definition of homelessness as it relates to current discharge plans, clarify and analyze information, make recommendations for specific and general improvements.
- Educate the community to understand that for many people living with disabilities income is a larger barrier to housing than the actual disability. Many with disabilities must live on an extremely low-income benefit (such as SSI).
- SSF understands that many people with disabilities can live successfully in available community housing if services are wrapped around them in the community in several different housing options (i.e., shared housing, scattered site housing, group homes, and many other models).
- Encourages the use of mainstream resources that are available to people with disabilities.

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

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

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

DHA administers various federal, state, and local government programs designed to provide temporary cash aid, food assistance, and health insurance for eligible low-income Sacramento County residents. CalFresh (formerly Food Stamps) enables eligible residents to buy more food, improve health and nutrition, and stretch their grocery budget.

Cash Assistance Program for Immigrants (CAPI) is a state-funded cash assistance program for certain aged, blind and disabled immigrants. DHA is the lead county in the North State/Orange CAPI

Consortium. DHA staff processes applications and maintains continuing cases for Orange County and 24 Northern California counties.

The California Work Opportunity and Responsibility to Kids Program. This program is California's replacement of the Aid to Families With Dependent Children Program. Also known as Temporary Assistance to Needy Families, this program provides cash assistance for eligible families with children (time-limited for non-exempt adults).

CalWorks provides temporary child care subsidies to eligible families. The CalWORKs child care system aids families in getting connected to local child care resources, stabilizing their child care arrangements and continuing with their services until they no longer need aid.

Earned Income Tax Credit is a special refund for low-income working families that is in addition to any income tax refunds they may already receive.

The Golden State Advantage Card, part of the Electronic Benefit Transfer, food stamp coupons, and paper checks for Sacramento County recipients.

The AFDC-Foster Care Program provides cash and Medi-Cal benefits for providers of out-of-home care for children placed into foster care by Sacramento County Child Protective Services or the Probation Department.

The General Assistance Program is a repayable program designed to provide short-term assistance to indigent adults who are at least eighteen years of age, unemployed or verified unemployable and who have no other means of support.

As funding permits, the Sacramento Region and SHRA will continue to fund programs that serve the special needs community. An example is the Senior Nutrition Program (CDBG funded) that provides nutritional, in-home or at congregate sites, meals to the elderly throughout the City and County of Sacramento including the communities of Folsom, Orangevale, North Highlands, Walnut Grove, Galt and the Delta. In addition, SHRA will continue to administer the HOPWA program on behalf of the Sacramento Region and the Counties of El Dorado, Placer and Yolo to provide housing for persons with HIV/AIDS and their families. Please refer to the HOPWA section for further information.

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

Special needs groups with high priority housing needs within the Sacramento Region include the elderly and frail elderly persons, persons with HIV/AIDS and their families, and individuals with alcohol and other drug addictions. Some of the housing needs are addressed strategically through funding categories used to meet multiple needs. One example is the Emergency Repair and Accessibility Grant

(ERP-A). The primary goals of the ERP-A are to correct housing deficiencies, which create a health and safety hazard to household occupants and to provide accessibility improvements to disabled applicants. This is a CDBG funded housing activity but also serves many disabled and elderly households in the City and County of Sacramento, but excludes the cities of Citrus Heights, Folsom, Elk Grove and Rancho Cordova.

In addition, SSF will implement rapid re-housing and homelessness prevention activities as HEARTH is incorporated into the CoC over the next few years. As funding permits, SHRA will continue to preserve affordable housing units where possible and develop new units over the next five years (CDBG/HOME). The Housing Authority will continue to seek to assist the elderly, disabled and veterans specifically.

## **MA-40 Barriers to Affordable Housing**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

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

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

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

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

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

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

- Redevelopment within developed urban areas;
- Build-out of vacant urban lands;
- Reuse/rezoning of office/industrial areas;



- Build-out of planned urban communities;
- Development of new urban growth areas; and
- Build-out of existing agricultural-residential areas.

## MA-45 Non-Housing Community Development Assets

### Introduction

The Sacramento Region is recovering from one of the worst economic downturns since the Great Depression. Local unemployment hit a high of 13 percent in January 2010, the housing and employment sectors have seen major erosion in values and jobs, and because of its structural factors the local economy is lagging the recovery in both the state and nationally. However, according to the Sacramento State University, Sacramento Business Review, January 2012, the local economy is in better shape today than one year ago. Among the positive indicators: we are starting to see a recovery in housing, unemployment has dropped from 13 percent to a predicted range of 10-11.5 percent for 2012, inflation is very low, larger companies are flush with cash, productivity is high, consumer confidence is improving and the number of job listings is growing. Several key factors that may have a strong bearing on the rate of local recovery are: the continuing state budget issues and the possibility of new taxes, a weak local housing market, continuing high unemployment rate, and the draw-down of personal saving during the recession leaving families with less disposable income to spend on goods and services. The report also points out that local structural factors such as a general jobs-skills mismatch, skill erosion, geographic immobility and extended unemployment benefits will temper any local recovery in the near-term. In general, economists see a slow recovery through most of 2012, but do see improving consumer confidence, improving consumer cash flow and balance sheets, the possibility of a stronger recover as we move past the 2012 elections in November, and increased consumer spending and job growth over the coming year.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,500	778	1	0	-1
Arts, Entertainment, Accommodations	45,104	34,500	8	10	2
Construction	44,570	17,418	8	5	-3
Education and Health Care Services	106,157	80,175	20	24	4
Finance, Insurance, and Real Estate	44,770	20,360	8	6	-2
Information	14,820	9,372	3	3	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	30,313	8,276	6	3	-3
Other Services	26,674	25,003	5	8	3
Professional, Scientific, Management Services	63,542	21,972	12	7	-5
Public Administration	54,985	46,835	10	14	4
Retail Trade	58,826	44,363	11	13	2
Transportation and Warehousing	25,754	9,149	5	3	-2
Wholesale Trade	16,778	11,488	3	3	0
Total	535,793	329,689	--	--	--

**Table 42 - Business Activity**

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	587,643
Civilian Employed Population 16 years and over	535,793
Unemployment Rate	8.82
Unemployment Rate for Ages 16-24	2.83
Unemployment Rate for Ages 25-65	5.84

**Table 43 - Labor Force**

Data Source: 2005-2009 ACS Data

## Occupations by Sector

Management, business and financial	196,130
Farming, fisheries and forestry occupations	1,714
Service	92,829
Sales and office	147,961
Construction, extraction, maintenance and repair	49,262
Production, transportation and material moving	47,897

**Table 44 – Occupations by Sector**

Data Source: 2005-2009 ACS Data

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	326,800	66%
30-59 Minutes	139,616	28%
60 or More Minutes	30,756	6%
<b>Total</b>	<b>497,172</b>	<b>100%</b>

**Table 45 - Travel Time**

Data Source: 2005-2009 ACS Data

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	42,642	6,659	38,524
High school graduate (includes equivalency)	90,673	9,889	40,356

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	161,618	12,388	46,867
Bachelor's degree or higher	150,005	5,380	25,853

**Table 46 - Educational Attainment by Employment Status**

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,643	8,985	11,014	17,792	16,965
9th to 12th grade, no diploma	17,438	16,332	14,510	19,198	13,862
High school graduate, GED, or alternative	37,327	42,017	38,400	60,670	36,640
Some college, no degree	42,840	48,085	41,198	74,914	28,659
Associate's degree	5,943	15,012	13,169	28,987	9,751
Bachelor's degree	6,858	38,350	33,154	53,154	18,077
Graduate or professional degree	375	11,943	14,835	30,151	11,958

**Table 47 - Educational Attainment by Age**

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

**Table 48 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

Median Earnings in the Past 12 Months

Data Source Comments:

<b>Less than High School Graduate</b>	<b>19,373</b>
High School Graduate	29,119
Some College or Associate's Degree	36,577
Bachelor's Degree	52,786
Graduate or Professional Degree	72,083

**Table 3 - Median Earnings in the Past 12 Months**

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

The table shows that the education and health care services is the largest local employment sector at 24.3 percent of the total followed in order by public administration at 14.2 percent; retail trade at 13.5 percent; arts, entertainment and accommodations at 10.5 percent and; professional, scientific, management services at 6.7 percent. The other sectors combined make up the balance of employment.

**Describe the workforce and infrastructure needs of the business community:**

Over the past 20 years or so the Sacramento Region has grown and economically broadened, but it remains primarily a service sector economy with traditionally a large number of workers employed by state and local governments which have shed workers in recent years due to lower revenues and budget constraints. According to the Sacramento based Center for Strategic Economic Research, while Sacramento experienced a labor growth of about 10 percent since 2001, above the state rate of 6 percent, the rate of that growth slowed dramatically after 2009 when a period of negative growth began. Also, because of the high unemployment rate and collapse of the local housing market along with declines in many other traditional employment sectors, there is now a mismatch in the skills of local workers compared to the actual jobs available. For instance, the charts above indicate that there are 17,418 jobs in the construction sector and 44,570 workers either employed in construction or looking for work in construction. The construction industry in the Region has been very poor until recently and construction workers had to leave the Region to find work. The same applies in other sectors such as manufacturing, transportation and warehousing which are generally low skill jobs. However, now as home building and general construction work picks up companies are finding it hard to find skilled workers in this area. And, often, local employers cannot find qualified workers to fill good paying skilled jobs in emerging industries such as high-skill manufacturing and machining, technology, health care and medical.

For the workforce that has not left the region there is a critical need to link these workers to jobs they are qualified to perform and for retraining workers for the jobs of the future which may not be the same jobs as in the old pre-recession economy. Areas where the Sacramento Region has good prospects of growing more higher-skilled jobs is in the specialty medical equipment, health care, clean and green energy, solar energy, clean manufacturing, technology, agribusiness, and computer, professional and technical services industries, and agribusiness exporting, among others. The region's leaders need to identify the training needs in these sectors and provide assistance directly to workers or through employers or schools to train people for these emerging industries.

The infrastructure needs of local businesses on a macro level are largely met with the Sacramento Region's superb location at the hub of several major highways providing connectivity to national and global markets, good commercial and freight air connections, a large affordable housing supply, excellent weather, a large and well educated labor force, and life-style and leisure activities attractive to labor.

On a micro level there is a continual need in areas identified as low-and moderate-income areas for commercial rehabilitation assistance, job-skills training, infrastructure improvements along major corridors, for parks and youth facilities and services, for community facilities, and for accessibility improvements.

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

There is a rapidly growing body of organizations, businesses, and individuals who recognize that the Sacramento Region needs to focus its energy and resources on developing employment and economic critical mass in areas where the Region has distinct advantages. Among the organizations sponsoring Next Economy-Capital Region Prosperity Plan, are the City and County of Sacramento, Valley Vision, the Sacramento Area Council of Governments (SACOG), the Sacramento Metropolitan Chamber of Commerce, the Sacramento Area Regional Technology Alliance (SARTA), the University of California at Davis, California State University, Sacramento, and many other regional cities, counties and businesses. Next Economy is focusing on cluster-based economic development in areas of high-performing opportunity areas for job and wealth creation in the region. These include: life-sciences and health services, food and agriculture, information and communications technology, advanced manufacturing, education and knowledge creation, knowledge-intensive business and financial services and clean energy technology.

The region's leaders need to identify the training needs for jobs in these sectors and provide assistance directly to workers or through employers or schools or universities to train people and connect them with higher-skilled jobs in these emerging industries. Other areas that need to be addressed that will make the Region more competitive are factors such as the cost of doing business, the business climate and regulation, and availability of capital, among others.

As stated previously, the infrastructure needs of businesses on a macro level are largely met with the Sacramento Region's very attractive and superb location at the hub of several major highways providing connectivity to national and global markets, good commercial and freight air connections, a large affordable housing supply, excellent weather and life-style and leisure activities attractive to labor. There is also the proximity to numerous universities and medical centers in the Region such as UD Davis and UC Davis Medical School, California State University, University of the Pacific, Drexel University Sacramento, among others.

On a micro level there is a continual need for infrastructure improvement along major commercial corridors, for job-skills training, for parks and youth facilities and services, for community facilities and for accessibility improvements.

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

There has been considerable erosion in the traditional labor market in Sacramento and many of the former jobs in construction, manufacturing, government, and other sectors are gone and may not return soon, if ever. In addition, there is a disconnect between the existing skills of the labor pool and the skills required to compete for the remaining jobs or the new jobs that will emerge at some point. To compete successfully, workers will need to update their education and job skills in order to make themselves more skilled and flexible in order to successfully compete for the available jobs. Analysis of the data indicates that in every sector of the economy there are more workers than jobs. If there are sectors that lack an adequate workforce it is because of lack of skills and training among local workers.

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

The Sacramento Employment and Training Agency (SETA), Sacramento Works Employer and Business Services Program, coordinates the delivery of resources to private business and assists local and regional employers by providing job postings, recruitment events, referral of screened and qualified applicants, training, and financial incentives. SETA also provides One-Stop career centers to support workers looking for jobs. SETA, and its programs, has always been very important in supporting the employer/employee community linking people to jobs and assisting in training especially the low-income and under educated community. Although only 15 percent of CDBG funds can be spent on public services, there is a continual need in the low-and moderate income community for job training and placement services. Currently CDBG public services are directed to vital services providing food and shelter and are not available for non-vital services such as job training.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

There currently is not a CEDS in either the City or County. However, Valley Vision and the New Economy want to undertake a Regional CEDS effort in 2012 and they are structuring the financing now. The County is currently developing a CEDS for the former Mather AFB and that document should be ready in late 2012. The County then would like to expand the Mather CEDS to cover the entire unincorporated



County in coordination with Valley Vision and the Regional CEDS. The City of Sacramento also wants to participate in a Regional CEDS.

With the more immediate completion of the Mather CEDS, late 2012, the County will apply for EDA, FAA or other federal funds to construct infrastructure improvements on the former air base. This would create a substantial number of high-paying construction jobs over the next several years that would ease unemployment in the construction sector of the local economy. With the completion of the back-bone infrastructure, private commercial development could occur and this would positively impact economic growth and employment in the Region.

## **Discussion**

The Sacramento economy will continue to struggle with the on-going effects of the earlier recession, the current local economic slump and a very slow local recovery for quite some time, but the local economic indicators are now pointing in the right direction and show that a modest recovery is underway. Over the next five years the housing market should stabilize and grow at a modest rate. Likewise unemployment should drop below double digits in 2013 and continue to decline over the next few years.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?**

Within Sacramento's geographic Priority Areas (Map: SP-10 Geographic Priorities) there are discrete areas where the highest density of very-low income households is found and these households experience multiple housing problems to a much greater degree than the population in general. There are two of these areas located in the City South Priority Area, two in the City North Priority Area and one in the Central Priority Area that is located adjacent to the City in the unincorporated County geographic area.

### **Are there areas in the Jurisdiction where these populations are concentrated?**

Sacramento has areas of low-income concentration (Map: SP-10 Geographic Priorities), but there are no areas in Sacramento that can be describes as areas of minority concentration. The minority populations are also located in the areas described above but they are not heavily concentrated in any one area.

The definition of area of low-income concentration or minority concentration is defined as areas with low-income population or minority concentration above 51 percent of total population for a particular Census Tract. HUD defines the low-income Census Tract in partnership with the Census. The low-income census tracts are illustrated (Map: SP-10 Geographic Priorities).

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

The characteristics of the market are discussed in detail in Sections MA-05 through MA-25 and most of the same characteristics as described in those discussions apply to the market in these areas. The biggest differences would be that, as expected, there are a greater number of more substantial housing issues related to both housing costs and housing conditions, including multiple housing problems in both ownership and owner rental and multifamily rentals, in these areas.

### **Are there any community assets in these areas/neighborhoods?**

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. In these specific areas, there are a number of local parks, elementary, middle and high schools, and one law school. There are community centers in Oak Park, Del Paso and Fruitridge. There are few existing larger food markets, such as Food Source, Safeway, Walmart or Raley's, but many small mom-and-pop stores that serve these areas.

One area of particular concern is a scarcity of traditional grocery stores in low-income areas, creating what is called a "food desert," requiring residents to travel outside their immediate neighborhoods to grocery shop or to substitute poor food choices such as fast food. We see this in areas in north and south Sacramento with low-income populations. What we have experienced recently is that as large traditional grocery chains leave an area low-frill grocery box stores or other big box non-union retailers such as Walmart will move in and include grocery in their stores; this does, generally, provide some good food choices in these areas. Other newer types of non-union grocery chain retailer such as Fresh-N-Easy and Sprouts are also locating smaller stores in some of these areas, but they often bring higher unit pricing.

Access to good and healthy fresh food that is close by is very important for healthy families, in low-income neighborhoods there tends to be a large concentration of fast-food restaurants that represent poor food choices competing for the family food dollars. Among Sacramento's priorities is assisting with infrastructure in low-income neighborhoods and along transit corridors that provides opportunity for fresh food retailers providing healthy choices to locate in or very close to these areas. Another priority for Sacramento is encouraging a built environment that promotes and supports physical activity. This includes developing infrastructure improvements and public facilities that enable residents to work, bicycle, and use transit. Improvements include planting trees, improving lighting, designs that improve safety to name a few. These types of activities seek to build upon current efforts such as the Community Transformation Grant - "Healthy Sacramento" led by Sierra Health Foundation.

### **Are there other strategic opportunities in any of these areas?**

There are two areas of very low-income population density in the North Priority Area both located in fairly close proximity to the former McClellan AFB Project Area and these are Del Paso Heights/North Sacramento and Parker Homes/McClellan Heights. There has been significant infrastructure and housing investment in both of these areas over the last 10 years or so. In addition, McClellan Business Park is a major job generator and has created or preserved about 15,000 jobs since the base was transferred from the Air Force in 2001. The range of jobs available at McClellan Park includes everything from relatively low-skill labor or warehouse type employment to high paying skilled or professional jobs. The opportunities lie in improving the overall infrastructure to encourage additional job growth in this area that will provide employment opportunities, job training to prepare workers for the available jobs, as well as infrastructure and housing that will enable workers to live closer to the source of employment or get to jobs through better access and public transportation.

The three areas of very low-income in the South Priority Areas do not enjoy the same proximity to a single major job generator as the North Area. However, they are all fairly close to the central city employment area which is the major employer by geographic area in the Region and to the former Sacramento Army Depot, the UC Davis Medical Center complex on Stockton Boulevard, and the Sutter Hospital complex in mid-town all of which show growth in jobs at all levels. Opportunities here include

continuing to improve the overall infrastructure and housing stock along the major corridors enhancing the access to transportation and employment opportunities and the quality of life.

In addition, CDBG priorities encourage: economic development through public facility and infrastructure investments in very low-and low-income areas; revitalizing existing commercial areas by investing in infrastructure and public amenities that will draw private investors into the area to develop and remove blighting influences and ultimately increase jobs; traditional programs that rehabilitate existing substandard housing for income-qualified owners or owners who rent to income-qualified tenants; affordable housing opportunities for renters and first-time homebuyers, including seniors and the disabled; rehabilitation of or new affordable housing units that include handicap accessibility for seniors or the disabled; rehabilitation of community center, neighborhood parks and amenities, including those in conjunction with affordable housing projects; and comprehensive homeless and homeless prevention programs in eligible neighborhoods.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The County of Sacramento is adopting a five-year Consolidated Plan for the Fiscal Years 2013-17 (covering January 1, 2013 through December 31, 2017). Preparation of the Consolidated Plan is guided by the following goals:

- Develop, preserve, and finance a continuum of decent and affordable housing opportunities.
- Revitalize low- and moderate-income neighborhoods to create healthy and sustainable communities.
- Promote equal housing opportunities.
- Support efforts to develop/complete the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, prevention and rapid re-housing, supportive housing services, and permanent housing.
- 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 through infrastructure and public facility improvements.
- Implement effective and efficient management practices to enhance customer service and project delivery.

## SP-10 Geographic Priorities

### Geographic Area

**1. Area Name:** Sacramento Region Priority Areas

**Area Type:** Low- and Moderate-Income Areas

**Identify the neighborhood boundaries for this target area.**

The Sacramento Region has three priority areas that outline specific low- and moderate-income census tracts accounting for mobility, services and population: North (north of the American River), Central (bounded by the American River on the north, Business 80 to the east, Highway 50 to the south, and the Sacramento River to the west), and South (south of Highway 50 to the County border).

**Include specific housing and commercial characteristics of this target area.**

Priority areas are generally older neighborhoods, the central business district and primary commercial corridors.

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

Citizen participation re-enforced the need for more affordable housing, improved infrastructure and public facilities in these areas.

**Identify the needs in this target area.**

The needs in the target area include the lack of affordable housing, improved access and accessibility to services and transportation.

**What are the opportunities for improvement in this target area?**

The goals for these target areas are to create sustainable and integrated communities.

**Are there barriers to improvement in this target area?**

The primary barriers are constrained resources at the local, state and federal level.

**2. Area Name:** Administration

**Area Type:** Efficient and effective implementation and oversight of community development programs.

**Identify the neighborhood boundaries for this target area.**

N/A

**Include specific housing and commercial characteristics of this target area.**

N/A

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

N/A

**Identify the needs in this target area.**

N/A

**What are the opportunities for improvement in this target area?**

N/A

**Are there barriers to improvement in this target area?**

N/A

**3. Area Name:** Citywide

**Area Type:** Affordable housing and community service programs based on eligible population not geographic area.

**Identify the neighborhood boundaries for this target area.**

Within the boundaries of the City of Sacramento.

**Include specific housing and commercial characteristics of this target area.**

Priority areas are generally older neighborhoods, the central business district and primary commercial corridors.

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

Citizen participation re-enforced the need for more affordable housing, improved infrastructure and public facilities in these areas.

**Identify the needs in this target area.**

The needs in the target area include the lack of affordable housing, improved access and accessibility to services and transportation.

**What are the opportunities for improvement in this target area?**

The goals for these target areas are to create sustainable and integrated communities.

**Are there barriers to improvement in this target area?**

The primary barriers are constrained resources at the local, state and federal level.

**4. Area Name:** Countywide

**Area Type:** Affordable housing and community service programs based on eligible population not geographic area.

**Identify the neighborhood boundaries for this target area.**

Within the boundaries of the County of Sacramento.

**Include specific housing and commercial characteristics of this target area.**

Priority areas are generally older neighborhoods, the central business district and primary commercial corridors.

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

Citizen participation re-enforced the need for more affordable housing, improved infrastructure and public facilities in these areas.

**Identify the needs in this target area.**

The needs of this target area are the lack of affordable housing, improved access and accessibility to services and transportation.

**What are the opportunities for improvement in this target area?**

The goals for these target areas are to create sustainable and integrated communities.

**Are there barriers to improvement in this target area?**

The primary barriers are constrained resources at the local, state and federal level.

**5. Area Name:** Eligible Metropolitan Service Area (EMSA)

**Area Type:** The four county region comprised of El Dorado, Placer, Sacramento and Yolo.

**Identify the neighborhood boundaries for this target area.**

The four county region comprised of El Dorado, Placer, Sacramento and Yolo.

**Include specific housing and commercial characteristics of this target area.**

Affordable housing for persons with HIV/AIDS is a priority.

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

Citizen participation re-enforced the need for more affordable housing and public facilities in these areas.

**Identify the needs in this target area.**

Affordable housing and services for persons with HIV/AIDSs.

**What are the opportunities for improvement in this target area?**

The goals for these target areas are to create sustainable and integrated communities.

**Are there barriers to improvement in this target area?**

The primary barriers are constrained resources at the local, state and federal level.

**6. Area Name:** Agreement Cities

**Area Type:** Cities of Folsom, Galt, Isleton and Citrus Heights

**Identify the neighborhood boundaries for this target area.**

Within the boundaries of the Cities of Folsom, Isleton and Galt.

**Include specific housing and commercial characteristics of this target area.**

Priority areas are generally older neighborhoods, the central business district and primary commercial corridors.

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

Citizen participation re-enforced the need for more affordable housing, improved infrastructure and public facilities in these areas.

**Identify the needs in this target area.**

The needs in the target area include the lack of affordable housing, improved access and accessibility to services and transportation.

**What are the opportunities for improvement in this target area?**

The goals for these target areas are to create sustainable and integrated communities.

**Are there barriers to improvement in this target area?**

The primary barriers are constrained resources at the local, state and federal level.

**Table 49 - Geographic Priority Areas**



## General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Sacramento receives HOPWA funds for the City and County of Sacramento, Yolo County, El Dorado County, and Placer County. Allocation of HOPWA funds are determined by the special needs population living within the jurisdiction.

ESG, HOME and CDBG funds are distributed on an income eligibility basis, whether it is presumed or verified income throughout the City and unincorporated County of Sacramento, to include the Cities of Folsom, Isleton, and Galt as part of the CDBG Cooperation Agreement and Citrus Heights as part of the HOME Consortium Agreement. For infrastructure, CDBG investments are made in low- to moderate-income census tracts know as low-mod areas (LMA). With the dissolution of redevelopment agencies in California and reduction of funds at the Federal level, the ability to leverage funds has greatly diminished. It has become critically important to develop strategies to focus these limited funds in areas of greatest need.

A three prong approach focusing on, mobility, services, and population density has been used to identify infrastructure and public facilities investments into three geographic areas within the larger LMA census tracts. The criteria used to determine the priority areas were:

- Temporary Housing (location and availability)
- Disability & Mental Health Services (access and proximity)
- Foreclosure data (areas of greatest negative impact as defined under NSP)
- Public Schools (access and proximity)
- NSP Program Properties & NSP3 Target Areas (previous and ongoing investments to arrest blight resulting from vacant, abandoned, and foreclosed properties)
- Choice Neighborhood Initiative Project Boundaries (Sacramento will have to allocate entitlement funds to compete for implementation funding)
- Housing Choice Voucher Locations (access and proximity)
- Transportation routes (bus, light rail, and bike)
- Low- and Moderate-Income Census Tracts & Population Density of LMAs
- Food Deserts & Supermarket Locations
- Multi-Family Housing (location)
- Public Housing (location)
- City Council and Board of Supervisors Districts
- 

Using these criteria the three priorities areas capture approximately 50 percent of the low- and moderate-income population and within 30 percent of LMAs.

Opportunities may arise to work in a LMA that is not within one of the priority areas, in such an event SHRA will consider target of opportunities, leverage ability, demands and needs of the community to determine if a project is suitable for selection. The main focus for infrastructure improvements will be in the priority areas based on the analysis above. SHRA will work closely with City and County departments to develop, fund, and construct a pipeline of strategic infrastructure and public facility investments. Likewise, SHRA may develop a Notice of Funding Availability (NOFA) to create a pipeline of strategic projects with partner agencies such as the park districts and other similar organizations as funding permits.

## SP-25 Priority Needs

### Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Affordable Housing	High	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	Housing Development, Preservation & Homeownership Public Services Agreement Cities Administration
Homelessness	High	Extremely Low	Public Services

Prevention		<p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>	
Non-Housing Community Development	High	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Non-housing Community Development</p>	<p>Infrastructure and Public Improvements</p> <p>Public Services</p> <p>Agreement Cities Administration</p>

**Table 50 – Priority Needs Summary**

## **Narrative (Optional)**

The Consolidated Plan (24 CFR 91.215) indicates the general priorities for allocating investment of available resources among different needs. **Priority needs** are those that will be addressed by the goals outlined in the Strategic Plan:

### Affordable Housing

- Rental assistance
- Production of new units
- Acquisition/rehabilitation of existing units (preservation)

### Homelessness

- Outreach
- Emergency shelter and transitional housing
- Prevention/rapid re-housing
- Permanent housing

### Non-Housing Community Development

- Public facilities
- Public improvements and infrastructure
- Public services

For each priority need, the Sacramento Region indicates one or more populations to be served according to income, family type, homeless population, and special need. In addition, each priority need will be assigned a priority level of "low" or "high." The priority level simply indicates relative preference among the needs listed. The narrative sections elaborate on the meaning of "low" and "high."

The Consolidated Plan discusses the rationale for establishing the allocation priorities given to each priority need. The rationale flows logically from the analysis of information in the Needs Assessment, Market Analysis, and the information gathered during the consultation and citizen participation process. The Sacramento Region's homeless priority needs and allocation priorities are based on reliable data from the Homeless Needs Assessment, which meets HUD's standards and reflects the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless individuals and homeless families with children. The Consolidated Plan also provides an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category.

## SP-30 Influence of Market Conditions

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Used effectively TBRA can help stabilize households. An example is the Homelessness Prevention and Rapid Re-Housing Program (HPRP), which provided short-term assistance for rent arrears, deposits, moving assistance and rent subsidy.
TBRA for Non-Homeless Special Needs	HOPWA funds provide for Short-Term Rent, Mortgage, and Utility (STRMU) assistance to the special needs of HIV/AIDS persons.
New Unit Production	The HOME program can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.
Rehabilitation	CDBG and HOME funds can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.
Acquisition, including preservation	CDBG and HOME funds can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.

**Table 51 – Influence of Market Conditions**

Base Year: 2000	\$53,795
Most Recent Year:	\$56,799
Percent of Change:	5%

**Table 4 - Median Income**

## SP-35 Anticipated Resources

### Introduction

The Sacramento Region anticipates that over the course of the Strategic Plan it will have CDBG, HOME, ESG and HOPWA available for use in the jurisdiction. Along with these federal entitlements, the jurisdictions may elect to utilize Section 108 loans, Low-Income Housing Tax Credits and the State of California's housing programs to support housing development. Due to recent legislative changes in California, the 80 percent redevelopment tax increment funding will no longer be available for development or matching funds. However, there may be some redevelopment 20 percent housing set-aside funding available for a limited time to support affordable housing development. While it is unclear at this point, the California Legislature could restore redevelopment housing funding in some form or devise other ways to provide local development funding sources such as Infrastructure Finance Districts, loans from the California Infrastructure and Economic Development Bank, or other local tax-district funding. The local Housing Trust Fund monies have been depleted as commercial development which generates these funds has stalled in recent years, but it is possible over a five-year period for commercial development to increase thereby generating growth in the trust funds to use for projects or matches.

Other resources that may be employed include funds provided under other HUD programs, grants from the Department of Commerce, the Economic Development Administration, the Federal Emergency Management Agency, federal, state and local energy efficiency programs, federal tax credits and mortgage credit certificates, County and City General Fund and other federal grant programs as may be identified. One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. Funding within California and federal and private funding sources for housing and community development programs is and will remain limited for the foreseeable future due to the current economic situation.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	9,111,789	83,382	0	9,195,171	36,447,156	Expected amount available for the Sacramento Region.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,719,542	972,924	0	4,692,466	14,878,168	Expected amount available for the Sacramento Region.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities	862,627	0	0	862,627	3,450,508	Expected amount available for the Sacramento Region.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		STRMU Supportive services TBRA						
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	633,615	0	0	633,615	2,534,460	Expected amount available for the Sacramento Region.

**Table 52 - Anticipated Resources**

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

All sources and types of matching funds are more limited now due to the current economic climate, along with the demise of California redevelopment tax-increment funds and housing set-aside funds, and draw-down of local housing trust funds. However, as in the past, the jurisdictions will be as creative as possible to find other sources of funding from state, federal, private developer, state tax-credit, California Infrastructure and Economic Development Bank loans, or local funding, such as the housing trust funds, in order to develop and deliver efficient and cost effective projects.

SHRA will comply with applicable federal regulations for the matching requirements for the HOME and ESG programs, and the match for both programs will be reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER).

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

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

SHRA does have a limited inventory of publicly owned developable land, including both residential and commercial sites, within either the City or County. To the extent possible, and conditioned upon adequate funding sources and development opportunities, these properties may be developed to meet the purposes of the Strategic Plan. The real estate assets owned by the Redevelopment Agencies that might have represented developable sites to be funded with CDBG or HOME dollars have been transferred to the successor agencies of the City and County for disposal under the California Redevelopment Dissolution Law AB 26X. These sites will generally no longer be available for development to meet the goals of the Strategic Plan.

**Discussion**

Locally, state-wide, and nationally the traditional funding sources for housing and community development work will be in very limited supply for the foreseeable future. As the nation and the State of California move out of the effects of the recession and begin to experience economic growth and easing of national, state and local budget constraints jurisdiction may begin to see greater availability of housing funds to support local affordable housing construction and rehabilitation. This process will most likely take several years to occur. In the meantime, Sacramento, as always, will continue to look for available public and private resources and creative ways to fund affordable housing.

## SP-40 Institutional Delivery Structure

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
	Government	Ownership Rental	Jurisdiction
CITY OF FOLSOM	Government	Economic Development Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF GALT	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
CITY OF ISLETON	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO	PHA	Public Housing	Region
LEGAL SERVICES OF NORTHERN CALIFORNIA	Other	Homelessness Ownership Public Housing Rental	Region
MCGEORGE SCHOOL OF	Other	Homelessness	Region

LAW		Ownership Public Housing Rental	
SACRAMENTO AREA COUNCIL OF GOVERNMENTS	Regional organization	Planning	Region
SACRAMENTO CITY COUNCIL	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
SACRAMENTO CITY ECONOMIC DEVELOPMENT	Other	Economic Development Non-homeless special needs Planning	Region
SACRAMENTO CITY NEIGHBORHOOD SERVICES	Other	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
SACRAMENTO COUNTY BOARD OF SUPERVISORS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning	Region

		Public Housing Rental neighborhood improvements public facilities public services	
SACRAMENTO COUNTY DEPT OF HUMAN ASSISTANCE	Other	Homelessness	Region
SACRAMENTO COUNTY MUNICIPAL SERVICES	Other	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION	Other	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
SACRAMENTO STEPS FORWARD	Regional organization	Homelessness	Region

**Table 53 - Institutional Delivery Structure**

## Assess of Strengths and Gaps in the Institutional Delivery System

In recent years, the Sacramento Region has shifted the strategy towards larger improvement projects. By allocating larger dollar amounts to fewer projects in the priority areas (North, Central and South), the projects will generate more visible improvements in the neighborhoods, fostering private investment in communities where funds are expended. To improve efficiency, the Sacramento Region will direct funding through a more focused delivery mechanism such as working with a limited number of City and County staff for delivery of projects.

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

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

Table 54 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

With the implementation of HEARTH legislation there is the expectation that the HUD-funded (CoC) program dollars will focus on meeting critical housing needs. Although some HUD dollars may be reinvested in the system to support services, there is the expectation that other mainstream resources will be incentivized through investment and managing care to provide service to special needs populations (persons with HIV/AIDS, the elderly and persons with disabilities). In line with managing service costs, there will be a focus on prevention, as research indicates that it is such approaches that are less expensive and highly effective when done properly. There will also be an increased focus on employment so the individuals and families can offset service costs and needs through increased income. These strategies are explained in more detail below.

Reinvestment/Repurposing of System Resources: The outcome measures in the HEARTH Act, combined with the greater flexibility to move resources to where they may be most needed, calls for a re-examination of the way the current array of federal and matching resources are invested. An emerging body of academic research has illuminated patterns of shelter and service utilization that can help inform local strategies. Such strategies should include targeting more intensive resources to those who consume a disproportional share of the homeless or other system resources (such as health care or criminal justice and other special needs populations), and less intensive services to most clients who can be assisted with less than was previously assumed. The Sacramento Region is beginning to look at the way its resources currently are deployed and how well that matches the need. SSF and the homeless providers are starting to look at their assets: funding, buildings, staff and expertise, and think about where each of these can be best deployed to get the strongest system outcomes.

Strengthen Mainstream Employment Partnerships: The CoC will continue to collaborate with nonprofits, private organizations and the local government to increase employment opportunities for individuals experiencing homelessness who are ready for permanent employment.

Current Continuum Mainstream Partnerships: SSF to partner with the local hospitals particularly the Sutter T3 program, with local FQHC and other community clinics and mental health service providers to provide the full range of support services to chronic homeless in concert with permanent housing. SSF will also continue to work closely with the VA to outreach to and provide VASH vouchers to veterans. These partnerships will be expanded over the next five years.

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

SSF is charged, as the lead agency for the Continuum of Care, with taking over many of the previous homeless administrative functions held by local government and also leading the way to new, more effective strategies to address homelessness across the Sacramento Region. While Sacramento has made much headway, changes embedded in the HEARTH Act and the new federal plan to end homelessness will challenge funders and providers to rethink current investments, and develop an integrated response system with clear performance expectations across the Sacramento CoC.

New regulations and guidance are expected from the federal government by the end of 2012 that will help define the pathway, and local implementation efforts will be critical.

**Gaps in SSF's Service Delivery System:**

Following Sacramento's HEARTH Academy in 2012, SSF established work groups to address specific issues identified as important to the necessary system changes through 2012 and will continue discussions in 2013. SSF and its partners are currently laying the groundwork for the transformation of homeless services to a unified housing crisis response system, with plans expected to be finalized in late 2012 or early 2013. Below are some of the areas of focus: expand Prevention and Rapid Re-housing, strengthen mainstream employment partnerships and performance improvement and accountability. With the dissolution of redevelopment agencies statewide on February 1, 2012 a significant funding source for affordable housing developments and community service programs was eliminated which will eventually lead to fewer affordable housing units being built over the next five-years. In addition, the continued lag in the job market and cuts to benefits has created an environment where homeless and near-homeless households have fewer opportunities for income that can sustain housing. SSF in conjunction with the CoC Advisory Board will continue to seek additional avenues for funding, and will press the state legislature for additional funding for homeless programs and affordable housing.

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

The Sacramento Region will carry out its various federal community development programs by an institutional structure that includes SHRA, the Cities of Sacramento, Citrus Heights, Folsom, Isleton, Galt, the County of Sacramento, public institutions, nonprofit organizations, educational institutions and private industry. The institutional capacity of these agencies includes resources to assist in the development, implementation and monitoring of housing and community development programs. An assessment of the institutional structure in the Sacramento Region indicates various agencies and



organizations are actively collaborating to develop and administer programs and policies to increase affordable housing units and address community development needs.

An example of regional coordination is the CoC Advisory Board which regularly meets to discuss homeless strategies. The organizations that make up the CoC Advisory Board include, Loaves and Fishes, WEAVE, Sacramento Area Emergency Housing, Downtown Sacramento Partnership, The River District, the City of Sacramento, the City of Citrus Heights, the County of Sacramento Department of Human Assistance, Sacramento Housing Alliance, The Effort, Capitol Community Health Network, Sacramento/Yolo Mutual Housing, SHRA, El Hogar, State of California Employment Development Department, the City of Sacramento Police Department, the County of Sacramento Sheriff's Department, and the County Department Office of Education.

## SP-45 Goals Summary

### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Infrastructure and Public Improvements	2013	2017	Non-Housing Community Development	Sacramento Region Priority Areas	Non-Housing Community Development	CDBG: \$10,060,520 HOPWA: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 82000 Persons Assisted
Housing Development, Preservation & Homeownership	2013	2017	Affordable Housing	Sacramento Region Priority Areas Countywide Eligible Metropolitan Service Area (EMSA) Agreement Cities	Affordable Housing	CDBG: \$12,043,515 HOPWA: \$240,466 HOME: \$15,270,920 ESG: \$0	Rental units constructed: 180 Household Housing Unit  Rental units rehabilitated: 405 Household Housing Unit  Homeowner Housing Rehabilitated: 1290 Household Housing Unit  Housing for People with HIV/AIDS added: 3 Household Housing Unit
Public Services	2013	2017	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Sacramento Region Priority Areas Countywide Citywide Eligible	Affordable Housing Homelessness Prevention Non-Housing Community	CDBG: \$6,451,180 HOPWA: \$4,368,660 HOME: \$0 ESG:	Public service activities other than Low/Moderate Income Housing Benefit: 23600 Persons Assisted  Public service activities for

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
			Non-Housing Community Development	Metropolitan Service Area (EMSA)	Development	\$4,083,240	<p>Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Homeless Person Overnight Shelter: 2300 Persons Assisted</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 30 Beds</p> <p>Homelessness Prevention: 50 Persons Assisted</p> <p>Housing for Homeless added: 2 Household Housing Unit</p> <p>Housing for People with HIV/AIDS added: 2 Household Housing Unit</p> <p>HIV/AIDS Housing Operations: 263 Household Housing Unit</p>
Agreement Cities	2013	2017	Affordable Housing Non-Housing	Sacramento Region Priority Areas	Affordable Housing Non-Housing	CDBG: \$1,500,000 HOPWA: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
			Community Development	Agreement Cities	Community Development	HOME: \$0 ESG: \$0	Housing Benefit: 5000 Persons Assisted  Homeowner Housing Rehabilitated: 250 Household Housing Unit
Administration	2013	2017	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Administration	Affordable Housing Non-Housing Community Development	CDBG: \$5,800,000 HOPWA: \$1,000,000 HOME: \$1,400,000 ESG: \$207,000	Other: Estimated funding to administer federal programs

Table 55 – Goals Summary

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

Under the Consolidated Plan, three of the entitlement programs can be used to develop housing units: CDBG, HOME and HOPWA. As discussed in the Needs Assessment (NA-10) SHRA's ability to respond to increasingly difficult housing issues is currently resource constrained by reductions to CDBG and HOME entitlements, by the loss of tax increment (TI) financing, along with reductions to other funding sources. To account for the loss of housing funds primarily from the HOME program and TI affordable housing set-aside funds more CDBG funds have been targeted towards housing rehabilitation under the CDBG program. The CDBG program has four primary categories of activity: 1) capital improvements (public facilities/infrastructure); 2) housing; 3) public services; and 4) planning and administration. If over the five-year period funding remains at the 2012 grant amounts, housing rehabilitation unit production and funding for the following is:

**Emergency Repair/Accessibility Program (ERP-A):** Projected annual allocation in the City of Sacramento is \$300,000 and \$300,000 in the County of Sacramento for a total of \$600,000. The ERP-A program provides \$5,000 grants to qualified households for emergency repairs and/or handicapped accessibility improvements. Program goals are **540** emergency repairs and/or handicapped accessibility improvements in each jurisdiction.

**Multi-Family Rehabilitation (CDBG):** Projected annual allocation in the City of Sacramento is \$300,000 and \$600,000 in the County of Sacramento for a total of \$900,000. The number and type of units targeted for CDBG are **15** housing rehabilitation units in the City of Sacramento and **30** housing rehabilitation units in the County of Sacramento for a total of **45 units** over the five-year period.

**Multi-Family Rehabilitation (HOME):** Funds are divided equally between new construction and rehabilitation construction. Projected annual allocation in the City of Sacramento is 900,000 and \$900,000 in the County of Sacramento for a total of \$1.8 million. The number and type of units targeted for HOME over the next five years are **180** new construction units, and **360** rehabilitated units in each the City and County of Sacramento.

For **HOPWA** the goal is to produce **three** units though reprogramming over the next five years.

## **SP-50 Public Housing Accessibility and Involvement Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Housing Authority will carry out modifications needed in public housing based on the Section 504 Needs Assessment. Please refer to the Public Housing Authority Annual Plan for further information.

### **Activities to Increase Resident Involvements**

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

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

No

### **Plan to remove the 'troubled' designation**

The Housing Authority is not identified as a "Troubled" agency.

## **SP-55 Barriers to affordable housing**

### **Barriers to Affordable Housing**

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

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

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

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

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

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

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

- Redevelopment within developed urban areas;
- Build-out of vacant urban lands;

- Reuse/rezoning of office/industrial areas;
- Build-out of planned urban communities;
- Development of new urban growth areas; and
- Build-out of existing agricultural-residential areas.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The Housing Elements for the City and County of Sacramento were found in substantial compliance with state law by HCD. This compliance status represents a presumption that these jurisdictions have adequately addressed their governmental constraints relating to affordable housing development. The City of Isleton does not have an HCD-certified Housing Element. The City of Folsom has been involved in an ongoing law-suit regarding its Inclusionary Housing Ordinance; as of August 2012, the Court has ordered the City to enforce its Inclusionary Housing Ordinance wherein if discontinued would leave no affordable housing program within the jurisdiction and thus the City would be out of compliance with its Housing Element and General Plan.

Specific actions by the Sacramento Region:

- Streamlined permitting for affordable housing developments.
- Implementing inclusionary housing ordinances.
- Quality of life streetscape improvements on older commercial corridors which helps to preserve affordable housing in adjacent neighborhoods.
- Financing of quality nonprofits that build affordable housing, including Community Housing Opportunities Corporation (CHOC), Mercy Housing, and Sacramento Mutual Housing.
- Incentives for transit oriented development which improves the housing supply for low- and moderate-income residents combining the benefits of housing and public transit.

SHRA will continue efforts to implement new strategies and strengthen participation of its partners to expand support for affordable housing programs in the Sacramento Region.



## **SP-60 Homelessness Strategy**

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

The following is the five-year plan for addressing housing and supportive services needs for those households (individuals and families) experiencing homelessness and those at risk of homelessness:

- Develop and operate a single point of entry for all households at risk for homelessness and/or who are entering the homeless system and align with HMIS;
- Reach out to homeless households (especially unsheltered persons) and assess their individual needs by utilizing a single-point of entry and common assessment tool by using a single point of entry to collect data to determine the underlying issues and risk factors and develop a plan to address those issues.
- Reduce recidivism among those exiting the homeless system through single point of entry
- Address the emergency shelter and transitional housing needs of homeless households
- Improve coordination of prevention and rapid re-housing services.
- Help homeless households make the transition to permanent housing and independent living
- Help low-income households who are being discharged from publicly funded institutions and systems of care, or receiving assistance from public and private agencies avoid becoming homeless. All individuals discharged from shelters, treatment facilities, personal care facilities, health care facilities and prisons will have a plan that addresses housing and needed services. This will also include identify the risk factors of homelessness and develop a strategy of interventions to prevent households from experiencing homelessness.

### **Addressing the emergency and transitional housing needs of homeless persons**

**Traditional short term strategies:** Continued success in moving from emergency and transitional housing to permanent housing is the responsibility of the CoC's Housing Committee and will be achieved by increasing access to permanent housing options and equipping participants with the economic resources and tools necessary for long-term housing stability. On-going development of relationships with landlords and rental agencies will increase mainstream housing options when participants exit transitional programs. While in programs, participants receive structured services to mitigate barriers to housing. Expanded economic opportunities include coordination with local employment training agencies, onsite budgeting classes, partnering with banking institutions for financial literacy workshops, supported job training programs, and innovative employment strategies. Disabled participants are assisted with SSI and other mainstream benefits. The rate of transition to permanent housing is assessed by the CoC Housing Committee.

**The long term strategy within the CoC is comprised of two main components:** increasing economic stability, and attaining/ sustaining permanent housing. The primary activities for increasing economic stability will be broadened participation in supported employment training programs, assistance with

obtaining GED's and diplomas, and more quickly accessing mainstream benefits. In addition, the HUD Committee will facilitate skill building trainings for case managers. The activities for attaining permanent housing will include expanding partnerships with financial institutions and employment training centers, credit repair services, and expunging criminal records to address specific barriers to obtaining mainstream housing.

**New HEARTH Strategies:** will involve using HEARTH technology to shorten lengths of stay, rapidly re-house the homeless and prevent households from becoming homeless. This will be a data driven approach which will begin with the second allocation of 2011 ESG being targeted to rapid re-housing activities. SSF will also be looking at coordinating existing prevention resources in the community, and taking the opportunity to develop a targeted approach to using these resources to increase effectiveness. SSF will develop a unified assessment and entry strategy for both family and single adult shelters in the next few years. Finally, SSF will explore reallocation strategies to strengthen areas of the continuum that could be more effective. An annual evaluation of data and effectiveness will begin the process which will then be referred to the Evaluation Committee of the CoC to develop specific reallocation recommendations.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The HEARTH regulations encourage providing homeless households with housing quickly, and only availing supportive services that are of greatest need to support stable housing; other needs the household may have should be addressed through existing mainstream resources available in the community. This reflects a new emphasis on both homelessness prevention and rapid re-housing. Below are the five-year goals. The Sacramento Region's intent is to incrementally reach these goals by the end of the five-year period.

**Goal 1:** Shorten the average length of stay in emergency shelters and transitional housing for households exiting to permanent housing.

Benchmark: Over the 5-year period, the average length of stay (as measured by days from program entry to exit) for households exiting to permanent housing should be at or below 30 days for emergency shelters and 120 days for transitional housing

Permanent housing destinations will be those included in HUD's APR data guidance and generally include an apartment or house, permanent supportive housing or living permanently with friends or family.

**Goal 2:** Increase the percent of households exiting emergency shelters and transitional housing to permanent housing.

Benchmark: Over the 5-year period, the percent of households exiting to permanent housing should be at or above:

- 50 percent for households exiting emergency shelters
- 85 percent for households exiting transitional housing

Permanent housing destinations will be those included in HUD's APR data guidance and generally include an apartment or house, permanent supportive housing or living permanently with friends or family.

**Goal 3:** Reduce the number of households re-entering the homeless system after exiting to permanent housing.

Benchmark: Over the 5 year period, the percent of households who return to homelessness should be at or below:

- 10 percent for households exiting emergency shelters
- 10 percent for households exiting transitional housing

Unless HUD publishes a definition (which would prevail), a return to homelessness is indicated by a new entry in a homeless residential program (ES, TH, RR) in HMIS within 365 days after exiting to permanent housing. Permanent housing destinations will be those included in HUD's APR data guidance and generally include an apartment or house, permanent supportive housing or living permanently with friends or family.

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

**Strategy:** All individuals discharged from shelters, treatment facilities, personal care facilities, health care facilities and prisons will have a plan that addresses housing and needed services. Staff at institutions will be provided education on the new HEARTH regulations and options available in the community.

Action Step 1: Develop a countywide plan for private agencies and public systems, including criminal justice, foster care, physical health, and behavioral health, that prohibit the discharge of individuals to the streets. Housing/shelters, and if needed supportive services, are confirmed through the one-point of entry system before discharge to confirm that affordable housing and services (if needed) are in place. Benchmark: Reduce discharged into homelessness by 20 percent over the next five years.

## **SP-65 Lead based paint Hazards**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

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

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

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

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

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

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

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

**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.

**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.

**Partners** Both the nonprofit and for profit companies that contract with SHRA will be required to follow lead-based paint safe work practices.

## **SP-70 Anti-Poverty Strategy**

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

Per the 2006-2010 American Community Survey's Five-Year Estimates, the County of Sacramento has approximately 191,000 (14 percent) of its population at or below the poverty level. Of the 191,000, 70,000 are below the age of 18 and 11,200 are over the age of 65.

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

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

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

- Encourage economic development in low- and moderate-income areas by providing funding to improve public infrastructure
- Utilize improved public infrastructure to spur private investment to revitalize existing commercial areas to remove blighting influence and increase the number of jobs
- Rehabilitate substandard existing housing for income qualified owners or to owners who rent to income-qualified tenants
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled
- Improve community centers, neighborhood parks and infrastructure, including those in conjunction with affordable housing projects
- Provide comprehensive homeless and homeless prevention programs

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

#### Overall Strategy

CDBG economic development requirements are administratively and programmatically challenging, therefore CDBG funds are not used directly as an economic tool but are targeted for public

infrastructure and facilities improvements that encourage private investment activities by increasing an area's competitiveness.

*CDBG-Related Priorities and Objectives*

Over the years, the Sacramento Region's anti-poverty activities funded with CDBG funds have included activities in support of the economic development programs listed below. In some cases, CDBG funds were used for program start up or planning:

**Section 108 Loan Guarantee:** The HUD Section 108 Program provides loan guarantee to CDBG entitlement jurisdictions to pursue economic development and large capital improvement projects. The jurisdiction must pledge its future CDBG allocations for repayment of the loan. The City currently has a Section 108 loan from HUD for Del Paso Nuevo and Globe Mills.

**Enterprise Zones:** the City and County of Sacramento and the City of Rancho Cordova are included in the new conditional Sacramento Regional Enterprise Zone. Businesses located within the Enterprise Zone are able to take advantage of tax incentives.

**Local Agency Military Base Recovery Area (LAMBRA):** Sacramento's LAMBRA Areas provide a variety of tax incentives for businesses that locate within Mather Field or McClellan Park. Transformed from air force bases by the County, Mather Field is a thriving business park and air cargo hub and McClellan Park is a master planned business park with more than 16 million square feet of industrial, R&D, office, aviation and mixed-use facilities.



## **SP-80 Monitoring**

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

To implement effective CDBG and HOME programs, SHRA will monitor CDBG and HOME activities on a consistent basis. Monitoring visits assist in determining if the subrecipient is carrying out its program and activities within the parameters denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations.

CDBG administrative staff will conduct monitoring reviews of each subrecipient every one to two years to ensure program compliance with HUD regulations. Technical assistance is conducted annually. HOME-assisted properties will be monitored regularly to confirm that residents qualify for HOME designated units and borrowers comply with regulatory requirements as outlined in property agreements. Annually, onsite compliance monitoring reviews will be conducted on HOME-assisted rental housing properties. SHRA will also complete compliance audits of resident files while also conducting reviews of affirmative marketing practices, tenant selection and wait list procedures, and management company performance. As well, a complete overview of the management companies' policies and procedures as outlined in their Management Plan will be completed.

Annually, borrowers will be required to send SHRA a Unit Status Report which includes a listing of current tenants occupying HOME-assisted units, household annual income, source(s) of income, household size, ethnicity, household type, number of bedrooms, current rent amount, and affordable income designation. SHRA will use an automated program to randomly select a minimum of 20 percent of the assisted units to conduct file compliance reviews.

For corrective actions, borrowers will receive written notifications of file exceptions within 30-days of the review date and will be required to submit corrections and/or Action Plans within 30-days of the date of the compliance review letter in order to avoid non-compliance penalties such as more frequent reporting and/or additional file audits.

To determine if the properties are in compliance with all applicable Housing Quality Standards (HQS), onsite physical inspections will be conducted on selected properties by compliance monitoring staff annually. SHRA will use an automated program to randomly select a minimum of 20 percent of the assisted units to conduct HQS inspections.

By employing consistent annual inspections, SHRA will ensure that ongoing, HOME assisted units are being maintained in a safe and sanitary manner in accordance with the property standard guidelines outlined in 24 CFR92.251.

SHRA's staff will conduct on-site monitoring visits during the construction phase for projects funded with HOME, CDBG and NSP. Monitoring includes a) checking whether the construction work conforms to the contract plan specifications; b) final construction closeout inspection visits prior to processing

payment for contract invoices; and, c) oversight management of hazardous materials on all in-house construction projects.

**ESG and HOPWA** funded programs will be monitored by SHRA staff beginning in 2013 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.