

**City and County of Sacramento  
Draft 2020-2024  
Consolidated Plan  
Executive Summary**

DRAFT



# EXECUTIVE SUMMARY.

## 2020-2024 Five-Year Consolidated Plan for the Sacramento Region

This document is the Five-year Consolidated Plan for the Sacramento Region, which provides a vision, goals, and intentions for allocating federal housing and community development block grants provided by the U.S. Department of Housing and Urban Development (HUD).

**Administrative entity.** The Plan is administered by the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the City and County of Sacramento. This regional Plan is referred to as the "Consortium" Plan and includes the Urban County of Sacramento plus the cities of Sacramento, Citrus Heights, and Rancho Cordova. The "Agreement Cities" of Folsom, Isleton, and Galt fall under the Urban County of Sacramento Plan.

**Purpose of Consolidated Plan.** A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from the U.S. Department of Housing and Urban Development (HUD). There are four types of HUD block grant housing and community development programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for People with AIDS (HOPWA) program.

- **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.
- **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.

The purpose of the Consolidated Plan is:

- To identify a city's, county's or state's housing and community development needs, priorities, goals and strategies; and
- To stipulate how funds will be allocated to housing and community development activities during the five year planning period.

Annually, recipients of HUD block grant funds must prepare an Action Plan that details how funds will be spent in the current program year. This document combines the Five-year Strategic Plan with the 2020 Action Plans for Sacramento County and the City of Sacramento.

**Funding and priorities.** The Sacramento Region receives approximately \$52. million in CDBG; \$27 million in HOME; \$6.5 million in HOPWA; and \$4.4 million in ESG.

In past years, those funds have funded activities in the City of Sacramento such as:

- La Valentina Apartments Infrastructure
- Main Avenue Ballfield Improvements
- La Familia Community Center Improvements
- Stanford Settlement Children Program and Teen Center Improvements
- Mack Road and Valley Hi Traffic Signal Upgrade

Grants have funded activities in the Urban County of Sacramento such as:

- New construction of Varena and Arbor Creek Apartments
- The Avenues Streetlight Conversion Project
- McComber Parking Lot Improvements
- Watt Avenue Pedestrian Enhancement Project
- Bellview Park Improvements
- Rio Linda Community Center Improvements
- Isleton Bing Kong Tong Phase I Historic Rehabilitation

Activities serving both the City and County of Sacramento have included:

- Meals on Wheels
- Owner-Occupied Single-Family Rehabilitation
- Rapid Re-Housing
- Emergency Shelters
- Housing Opportunities for Persons with AIDS/HIV

**Community engagement to inform the Plan.** SHRA's goal for citizen participation is to ensure a broad participation of City and County residents and housing, economic, and service providers in the planning and implementation of community development and housing programming. Community engagement for the Five-Year Consolidated Plan and 2020 Annual Action Plan included the following distinct elements:

- Focus group sessions with representatives from City and County government (staff), nonprofit organizations, and other service providers to gain stakeholder input on the identification of City housing and community development needs.
- Additional meetings and telephone interviews with City and County departmental staff and other provider agencies and stakeholders throughout the planning process to understand the current scope of programs, issues, and concerns. The one-on-one conversations helped to develop strategies to address the community needs that were identified in the focus group sessions.
- Participation at community planning meetings in North, South, and Central Sacramento held in conjunction with development of the City of Sacramento General Plan to gather public input on needs. SHRA staff facilitated map-based exercises for residents to identify housing and community development needs at the neighborhood level.
- Incorporation of findings from the resident survey conducted as part of the regional fair housing study
- A 30-day draft public comment period and two public hearings during the public comment period.

**Summary of public comments.** *In the final plan submitted to HUD, this section will summarize the public comments received during the comment period.*

## **Five-year Priorities and Goals**

During the Five-year Plan period, annual HUD block grant allocations will be prioritized to support the priority needs as described in the Strategic Plan Section and summarized below:

### **High priority needs**

- Improvements in neighborhoods that have experienced disinvestment and/or have historically been underserved.

- Better accessibility (e.g., sidewalks, ADA improvements, accessible and visitable homes, and service facilities).
- Preservation of existing, affordable housing.
- Improved housing options and social and supportive services for people including but not limited to people with special needs and people experiencing homelessness.

### **Housing Priorities**

- Preservation of existing affordable housing units that are in need of financial assistance to prevent the loss of units from the affordable inventory.
- Production of new, affordable units for households earning less than 50 percent of the Median Family Income (MFI) and especially 30 percent of the MFI.
- Addressing the root causes of homelessness.

### **Special Needs Populations Priorities**

- Elderly and frail elderly persons
- Persons with HIV/AIDS and their families
- Individuals with alcohol and other drug addictions.

### **Neighborhood and Community Development Priorities**

- Equalization of neighborhood facilities across all neighborhoods by bringing neighborhood infrastructure to the highest quality.
- Better accessibility (e.g., sidewalks, ADA improvements, accessible and visitable homes, and service facilities).

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

During the development of the Five-year Consolidated Plan, completion of an Analysis of Impediments to Fair Housing Choice (AI) was underway. The fair housing actions established to ameliorate the barriers identified in that analysis, which is part of this Consolidated Plan, include:

**Goal 1. Incentivize development of affordable homeownership products.** Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low income homebuyers, and affirmatively market to under-represented homeowners.

**Goal 2. Expand affordable rental opportunities.**

- a) *Encourage reasonable policies for tenant criminal history, rental history, and credit history.* Educate landlords and developers who benefit from public funding and development

incentives to adopt reasonable policies on tenant criminal history, and to consider applicant with poor rental/credit histories on a case-by-case basis.

- b) *Increase accessible and affordable housing opportunities.* Set a goal for developing a range of affordability levels, handicapped-accessible housing units or otherwise incorporate affordable, handicapped-accessible housing in housing elements.
- c) *Encourage residential infill opportunities.* Increase residential infill opportunities through changes in zoning and long range plans.

**Goal 3. Expand equity in access to economic opportunity.**

- a) *Improve infrastructure and public facilities* in disadvantaged communities.
- b) *Connect low income residents to job opportunities.* Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.
- c) *Reduce housing instability by closing service gaps.* Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of re-institutionalization.