



DRAFT 2021 Action Plan

**County of
Sacramento**

Prepared by the Sacramento Housing and Redevelopment Agency

September 4, 2020

Resolution

Draft City of Sacramento Annual Action Plan

SACRAMENTO COUNTY

1

Table of Contents

Executive Summary.....	3
PR-05 Executive Summary – 24 CFR 91.200(c), 91.220(b).....	3
The Process	9
PR-05 Lead & Responsible Agencies - 91.200(b)	9
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	11
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)	16
Expected Resources	21
AP-15 Expected Resources - 91.220(c)(1,2)	21
Annual Goals and Objectives	29
AP-35 Projects - 91.220(d)	32
AP-38 Project Summary	33
AP-50 Geographic Distribution - 91.220(f)	53
Affordable Housing	56
AP-55 Affordable Housing - 91.220(g)	56
AP-60 Public Housing - 91.220(h)	58
AP-65 Homeless and Other Special Needs Activities - 91.220(i)	62
AP-70 HOPWA Goals - 91.220 (l)(3)	70
AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)	71
AP-85 Other Actions - 91.220(k)	74
Program Specific Requirements.....	81

Executive Summary

PR-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This document is the Five-year Consolidated Plan 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). The Plan is administered by the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the City and County of Sacramento. This Plan is referred to as the “Consortium” Plan and includes the Urban County of Sacramento plus the cities of, Citrus Heights, and Rancho Cordova. The “Agreement Cities” of Folsom, Isleton, and Galt fall under the Urban County of Sacramento Plan.

The primary purpose of the Consolidated Plan is to strategize and implement how funds will be allocated to housing and community development activities during the five-year planning period.

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 1.5 million residents. The Urban County consists of the cities of Folsom (approximately 78,038), Isleton (approximately 597) and Galt (approximately 25,222), and the unincorporated communities of the County. The City of Sacramento (City) has a population of approximately 501,890 people.

The diverse population of the Sacramento Region has divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Like many communities, the Sacramento Valley is struggling to balance limitations on available resources with increasing and acute needs including: rapidly increasing housing costs; declining federal funds to assist households with worse-case needs; a rise in homelessness; aging infrastructure and community facilities; a growing number of residents with substance abuse challenges and mental health concerns; and absorption of employment and housing demand as the greater Northern California region 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 these 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.

Refer to SP-05 Overview for the eight priority goals that fall within the three overarching goals.

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

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.

3. Evaluation of past performance

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.

In the past Consolidated Plan, the Community Development Planning (CPD) grants have funded activities in the City of Sacramento such as:

- Bel Vue Apartments Adaptive Reuse
- St. Francis Terrace Rehabilitation
- Village Park Rehabilitation
- Stanford Settlement Children Program and Teen Center Improvements
- Carl Johnston Park Improvements

- Electric Vehicle Charging Stations
- Mack Road Pedestrian Lighting

In the past Consolidated Plan, the Community Development Planning (CPD) grants have funded activities in the Urban County of Sacramento such as:

- Crossroad Gardens Apartments Rehabilitation
- Courtyard Inn Adaptive Reuse of Motel to Permanent Supportive Housing
- McComber Parking Lot Improvements
- Watt Avenue Pedestrian Enhancement Project
- Rio Linda Community Center Improvements
- Bellview Park Improvements
- Isleton Bing Kong Tong Phase I Historic Rehabilitation

Activities serving both the City and County of Sacramento included:

- Meals on Wheels
- Minor Home Repair
- Rapid Re-Housing
- Emergency Shelters
- Housing Opportunities for Persons with AIDS/HIV

4. Summary of citizen participation process and consultation process

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.

The citizen participation and stakeholder engagement for the preparation of the Five-Year Consolidated Plan and PY2020 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 and five-day (to add CARES Act funding) draft public comment periods and two public hearings during the public comment period for each held.
- Citizen Participation Plan Disaster Plan language added by Board of Supervisors on April 7, 2020: In event of a local, state, and national natural disaster existing and new funding may be allocated or re-allocated in an expedited timeframe. This will be done to streamline the allocation process and reduce delays in accessing grant funds. All required HUD notices, waivers, award letters or other communications will be followed. To achieve this minimum citizen participation requirement it will be applied per HUD notices, waivers, award letters or other HUD communication to the Consolidated Plan and/or substantially amended Action Plan(s).

5. Summary of public comments

SHRA received public comments from two community organizations- WEAVE, the primary provider of crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County, and Midtown Association, a Property and Business Improvement District that is working to make Midtown the center for culture, creativity, and vibrancy in Sacramento's urban core. Their comments, and SHRA's responses, are briefly outlined as follows:

- WEAVE provided feedback and commentary on the sections of the Consolidated Plan that relate to domestic violence. In addition, WEAVE provided statistics, examples, and anecdotal stories to support findings. WEAVE encouraged SHRA to prioritize Domestic Violence as a category in policies and urged SHRA to include giving preference to domestic violence survivors in admission to public housing or housing choice voucher programs as part of its plan to increase the number of vouchers available for domestic violence victims.
- SHRA incorporated WEAVE feedback and commentary into the Consolidated Plan. The Public Housing Authority (PHA) system of local preferences is based on local housing needs and priorities by using generally accepted data sources and information obtained through the PHA Plan public comment process. In regard to giving preference to survivors of domestic violence, the code of federal regulations 24 CFR § 960.206 does allow for the PHA to have a preference for victims of domestic violence, dating violence, sexual assault, or stalking. The PHA will review the request to add this preference in upcoming HCV Administrative Plan and Admissions and Continued Occupancy Policy (ACOP) documents.
- Midtown Associates requested that SHRA consider investments in Central City and adjacent projects to be considered in the strategy for the next five years of investments, especially the investment of CDBG funds.

In addition to incorporating Midtown feedback into the Consolidated Plan, SHRA will notify Midtown Association when the Notice of Funds Available (NOFA) application is announced. Midtown Association will also receive public meeting notifications for the 2021 Action Plan and future Action Plans.

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

SHRA accepts all comments and views.

7. Summary

During the five year Consolidated Planning period, the Sacramento Consortium covered by this Plan expects to receive approximately:

- \$21 million in the Community Development Block Grant (CDBG);
- \$12 million in HOME Partnership Investment Funding (HOME); and
- \$1.8 million in Emergency Shelter Grant (ESG) funds.

Funding priorities. As in past years, 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. The Sacramento Housing and Redevelopment Agency (SHRA), administrator of the HUD block grant funds, 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 (AMI), particularly those with extremely low-incomes (less than 30 percent of AMI), 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 supportive and affordable housing;
- Efforts 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 - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 COUNTY	
CDBG Administrator		SHRA - Development Department/Federal Programs
HOPWA Administrator		SHRA - Development Department/Federal Programs
HOME Administrator		SHRA - Development Department/Finance
ESG Administrator		SHRA - Development Department/Federal Programs
HOPWA-C Administrator		

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 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), 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, and Galt when implementing HUD Office of Community Planning and Development (CPD) programs.

Consolidated Plan Public Contact Information

Celia Yniguez

Program Manager, Federal Programs

Sacramento Housing and Redevelopment Agency

801 12th Street

Sacramento, CA 95814

916-440-1350 phone

916-447-2261 fax

cyniguez@shra.org

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

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.

Stakeholders—representing City of Sacramento, County of Sacramento, City of Folsom, City of Galt, Sacramento Housing and Redevelopment Agency (SHRA), Sacramento Steps Forward (SSF), Sacramento Area Council of Governments (SACOG), Valley Vision, Communication Workers of America, Sacramento’s Social Venture Partners (SVP), Sacramento Public Library, and Department of Transportation—participated in focus groups and interviews throughout development of the Five-year Plan.

Residents participated through focus groups (80 attendees, focusing on typically underrepresented groups, including residents with special needs); a survey, available in Chinese, English, Korean, Russian, Spanish, and Vietnamese and accessible on screen readers; and participation in pop-up events, where nearly 600 residents engaged in activities to inform funding priorities. Resident participation in the survey included 1,363 residents of the City of Sacramento, 224 residents of non-entitlement areas in Sacramento County, 29 Folsom residents, 11 residents of Galt and five residents of Isleton.

Provide a concise 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 (91.215(l)).

In order to enhance coordination and form effective relationships between public and assisted housing providers and private and governmental health, mental health, and service agencies, the City and County of Sacramento actively consults with a variety of nonprofits, social service providers, neighborhoods and citizens, and other governmental agencies.

The following agencies/entities were consulted in preparing this Consolidated Plan:

Homeless Services: Sacramento Steps Forward (SSF), various nonprofits, the County of Sacramento's Department of Human Assistance, City of Sacramento’s City Manager’s Office, 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.

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.

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. 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: Sacramento Public Library and nonprofit social service agencies.

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

SHRA coordinates with Sacramento Steps Forward (lead agency for the Continuum of Care in the Sacramento Region and referred to as SSF in this Plan) and efforts to address the needs of homeless persons and persons at risk of homelessness in various ways, including participating in the CoC Advisory Board which advises on funding and strategy decisions around homelessness, collaborating and having a close relationship with the City and County (the entities responsible for administering funds), and aligning priorities and goals with the County's Homeless Plan.

Significant aspects of the Consolidated Plan development process also included meetings and/or interviews with SSF, 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 Emergency Solutions Grant (ESG) program on behalf of the City and County of Sacramento, and will consult with the City and County of Sacramento, and SSF, as the Lead Agency for the Continuum of Care (CoC), on the ESG program which also includes SHRA as Administrative Entity (AE) for the state of California's Housing and Community Development

Department (HCD)'s ESG (entitlement) program. In addition, as part of the implementation of Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), SSF is implementing a coordinated entry and assessment system adopted by the CoC Board per HUD guidelines. Collaborating with other funding systems can help make the rapid re-housing/prevention and shelter program(s) more comprehensive to assist in reducing homelessness in the City and County of Sacramento, including its incorporated cities.

For current HMIS administrative policies and procedures (as policies and procedures are updated from time-to-time), contact SSF. HMIS performance standards and outcomes include:

HMIS: Administrative Policies and Procedures

Strategy 1: Monitor data quality and implement improvement plans at the system, agency, and project level.

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 monitor and correct data quality errors on an ongoing basis
- SSF HMIS new user training emphasis on data quality.
- SSF technical assistance is provided to individual agencies as needed to improve data quality.

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

Action Step 1: Convene a CoC Board subcommittee to Identify and establish baseline measures for system performances. Benchmarks:

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

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. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

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

A wide array of agencies was invited to consult in the development of the five-year Consolidated Plan, Analysis of Impediments to Fair Housing Choice (AI), and Annual Action Plan. No individual agency was intentionally omitted.

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 Forward meet bi-monthly to discuss the ongoing goals of the Consolidated Plan and its Strategic Plan.
Sacramento Valley Regional Analysis of Impediments	SHRA	The plan helped to inform the needs and goals around housing and provided resident perspective from extensive community engagement.
County of Sacramento Homeless Plan	County of Sacramento	The plan helped to identify current needs of people experiencing homelessness and homeless strategies.
General Plan Housing Element of 2013 to 2021	County of Sacramento	The plan helped to inform the overall goals and framework of the community.
2014 to 2017 Economic Development Implementation	County of Sacramento	The plan helped to inform the workforce and infrastructure needs of the community.
General Plan Human Services Element	County of Sacramento	The plan helped to inform the public services needs of the community.
Citizen Participation Plan (CPP)	SHRA	The CPP helped guide the community engagement and public outreach process.
2019 Point in Time (PIT) Homeless Count	Sacramento Steps Forward	The count helped to identify current conditions of people experiencing homelessness and identify appropriate homeless strategies.
General Plan 2013 to 2021 Housing Element	City of Sacramento	The plan helped to inform the overall goals and framework of the community.
General Plan Economic Development Element	City of Sacramento	The plan helped to inform the workforce and infrastructure needs of the community.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2018 to 2023 Approved Capital Improvement Program	City of Sacramento	The CIP helped to inform the infrastructure needs and future improvement plans of the community.
2013 Economic Development Strategy	City of Sacramento	The plan helped to inform the workforce and infrastructure needs of the community.
2020 Five-Year Public Housing Authority Plan	SHRA	This plan helped to identify the current conditions of public housing and other publicly supported housing.

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(l))

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Sacramento Regional Fair Housing Assessment was conducted just prior to the development of the Consolidated Plan and included resident and stakeholder input.

Focus groups. In partnership with the participating jurisdictions and nonprofit organizations throughout the region, the project team facilitated six resident focus groups and six stakeholder focus groups. There were 80 resident focus group participants.

Pop up events. A total of 577 residents participated in engagement activities at local events. About 36 percent of pop up participants were non-Hispanic White, 29 percent Asian, 17 percent African American, and 15 percent Hispanic. About 16 percent of participants attended the event with children under age 18, about 2 percent of participants had visible disabilities, and 1 percent spoke a language other than English.

Resident survey. The resident survey was available online and in postage-paid paper format in Chinese, English, Korean, Russian, Spanish, and Vietnamese. In addition to language access, the online survey was accessible to participants using assistive devices (e.g., screen readers), and residents who would prefer to take the survey by phone could do so by calling the project team's 800 number. Resident participation in the survey included 1,363 residents of the City of Sacramento, 224 residents of non-entitlement areas in Sacramento County, 29 Folsom residents, 11 residents of Galt and five residents of Isleton.

Survey outreach and promotion. Outreach and promotional efforts included myriad broad and targeted activities. In addition to promoting the survey directly to residents, the participating partners asked local organizations to extend their reach by to encouraging their clients, residents, consumers, and members to participate in the survey.

Community meetings. In conjunction with the development of the City of Sacramento's General Plan, SHRA also facilitated resident activities at three separate community meetings to better understand residents' housing and community development needs. The meetings were held in North, South, and Central Sacramento and attended by 340 residents.

30-day public comment period and public hearing. Public hearing for the Consolidated and Annual Action Plan were held on October 2, 2019, promoted through SHRA website, Sacramento Bee (also translated into Spanish), Sacramento Observer, The Russian Observer and Hai Van News, and Latino Times where the 30-day public comment period began on September 3, 2019. The public hearing was held before the Sacramento Housing and Redevelopment Commission (SHRC) on October 2, 2019. The public had the opportunity to ask questions at the Board of Supervisors and the City Council on October 22, 2019.

Substantial amendment public comment period and public hearing.

Public hearing for the Consolidated, Annual Action Plan and Citizen Participation Plan to add language related to the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136, were held on April 21, 2020, promoted through SHRA website, Sacramento Bee (also translated into Spanish), Sacramento Observer, The Russian Observer and Hai Van News, and Latino Times where the 5-day public comment period began on April 12, 2020. The public hearing was held before the Sacramento Housing and Redevelopment Commission (SHRC) on April 15, 2020. The public had the opportunity to ask questions at the Board of Supervisors and the City Council on April 21, 2020.

Residents and stakeholders had the opportunity to comment at the public hearing or to submit written comments to SHRA. The Draft Plan was available online at www.shra.org and in hard copy at SHRA offices. Copies could also be obtained by calling 916-440-1393.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Resident Survey	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing residents vulnerable to housing challenges	1,363 residents of the City of Sacramento, 224 residents of non-entitlement areas in Sacramento County, 29 Folsom residents, 11 residents of Galt and five residents of Isleton	Findings captured in the Community Engagement section of the AI, in the appendix	All comments were accepted.	Available through AI website at www.shra.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Resident Survey	Minorities Persons with disabilities Residents of Public and Assisted Housing Low and moderate income residents, residents vulnerable to housing challenges	80 residents, mostly African American, low income residents, residents with disabilities	Same as resident survey	All comments were accepted.	
3	Internet Outreach	Non-targeted/broad community	N/A	N/A	N/A	www.shra.org
4	Resident Survey	Broad representation of residents in the region	577 participants	Same as resident survey	All comments were accepted.	
5	Resident Survey	Residents in high poverty neighborhoods	340 residents	N/A	All comments were accepted.	
6	Public Hearing	Non-targeted/broad community	N/A	N/A	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

SHRA, on behalf of the City and County of Sacramento, anticipates that over the course of the Strategic Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdictions. Along with these federal entitlements, 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. The City of Sacramento has received a Section 108 loan of \$16.4 million as a resource for the Twin Rivers Transit Oriented Development and Light Rail Station Project. The funding will be used for the construction of new infrastructure. The local Housing Trust Fund monies is limited 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.

On March 27, 2020, Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was signed by the President of the United States. Funding allocations are in table below.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 1 and a projection of resources between FY 2021 and FY 2024, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

Other resources that may be employed include funds proved 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 General Funds, and other federal or State 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. During the period of time leading up to this Consolidated Plan, the State of California and local governments experienced a dearth of resources to finance affordable housing and affordable housing production has lagged as a result. For the period of this current Consolidated Plan, the State of California has dedicated additional resources and we expect that the production volume will increase; however, thus far, the State funds have proven to be very competitive given California's affordable housing crisis. In November of 2018, voters approved a \$4 billion dollar statewide affordable housing bond and a new, ongoing source of affordable housing funding was approved by the legislature in 2017 (Senate Bill 2). The State has significantly increased the amount of resources available to support housing for homeless and mentally ill through the Mental Health Services Act funds which can now be used for capital expenditures. Affordable housing resources are also being generated through the State's

cap and trade program for housing that helps improve land use patterns in a way that reduces greenhouse gas emissions. Most of the new resources require affordable housing developers to compete with one another for a limited amount of funding. The County will continue to work with developers and provide the local resources they need in a timely manner in order to demonstrate local support and financial leverage to place developments in the best position to obtain these limited dollars.

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	\$5,899,986	\$12,038	\$746,565	\$6,688,672	21,239,950 (assumes annual allocation of \$5,899,986))	Annual allocation

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,283,169	\$765,732	\$155,080	\$3,783,5836	11,819,408 (based on 2020 allocation)	Annual allocation

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$506,761	0	0	\$506,761	1,824,340 (based on 2020 allocation)	Annual allocation
FY2020 CDBG-CV	Other	Public Services	\$3,470,768	0	0	\$3,470,768	\$3,470,768	CARES Act funding

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: \$		
FY2020 ESG-CV	Other	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,747,452	0	0	1,747,452	1,747,452	CARES Act funding

Table 5 - Expected Resources – Priority Table

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

Affordable housing developers and SHRA must be as creative as possible to find other sources of funding from State programs targeted to low- and very low-income households, other non-HUD federal sources, private loan funds, federal and State tax-credits, and local funding, such as the housing trust funds, and mixed income housing funds, local transportation improvement funds and local fee waivers or credits. 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 Evaluation Report (CAPER). In order to obtain tax credits, multiple sources of funding are required and the minimum matching requirements are typically far exceeded in each project.

These resources include funds provided under other HUD programs, the Departments of Agriculture and Commerce, the Economic Development Administration, the Federal Emergency Management Agency, federal, State and local energy efficiency programs, federal and State tax credits and mortgage credit certificates, County General Fund and other federal grant programs as may be identified.

If appropriate, describe publicly 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.

A vacant lot disposition strategy was approved during the last Consolidated Plan period. This strategy includes large sites to be developed through various options, including public-private partnerships. Development partners will be identified through the issuance of RFPs. Each site's development will be dependent upon developer interest as well as funding availability. To date, RFPs for four of the sites have been released and SHRA is working with the selected developers to obtain permanent financing for construction of affordable housing.

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information. This table details the anticipated allocation of funds and outcomes for the 2020 program year. The funding amounts include program income and prior year resources. CARES Act funding is included in the goals below.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2020	2024	Non-Housing Community Development	CDBG L/M Areas Countywide Agreement Cities	Non-Housing Community Development	CDBG: \$ 2,296,887	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18,000 Persons Assisted
2	Housing Development, Preservation & Homeownership	2020	2024	Affordable Housing	Countywide	Affordable Housing	CDBG: \$ 1,666,544 HOPWA: \$0 HOME: \$ \$3,783,583 ESG: \$0	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 80 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Agreement Cities	2020	2024	Affordable Housing Non-Housing Community Development	Agreement Cities	Affordable Housing Non-Housing Community Development	CDBG: \$513,000 HOPWA: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1800 Persons Assisted Homeowner Housing Rehabilitated: 90 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Homelessness Prevention Non-Housing Community Development	CDBG: \$813,000 HOPWA: \$0 ESG: \$506,761 CDBG-CV: \$3,366,645 ESG-CV: \$1,695,028	Public service activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted Homeless Person Overnight Shelter: 170 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 37960 Beds Public service activities other than Low/Moderate Income Housing Benefit: 80 households assisted Homeless Person Overnight Shelter: 80 households assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure and Public Improvements
	Goal Description	The infrastructure and public improvement projects recommended in the Consolidated Plan are determined by priority need within targeted low- and moderate-income areas in the Sacramento Region.
2	Goal Name	Housing Development, Preservation & Homeownership
	Goal Description	Provides loans for the construction acquisition and rehabilitation of low- and moderate-income multi-family housing; emergency repair/accessibility grants; provides loans or grants to owner-occupant low- and moderate-income homeowners; and minor repair and ADA for seniors and low-income homeowners.
3	Goal Name	Agreement Cities
	Goal Description	Provides CDBG funding allocations to the cities of Folsom, Isleton and Galt. The cities of Rancho Cordova, Elk Grove and Citrus Heights receive CDBG directly from HUD.
4	Goal Name	Public Services
	Goal Description	Provides funding to support human assistance programs in the Sacramento Region. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and program income, and for ESG, HUD limits funding for administration of the public service at 7.5 percent of entitlement.

AP-35 Projects - 91.220(d)

Introduction

HUD requires a consolidated planning process for the federal CDBG, HOME and ESG programs. This process consolidates multiple grant application requirements into a single submission. The concept of the Consolidated Plan was developed to further HUD's statutory goals through a collaborative process involving the community to establish a unified vision for future community development actions.

The adopted Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, and ESG funds for the period 2020-2024. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development.

The amounts include funds subject to administrative and public service caps. These include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

Below are the activities proposed for the 2020 program year. Where outcomes are not listed, these are still being determined.

IDIS only allows ESG to be added as one project with one funding. After consultation with SSF, the City and County of Sacramento, ESG funding will be allocated as follows: \$189,146 (rapid re-housing), \$281,252 (emergency shelter), and \$36,363 (SHRA administration) for a total of \$506,761.

On April 7, 2020, the Sacramento County Board of Supervisors approved the following ESG-CV allocations: \$1,695,028 (emergency shelter) and \$52,424 (SHRA administration) for a total of \$1,747,452.

AP-38 Project Summary

Project Summary Information

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
1	Watt Avenue Complete Streets Project (District 3)	TBD	400,000		
2	Arden Way Complete Streets Phase I Project (District 3)	TBD	400,000		
3	Jack Davis Park Shade Improvement	TBD	150,000		
4	Gibson Ranch Regional Park ADA Improvement	TBD	400,000		
5	Empowerment Park Improvements	TBD	400,000		
6	Rio Linda Area LED Streetlights	TBD	100,000		
7	Small Public Facility Notice of Funding Availability (NOFA)	TBD	200,000		
8	Capital Improvement Project Environmental Scoping	TBD	25,000		
9	Public Improvement Implementation and Delivery	TBD	221,887		
10	Minor Repair & ADA for Seniors and Low-Income Homeowners	50	55,000		
11	Home Repair Program	TBD	150,000		
12	Affordable Housing Rehabilitation Program	10	1,200,000		
13	Housing Programs Implementation and Delivery	0	266,544		
14	Homeless Activities	200	363,000		
15	Meals on Wheels	1,500	450,000		
16	Promise and Opportunity Zones Planning and Administration	0	36,212		
17	Fair Housing Activities	0	90,000		

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
18	CDBG Planning and Administration	0	709,182		
19	Folsom - Seniors Helping Seniors Handyman Program (Agreement City)	50	165,000		
20	Folsom – ADA/Infrastructure Improvements (Agreement City)		\$48,000		
21	Galt – Capital Improvement Project	TBD	100,000		
22	Isleton – Bing Kong Tong Improvements and Infrastructure	TBE	\$200,000		
23	Capital Reserve 2016	0	30,082		
24	Capital Reserve 2017	0	45,,888		
25	Capital Reserve 2018	0	176,332		
26	Capital Reserve 2019	0	157,619		
27	Capital Reserve 2020	0	260,846		
28	Multi-Family Housing Acquisition and Rehabilitation	11		\$1,891,791	
29	Multi-Family Housing New Construction	11		\$1,891,791	
30	HOME Program Administration	0		\$328,317	
31	Emergency Solutions Grant	75 RRH 225 emergency shelter			\$506,761
32	CDBG-CV – public Service	80	\$3,366,645		
33	CDBG-CV - administration	0	\$104,123		
34	FY20202-ESC-CV	80			\$1,747,452

1	Project Name	Watt Avenue Complete Streets Project (District 3)
	Target Area	CDBG L/M Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$400,000
	Description	The project will be for design and Right-of-Way acquisition for pedestrian improvements along Watt Avenue between Orange Grove Avenue and Winona Way.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	See project description above.
	Planned Activities	See project description above
2	Project Name	Arden Way Complete Streets Phase I Project (District 3)
	Target Area	CDBG L/M Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$400,000
	Description	The project will design of streetscape improvements to improve accessibility for pedestrians, bicyclists, and transit/bus riders along Arden Way between Watt Avenue and Morse Avenue.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Within the boundary of Arden Way between Watt Avenue and Morse Avenue
	Planned Activities	See description above
3	Project Name	Jack Davis Park
	Target Area	CDBG L/M Areas

	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000
	Description	The project will construct a shade structure to improve accessibility of the park..
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	16 th Avenue & 44 th Street
	Planned Activities	See description above
4	Project Name	Gibson Ranch Regional Park ADA Improvement
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$400,000
	Description	The project includes installation of ADA improvements including picnic areas, drinking fountains, parking areas, restrooms and playgrounds.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	8556 Gibson Ranch Road
	Planned Activities	See description above.
5	Project Name	Empowerment Park Improvements
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$400,000

	Description	Provide funds for the construction of street and ADA improvements supporting the developed of a park with an all-inclusive play space located at the S.E. corner of Bell Street and Irma Way.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
6	Project Name	Rio Linda Area LED Streetlights
	Target Area	CDBG L/M Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Design LED streetlights the Rio Linda Area
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Project area is on M Street, from Rio Linda Blvd. to 6 th Street.
	Planned Activities	See description above
7	Project Name	Small Public Facility Notice of Funding Availability (NOFA)
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000
	Description	SHRA to issue and award a NOFA for CDBG-eligible capital improvements to a public facility located in a low- and moderate-income area.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	See description above.
8	Project Name	Capital Improvement Project Environmental Scoping
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility of activity.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	See project description above
9	Project Name	Public Improvement Implementation and Delivery
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$221,887
	Description	Staffing and supportive services for Choice Neighborhoods initiative, Section 3 related activities, environmental and capital improvement projects in 2020.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	See description above
10	Project Name	Minor Repair & ADA for Seniors and Low-Income Homeowners
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$55,000
	Description	Provides for administrative costs with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Home Assistance Repair Program for Seniors (HARPS)
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50
	Location Description	Countywide
Planned Activities	See project description above.	
11	Project Name	Home Repair Program (2020)
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Countywide
	Planned Activities	See description above
12	Project Name	Affordable Housing Rehabilitation Program
	Target Area	CDBG L/M Areas
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,200,000
	Description	Provide loans/grants to rehabilitate low- and a moderate-income multi-family housing units
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 units
	Location Description	TBD
	Planned Activities	See description above
13	Project Name	Housing Programs Implementation and Delivery
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$ 266,544
	Description	Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, Section 3 related activities, environmental and emergency repair/accessibility programs and activities.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
14	Project Name	Homeless Activities
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$363,000
	Description	Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and the provision of food.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	200
	Location Description	Mather Community Campus
	Planned Activities	See description above
15	Project Name	Meals on Wheels
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$450,000
	Description	Provides meals to homebound seniors and to non-homebound seniors at over 20 dining sites.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 unduplicated elderly to be served.

	Location Description	Countywide
	Planned Activities	See description above
16	Project Name	Promise and Opportunity Zones Planning and Administration
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Non-Housing Community Development
	Funding	CDBG: \$36,312
	Description	Funds to provide staffing and grant application activities.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Promise Zone
	Planned Activities	See description above
17	Project Name	Fair Housing Activities
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
Planned Activities	See description above	
18	Project Name	CDBG Planning and Administration

	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services Agreement Cities
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$709,182
	Description	Administrative and planning services for CDBG programs in 2020.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
19	Project Name	Folsom - Seniors Helping Seniors Handyman Program (Agreement City)
	Target Area	Agreement Cities
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$165,000
	Description	Funds to be used for the City's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Agreement City
	Planned Activities	See description above
20	Project Name	Folsom – DA/Infrastructure Improvements (Agreement City)

	Target Area	Agreement Cities
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$48,000
	Description	Funds to be used for ADA/Infrastructure Improvements
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Agreement City
	Planned Activities	See description above
21	Project Name	Galt Infrastructure Project (Agreement City)
	Target Area	Agreement Cities
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Funds to be used for a capital infrastructure project within the low-mod areas of Galt.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Agreement City
	Planned Activities	See description above
22	Project Name	Isleton Bing Kong Tong and Infrastructure Improvements (Agreement City)
	Target Area	Agreement Cities
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000

	Description	Funds to be used for a capital infrastructure project within the low-mod areas of Galt.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Agreement City
	Planned Activities	See description above
23	Project Name	Capital Reserve 2016
	Target Area	TBD
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: 30,082
	Description	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities.
	Target Date	12/31/21
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
24	Project Name	Capital Reserve 2017
	Target Area	TBD

	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: 45,,888
	Description	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities.
	Target Date	12/31/21
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
25	Project Name	Capital Reserve 2018
	Target Area	TBD
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: 176,332
	Description	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities.
	Target Date	12/31/21

	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
26	Project Name	Capital Reserve 2019
	Target Area	TBD
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: 157,619
	Description	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities.
	Target Date	12/31/21
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
27	Project Name	Capital Reserve 2020
	Target Area	TBD
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development

	Funding	CDBG: 260,846
	Description	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities.
	Target Date	12/31/21
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
29		
28	Project Name	Multi-Family Housing Acquisition and Rehabilitation
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,891,791
	Description	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 HOME units
	Location Description	TBD
	Planned Activities	See description above
29	Project Name	Multi-Family Housing New Construction
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,891,791
	Description	Provides loans for the construction of low- and moderate-income multi-family housing.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 HOME units
	Location Description	Countywide
	Planned Activities	See description above
30	Project Name	HOME Program Administration
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$328,317
	Description	Administrative services for the implementation of HOME-funded activities in 2020.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide

	Planned Activities	See description above
31	Project Name	Emergency Solutions Grant
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	ESG: \$506,761
	Description	Funds to provide homelessness prevention, rapid re-housing, emergency housing/shelters, delivery, administration, operations and maintenance of facilities and essential supportive services per ESG regulations. County ESG Funding Breakdown: Admin (7.5% Cap):\$36,363 Rapid Re-Housing/Prevention (40% min): \$179,393 Emergency Shelter (60% Cap):\$269,088
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Unduplicated: 75 rapid re-housing clients and 225 emergency shelter clients
	Location Description	Rapid Re-Housing Program is countywide Emergency Shelter - TBD
	Planned Activities	See description above
32	Project Name	CDBG - CV
	Target Area	Countywide
	Goals Supported	CV-Activities
	Needs Addressed	Homelessness Prevention
	Funding	CDBG-CV: \$3,366,645
	Description	Provides funds for design, administration and implementation of homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 households
	Location Description	See above
	Planned Activities	See above
33	Project Name	CDBG-CV Administration
	Target Area	Countywide
	Goals Supported	CV Administration
	Needs Addressed	Homelessness prevention
	Funding	CDBG-CV: \$104,123
	Description	Administrative services for the implementation of CDBG CV-funded activities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 households
	Location Description	TBD
	Planned Activities	See above
34	Project Name	ESG20 Sacramento County
	Target Area	Countywide
	Goals Supported	CV Activities
	Needs Addressed	Homelessness Prevention
	Funding	\$1,747,452
	Description	Provide funds for emergency housing/shelters, delivery, operations and maintenance of facilities, essential supportive services, and program administration per ESG regulations and waivers.
	Target Date	04/22/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 households

	Location Description	n/a
	Planned Activities	See above

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

To meet underserved and unmet needs identified during the development of the 2020 Action Plan, the County has allocated PY2020 CDBG funds for public service activities (senior nutrition and homeless activities). The allocated level of support for public service activities funding complies with HUD’s annual public services category cap.

The County considered community goals and priorities identified in the 2020-2024 Consolidated Plan, as amended, in allocating its Program Year 2020 CDBG funds.

Other Program Year 2020 activities funded with CDBG resources were identified during the citizen participation process for development of the 2020 Action Plan and support Sacramento’s overarching goal of developing a viable community in which all residents, but especially those in low to moderate income households and those who have special needs, enjoy:

- decent housing;
- suitable living environments; and
- expanded economic opportunities.

As identified in its 2020-2024 Consolidated Plan, the primary obstacle to addressing underserved needs in Sacramento continues to be the lack of federal, state, and local resources including CDBG Entitlement funds to meet the high level of underserved needs in the community.

To assist in the community’s economic recovery and unmet needs, SHRA applied for and was awarded a Promise Zone in 2015. Promise Zones are high poverty communities where the federal government partners with local leaders to increase economic activity, improve educational opportunities, leverage private investment, reduce violent crime, enhance public health and address other priorities identified by the community. Through the Promise Zone designation, these communities will work directly with federal, state and local agencies to give local leaders proven tools to improve the quality of life in some of the country’s most vulnerable areas. SHRA, working with the City and County of Sacramento, will continue to allocate funding to infrastructure improvement and affordable housing projects to improve aging infrastructure and provide decent, safe and affordable housing to its residents.

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funding for housing and community development programs will generally be utilized Countywide and/or in the eligible Census Tracts and Block Groups to allow for maximum flexibility and to take advantage of potential leveraging opportunities.

Geographic Distribution is not used.

Geographic Distribution

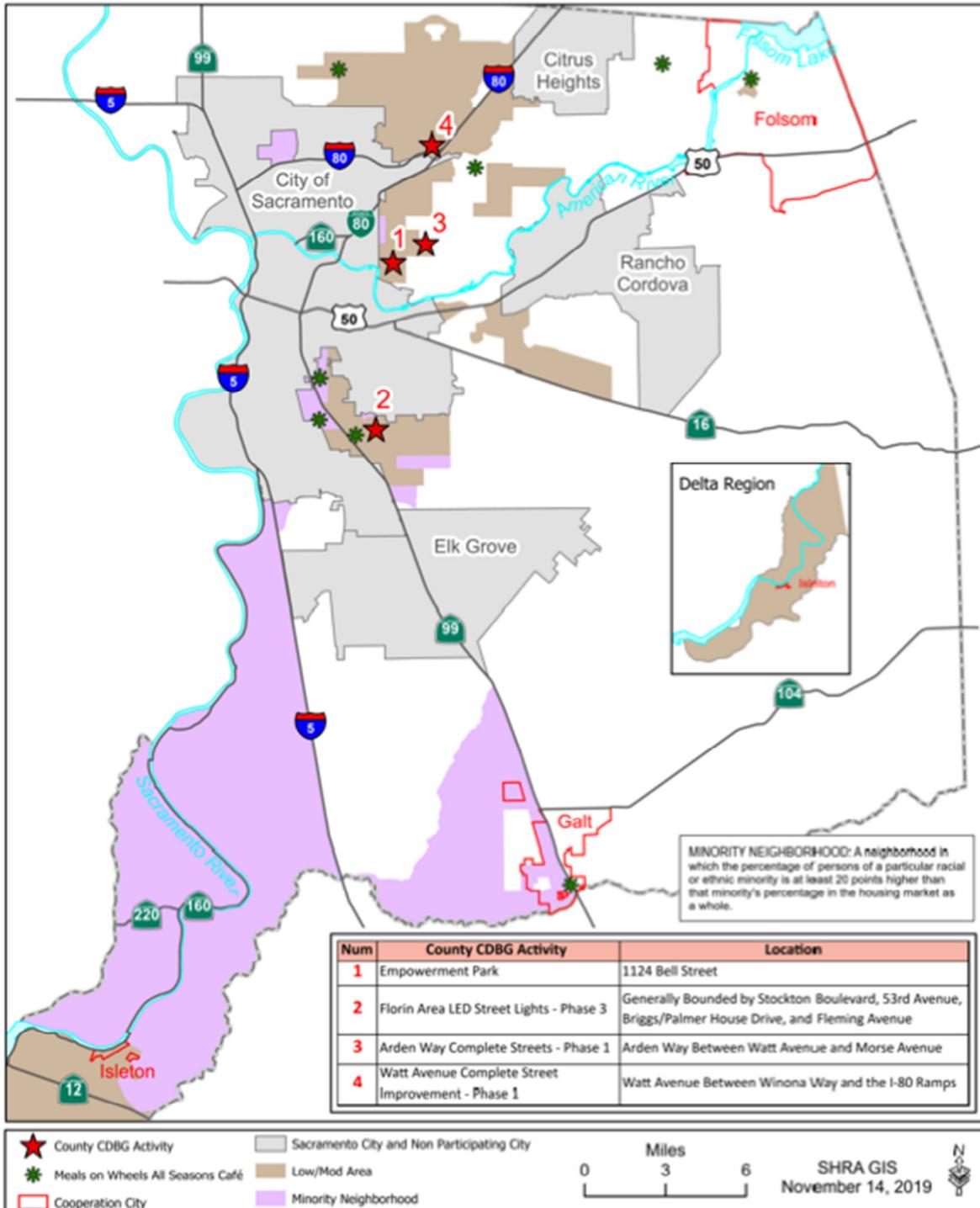
Target Area	Percentage of Funds
CDBG L/M Areas	0
Countywide	0
Administration	0
Citywide	0
Eligible Metropolitan Service Area (EMSA)	0
Agreement Cities	0

Table 7 - Geographic Distribution

The map below shows the County's Low/Mod areas where projects have been located geographically.



County of Sacramento 2020 Annual Action Plan Community Development Block Grant (CDBG)



Rationale for the priorities for allocating investments geographically

CDBG funds for capital improvements are allocated based development of priority areas reflecting specific needs in low- and moderate-income areas as identified in such initiatives as the Promise Zone.

Discussion

The County of Sacramento strives to make all of its programs and activities available to eligible low and moderate-income residents regardless of sex, gender identify, race, religious background, or disability. As a result, many programs, including emergency repair, affordable housing and public services, will be available to residents countywide. The majority of public services funded through CDBG are available countywide. Projects that do have a specific, pre-determined geographic location are often located in or near areas of minority concentration, as seen in the attached map.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

Lower-income households continue to pay a higher percentage of their income for housing, compared to other income groups. A large proportion of lower income renter-households also tend to experience other housing problems such as overcrowding and inadequate housing conditions. In order to help provide decent and affordable housing, and improve the social and economic status for extremely low-, very low-, and low--income households in the County of Sacramento, the following programs will be available during the next program year: HOME-funded new construction and rental rehabilitation, CDBG-funded multifamily housing, allocation of CDBG to housing rehabilitation and the City of Folsom for its Seniors Helping Seniors Handyman Program. In addition, CDBG and ESG will provide funding for homeless shelters and the rapid re-housing program; an estimated 225 persons in the emergency shelters (approximately 29,200 bed nights) and 75 persons receiving rapid re-housing assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	0
Special-Needs	0
Total	300

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	353
Acquisition of Existing Units	0
Total	364

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

SHRA will continue to provide homeownership assistance programs such as:

- **CalHome State grant-funded down payment assistance for low-income, first time homebuyers. CalHome is a competitive grant program and SHRA will compete for these funds as well as use program income generated by earlier CalHome down payment assistance loans.**
- **There will be a portion of the County's Permanent Local Housing Allocation (SB 2)**

funds that will be used to provide down payment assistance to low-income first-time homebuyers.

SHRA's Multifamily Lending and Mortgage Revenue Bond Program for projects of 12 or more units, offers various forms of financing to affordable housing developers, both for-profit and non-profit, in order to preserve and expand the supply of affordable housing. The priorities are outlined below:

1. Preservation of Existing Affordable Housing at Risk of Losing Affordability Preservation of projects which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions.
2. New Construction and Conversion of Non-Residential to Residential Use Projects will be prioritized as follows:
 - a. Permanent Supportive Housing and Homeless Housing
 - b. Veterans
 - c. Workforce (30% AMI to 60% AMI)
 - d. iv. Other
3. Rehabilitation of Existing Affordable Housing Substantial rehabilitation of projects with affordability restrictions, including projects that have reached the expiration of their 15-year tax credit compliance period, but only in conjunction with new mortgage revenue bonds, tax credits, and/or other affordable housing resources to the greatest extent feasible.
4. Rehabilitation of Market Rate Housing into Affordable Housing Substantial rehabilitation that results in the conversion of market rate to affordable housing.

SHRA has adopted these priorities in order to reduce homelessness, housing cost burden and overcrowding. As a result of SHRA's Multifamily Lending and Mortgage Revenue Bond Programs and the long-term rent restrictions placed on SHRA-subsidized units, property owners are required to offer their tenants units at an affordable rent, reducing the tenants' rent burden. In addition, a reduction of overcrowding may occur due to the production of unit sizes ranging from one to four bedrooms.

Other assistance may include:

- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds (MRB) to be used as a financing tool for qualified multifamily projects; and
- SHRA will also compete for affordable housing funds from the State Department of Housing and Community Development such as the CalHome program which provides funds for down payment assistance and the Local Housing Trust Fund Matching Program which can help SHRA fund more affordable housing units.

AP-60 Public Housing - 91.220(h)

Introduction

The Housing Authority provides affordable housing for over 6,300 residents through its Public Housing Program and serves over 12,000 extremely low-, very low- and low-income families, seniors, and disabled individuals through the Housing Choice Voucher Program. Housing Authority staff continues to implement a series of internal audits and monitoring systems. The HA will manage assets by continuing to strategically reposition public housing units and implement site-based waiting lists that remain open to allow for greater resident unit selection and a more efficient lease-up and housing administrative process. Both of these actions will help the Housing Authority maintain high occupancy rates.

The Housing Authority of the County of Sacramento and the City of Sacramento received a \$30 million Choice Neighborhoods Implementation Grant to redevelop the distressed Twin Rivers public housing community (Housing Authority of the County of Sacramento asset located in the City of Sacramento) and revitalize the Sacramento River District-Railyards neighborhood. Sacramento was one of five recipients. Choice Neighborhoods is focused on three core goals:

1. **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
2. **People:** Improve educational outcomes and intergenerational mobility for youth with services and supports delivered directly to youth and their families; and
3. **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

The transformation includes a 487 unit mixed-income community with public, workforce, and market rate housing. Design is complete and currently approved for an on-site Phase One of approximately 104 units and management/community space.

The Housing Authority issued HUD Tenant Protection Vouchers to facilitate the relocation of a percentage of existing on-site households in Fall 2017. The Housing Authority also received approval from HUD to dispose and demolish all of the existing units on-site, and to dispose of the site to an entity other than the Housing Authority for purposes of accessing Low Income Housing Tax Credits and other funding sources. Construction on Phase One is anticipated to begin in December 2018. The Housing Authority also anticipates making additional submissions to HUD in connection with the redevelopment of Twin Rivers under the Mixed-Finance development method.

Actions planned during the next year to address the needs to public housingThe Housing Authority will continue to develop and implement repositioning strategies outlined in the property assessment plan that evaluated immediate and long-term financial viability of the public housing units. The Housing Authority will continue to use innovative techniques to

leverage limited existing resources providing the greatest potential return on investment to the Housing Authority.

The Housing Authority will continue to follow its asset repositioning plan for its Public Housing units. In 2020, the Housing Authority was able to successfully utilize the Rental Assistance Demonstration (RAD) program to convert 124 scattered site units in its Public Housing portfolio over to the project-based Section 8 programs. This project utilized 4% tax credits and other debt to finance nearly \$8 million dollars in capital improvement. Designated as the RAD Pilot project, this is the first of many RAD conversions to happen over the next 7 to 10 years with the final goal to have all Public Housing units converted to project based Section 8 by 2031.

The Housing Authority's next RAD project consist of two properties: 1820 Capitol Avenue and 626 I Street, two mid-rises located in downtown Sacramento that serve elderly participants. These projects will be in development through 2020 with a projected close in 2021.

The Housing Authority is also looking to rehabilitate one of its non-Public Housing communities, Riverview Plaza through the use of 4% tax credits. This high rise, consisting of 123 1 bedroom units, was originally developed and constructed in the late 1980s. This project will be in development through 2020 with an anticipated 2021 close date.

The Housing Authority also utilizes the streamlined Section 18 disposition process under the Housing Opportunity Through Modernization Act (HOTMA) to move 214 Public Housing units from the Public Housing Inventory to the Project-based Section 8 platform. As project-based assistance is generally higher than Public Housing operating subsidies, this allows for additional revenue to be generated that can be used for maintenance and repairs while maintaining affordability under Housing Assistance Payment contract and a HUD Use Agreement.

The Housing Authority will continue to implement the revised Equal Access Rule per HUD Guidance issued September 2014. The Housing Authority updates its Admissions and Continued Occupancy Policy and Administrative Plans annually to incorporate changes required by federal regulations, guidance and notices.

2021 Initiatives:

- Continue to implement the expansion of HUD approved home ownership opportunities through

the sale of public housing single family homes subsidized by NSP funds and Purchase and Resale Entity (PRE) initiative.

- Continue to implement activities related to a CNI Grant for the Twin Rivers public housing development.
- Utilize the Rental Assistance Demonstration (RAD) program to leverage the private capital markets to make capital improvements to public housing developments.

Asset Repositioning: As a requirement from HUD the Housing Authority has updated the asset repositioning strategy for long term operation, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. Today, to be successful, a Housing Authority must apply asset management principles in the same way that a private investor does. As a result of the asset repositioning study, the Housing Authority is:

- Extending the useful life of some aging properties.
- Altering and/or retrofitting facilities to consolidate space or accommodate new functions and technologies.
- Improving residential property-based standards for safety, environmental quality, and accessibility.
- Disposing excess property.
- Finding innovative ways and technologies to maximize limited resources.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Focusing on resident initiatives continues to be a priority for the HA. The large public housing developments such as Marina Vista and Alder Grove as well as various high rises in the downtown Sacramento area utilize resident committees as the main tool for tenant involvement. A Resident Advisory Board is organized to support all of these committees. Resident committees provide input on policies and the development of funding for the modernization of public housing units.

Two public housing residents currently serve on the Sacramento Housing and Redevelopment Commission, which serves as the advisory panel to SHRA related to Housing Authority activities as well as serves as a liaison between the HA and City Council and the County Board of Supervisors.

The HA contracts with residents to serve in the capacity of caretakers for their housing developments when there is no on-site HA management; duties include policing the grounds, light cleanup, and informing management of problems related to their complex.

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

employment.

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

- Quarterly newsletter with information about resources and services available in the community
- Neighborhood Security Homeownership Program
- Senior Nutrition Program
- Seasonal recreation and lunch programs
- After school activities at Marina Vista and Alder Grove.

The HA updates its Admissions and Continued Occupancy (ACOP) and Administrative Plan annually to incorporate changes required by federal regulations, guidance, and notes.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

The County will invest CDBG and ESG funds to address high priority needs identified in the current Consolidated Plan including resolving and preventing homelessness and providing public services, including emergency shelter services, to special needs populations including literally and chronic homeless. SHRA on behalf of the City will assist literally homeless and some at-risk of homelessness households to access permanent housing through ESG (i.e., rental application fees, security/utility deposits, first/last month rent, and direct short-term rental assistance) and with funding through the County's Bringing Families Home Program. SHRA will also provide ESG and CDBG to fund emergency shelters.

In addition, at governing board direction, SHRA will continue to fund Meals on Wheels, a senior nutrition program.

Below are examples of other public funds utilized for current and proposed homeless programs.

State of California – Emergency Solutions Program

In April 2016, the Sacramento Housing and Redevelopment Commission and the Sacramento County Board of Supervisors authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's ESG. In 2021, Volunteers of America (SHRA procured provider) will continue to provide countywide RRH services. In receipt of the 2018 State ESG grant and 2019 State ESG grant, First Step Communities (SHRA procured provider) will continue providing emergency shelter services and VOA will continue to provide rapid re-housing services. SHRA has applied for 2020 State ESG funds and is awaiting the grant agreement. As AE, SHRA will continue to apply and administer State ESG grant funds.

ESG-CV

SHRA has applied for 2020 State ESG-CV1 funds and is awaiting the grant agreement. ESG-CV1 Rapid Re-housing will be allocated to support existing Rapid Re-Housing programs, including clients currently enrolled (but not yet housed) in re-housing programs and new enrollments of qualifying clients. ESG-CV1 emergency shelter funding is set to be allocated to our existing shelters as we currently assess our response to COVID-19. SHRA will select a provider after response plan is set by the City and County of Sacramento. SHRA will apply for ESG-CV2 when funding availability is announced.

New State Homeless Funding

In June of 2018, the Governor signed Senate Bill 850, which allocated over \$553 million in one-time

State funding for two new programs: the Homeless Emergency Aid Program (HEAP) and the California Emergency Solutions and Housing Program (CESH). Each program operates as a block grant intended to get funding to the Continuum of Care (CoC) entities and localities quickly and efficiently for emergency response programs.

- HEAP (CoC) - \$12.7 million; administrative entity (AE) – Sacramento Steps Forward (SSF)
- HEAP (City) - \$5.6 million; AE – City of Sacramento
- CESH (CoC) - \$1.6 million; AE – SSF
- Total: approximately \$19.9 million

HEAP funds are to be fully expended by June 30, 2021 and CESH within five years. The new programs are to begin in the fall of 2018.

The City and County of Sacramento collaborated with SSF on a HEAP and CESH investment proposal, and set five funding objectives:

- Address the immediate need of unsheltered populations;
- Fund activities that can be implemented quickly and can flex down within expenditure timelines;
- Use the existing administrative infrastructure to deliver services;
- Drive broader system change and improvements; and
- Measure, evaluate and communicate results.

Investments will cover the following three primary areas (summarized below): 1) expand emergency services; 2) create a flexible re-housing program; and 3) implement homeless system improvements. HEAP funding requires a minimum of five percent of funding be expended for youth-specific activities.

Expand Shelters includes 1) expanding existing family shelters; 2) add scattered site shelters; 3) new city triage shelter; 4) youth respite shelter and “host homes” program; 5) and stabilize and improve capacity in individual shelters.

Flexible Housing Pool includes 1) flexible rent subsidies up to 24-months; 2) flexible case management services; 3) landlord supports; and 4) legal expungement services.

Improve Homeless Systems includes 1) Coordinated Entry; 2) community standards for service delivery; 3) funder’s collaborative; and 4) continue strategic planning.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their

individual needs

Sacramento Steps Forward (SSF), as the Lead Agency for the Continuum of Care (CoC), will continue to meet with the CoC Board, the City and County, SHRA, and other interested organizations to discuss how best to reach out to homeless persons and how to assess individual needs. SSF continues the development of Coordinated Entry per CPD Notice 17-001. The Notice establishes new requirements for the development and use of a centralized or coordinated entry and assessment system for CoC and recipients of CoC Program and ESG Program funding. It also provides guidance on additional policies that CoCs and ESG recipients should consider incorporating into written policies and procedures to achieve improved outcomes for people experiencing homelessness. In collaboration with the CoC Coordinated Entry Committee, which includes homelessness providers, Sacramento 2-1-1, the City and County, and SHRA, SSF had published and regularly updates a Coordinated Entry Policies and Procedures Manual that defines the system, how it operates, and where continued improvements are underway. Households seeking assistance can receive information on a variety of services and housing options by contacting Sacramento 2-1-1, for those households that have exhausted these options, coordinated entry appointments are scheduled at one of several access point locations. Coordinated entry relies on a standard assessment, prioritization based on vulnerability, and matching individuals with the appropriate housing and services. This results in a uniform, comprehensive overview of the needs of the individual. The CoC uses the VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool), including specific assessments for single adults, families with children, and transition age youth. Agencies receiving federal funds as part of the US Department of Housing and Urban Development Continuum of Care Program participate in coordinated entry, as do other organizations that provide homeless services in Sacramento County.

Full participation in coordinated entry allows Sacramento to develop a robust, accurate picture of the population of people experiencing homelessness, and to quickly adapt programs to meet their specific needs and add capacity to address each population, and end homelessness more quickly. SSF has implemented common assessment tools for families as well. Each individual interviewed is assessed using this tool, which results in an individually tailored housing and services match. Those with more intense service and housing needs are prioritized within the CoC according to Housing First principles; individuals with the greatest need for housing have priority access to housing, regardless of their behavioral health needs, substance use, pets, etc. This is consistent with federal guidelines, ensures that our most vulnerable residents are receiving these limited resources, and also saves the community money—because highly vulnerable individuals are often the most frequent users of crisis services, emergency departments, and public health and safety agencies. Permanent housing significantly reduces these costs. Service providers within the CoC have aligned their programs with the VI-SPDAT, to ensure the best match of housing and services are provided to homeless. A Housing First model is utilized across the continuum that barriers such as substance use, couples, and pets, do not prevent individuals from accessing housing.

All activities overseen by SSF align with the federal directive that funding for addressing homelessness

follows a “housing first” approach, which offers permanent housing as quickly as possible for individuals and families experiencing homelessness. In housing first programs, supportive services are offered (but not required as a condition of tenancy) to help people keep their housing and avoid returning to homelessness. This evidence-based approach is consistent with the strategies and funding priorities of the other public agencies working to end homelessness in Sacramento.

Addressing the emergency shelter and transitional housing needs of homeless persons

SSF has held the responsibility of conducting the Point-in-Time count since 2013. In October 2018, SSF commissioned researchers at California State University, Sacramento (CSUS) to conduct the 2019 unsheltered Point-in-time count and analyze the results. Below is a summary of Sacramento’s unduplicated population of people experiencing homelessness. Contact SSF for the full report.

- 5,570 total homeless persons, including 3900 unsheltered and 1,670 in emergency shelter and transitional housing
- 4403 homeless adult individuals, including 343 transition age youth (18-24 year olds)
- 28 unaccompanied minors
- 372 homeless families comprised of 1139 people, including 451 adults and 688 children
- 1671 chronically homeless
- 667 veterans
- 36 per 10,000 per capita rate of homelessness

SSF's 2019 Emergency Shelter Bed Inventory reported that there are a total of 931 year-round beds, including 505 beds for individuals and 426 beds/116 units for families with children. An additional 325 seasonal beds are available over the winter. ESG funding along with funding from the City and County of Sacramento will continue to provide assistance for emergency shelter needs for homeless persons throughout the Sacramento Region (City and County of Sacramento). As part of implementing the Homeless Emergency and Rapid Transition to Housing Act (HEARTH) in the Sacramento Region, SHRA continues to consult with the CoC on the programs currently receiving ESG funding.

Beginning in 2014 and continuing in 2021, SHRA has a subrecipient contract with Volunteers of America (VOA) for the ESG funded Rapid Re-Housing Program and A Street emergency shelter in collaboration with First Step Communities beginning in 2020, and provides CDBG funds for the Salvation Army’s Center for Hope emergency shelter. It continues to be the goal of the community to align ESG and CoC funding in a seamless and integrated coordinated entry system. SHRA will continue to attend and participate in the CoC Board and committees, where an assessment of the coordinated entry system will begin this fall, with recommendations for improvements and an implementation plan will be developed, including a plan to bring emergency shelters, including those funded with ESG, into the system. In December 2017, the City of Sacramento launched an emergency triage shelter for adults intended to temporarily provide low-barriers crisis and rehousing services over the winter months, however, this shelter funding has been extended and the City intends to continue to provide triage shelter services

year-round as funding permits.

In 2018, SHRA in collaboration with the City, County and SSF issued a request for proposals (RFP) for State of California 2018 federal ESG entitlement funds to enhance emergency shelter operations at an existing shelter. During 2020 SHRA was also awarded State ESG 2019 funds. Both State ESG funds were awarded to First Steps Communities. It began in January of 2020. Also in 2018, SHRA issued a separate RFP for rapid re-housing and VOA was selected to continue as the rapid re-housing provider for State, City and County ESG entitlement funds. As part of the Action Plan, CDBG, and ESG funding will continue to fund established programs with subrecipients emergency shelters, rapid re-housing, and numerous programs for people living with HIV/AIDS, and other actions related to the prevention of homelessness. SHRA administers approximately \$12 million serving approximately 4,500 people.

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

In the FY2019 HUD NOFA competition, the Sacramento City & County CoC was awarded \$22,466,281 for renewal and new Permanent Supportive Housing (PSH), Rapid Rehousing (RRH), and Rapid Rehousing-Transitional Housing (RRH-TH) projects. This award funds a total of 2,363 beds/1,263 units of permanent housing.

The majority of funding awarded, \$20,719,090, supports renewal projects that provide 2,245 beds/1,195 units of PSH, RRH, and RRH-TH. Site-based renewal projects supported with CoC funds include Mather Veterans Village, Boulevard Court, Quinn Cottages, Shasta Hotel, Saybrook, and Mutual Housing at the Highlands. The CoC also funds significant scattered-site renewal PSH projects, including shared housing operated by Sacramento Self Help Housing and traditional scattered-site PSH operated by Lutheran Social Services, Next Move, Sacramento Housing and Redevelopment Agency, and Volunteers of America. Finally, there are two renewal RRH projects in the CoC portfolio, operated by Lutheran Social Services and Hope Cooperative, respectively.

In addition to significant resources for renewal projects, HUD also awarded the CoC with \$1,747,191 for a total of four new projects. Two new RRH projects for survivors of domestic violence will serve approximately 38 families at a time. Two new PSH projects will serve 25-35 seniors and 15-20 youth, respectively.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Over 20 agencies, private and public, in the Sacramento Region offer homeless prevention services that include mortgage assistance, rental assistance, utility assistance and advocacy services. Legal Services of Northern California provides defense against evictions to low-income households. Funding for these services comes from a combination of federal (including Community Services Block Grant), state, local, and private sources. The City and County of Sacramento have a number of policies that represent significant homeless prevention strategies including the City's Single Room Occupancy (SRO) hotel preservation and replacement policy and the City and County's Inclusionary Zoning policies.

In July 2016, the County Board of Supervisors approved the Department of Health Services (DHHS) to execute an expenditure agreement with Stars Behavioral Health Group's subsidiary Central Star Behavioral Health, Inc. (Central Star) to provide crisis residential services through their Family/Community Focused Crisis Residential Program serving transition age youth (TAY) and young adults. This program will increase crisis residential bed capacity in Sacramento County, and is part of the efforts to rebalance the crisis continuum of care. By creating multiple service levels of care, this program will relieve some of the pressure on inpatient psychiatric bed usage, create alternatives to psychiatric hospitalization, and reduce emergency room visits by individuals living with a serious mental illness. DHHS staff annually will request program funding.

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

Another community-based organization, WellSpace, coordinates nursing and social services to support clients in their recuperation and help them move out of homelessness. The WellSpace case manager links clients with mental health services, substance abuse recovery, housing workshops and provides disability application assistance. WellSpace also serves as the lead agency for the program. Sutter Medical Center and WellSpace have created and implemented the T3 Program (Triage, Transport, and Treat) for frequent users of emergency rooms.

The California Department of Corrections and Rehabilitation's (CDCR) Division of Rehabilitation Programs (DRP) top priority is to provide rehabilitative programming and skills to inmates and parolees in an effort to reduce their likelihood of reoffending by the time they return to their homes and

communities. Below is a partial list of rehabilitative programs and services offered in prison and during parole.

- Adult Basic Education
- CalTrans Parolee Work Crew Program
- Career Technical Education Programs
- General Education Development
- High School Diploma Program

DPR also offers the Residential Multi-Service Centers provide substance abuse treatment, housing, sustenance, and life skills. The RMSC's primary goal is to end substance abuse and long-term homelessness among the parolee population, and to help parolees transition into productive members of society. The program targets parolees who are homeless or living in at-risk environments. Services include housing, substance abuse treatment, literacy training, job preparation and placement, anger management classes, and individual and group counseling.

Discussion

The crisis of unsheltered homelessness is one that impacts an entire community, both those experiencing homelessness and the broader community of housed residents, businesses and neighborhoods. According to the most recent Sacramento County Deaths Report, death rates among the unsheltered homeless population are four times that of the general population, and rose almost 75 percent from 2016 and 2017. The only solution to homelessness is housing, and the County has made significant investments to increase access to and availability of housing of people and families experiencing homelessness, including:

- In partnership with Sacramento County and the Housing Authority, re-allocating 450 Housing Choice Vouchers specifically to serve persons and households experiencing homelessness over three years; and
- Working with Sacramento County Department of Health and Human Services to allocated \$44 million in Mental Health Services Act funding to enhance and expand access, treatment and housing opportunities for people experiencing homelessness who also have behavioral health needs; and
- In partnership with SHRA, managing a portion of the County's allocation of federal Emergency Solutions Grant funding to support a City/County rapid re-housing program; and
- Supporting the development and implementation of the Coordinated Entry System, managed by SSF, lowering barriers to over 2,000 housing units funded through the federal CoC grant; and
- In partnership with SHRA, providing administrative funding for SSF since 2013 to ensure the coordinated implementation of the CoC funding.

In addition to these current efforts, HEAP will provide approximately \$19.9 million to the City, County

and SSF to help create a new Flexible Housing Program with wrap around supportive services.

While continuing to focus on housing and supportive services is critical to making lasting impacts to reduce the homeless population, the City and County must also have a coordinated response to address the crisis of unsheltered homelessness. Shelters continue to be a critical component of a housing crisis resolution system, and the City, County, SHRA, SSF and the homeless provider community will continue to collaborate to develop and implement emergency shelter system changes.

County Homeless Initiatives Update

4. Improve Family Crisis Response and Shelters

Family Emergency Shelter program with Next Move and Volunteers of America (VOA) continue to shelter families serving approximately 33 families at one time. Proactive outreach by DHA to those awaiting shelter ensures immediate support or assistance to help families avoid homelessness altogether. VOA operates the Family Transitional Housing program and is assisting two large families.

5. Preserve Mather Community Campus (transitional housing)

Mather Community Campus residential and nonresidential programs currently at capacity with 183 guests with 79 persons exiting to permanent destinations since October 1, 2018.

6. Full Service Re-Housing Shelter (FSRS)

The FSRS is a scattered – site shelter model serving homeless persons who may not have been reached through traditional services. Sacramento Self-Help Housing provides low barrier housing, meals, case management, transportation, secure and accessible storage, and coordinates supportive services, such as health, behavioral health, and income. Walk-up services are not available; rather, County staff works with a variety of partners to identify and engage shelter participants.

Refer to <http://www.saccounty.net/Homelessness/Pages/default.aspx> for an update on the following initiatives and other County homelessness prevention activities.

AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

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

Staff continues to collaboratively work with the County to implement and revise as necessary existing housing ordinances and policies currently in place through the General Plan. These housing policies aim to expand affordable housing opportunities and strategies for extremely low-, very low-, low-, and moderate-income households, and provide additional supportive services and homeless assistance throughout the Sacramento Region. The County Housing Element was adopted by the Board of Supervisors in 2013. The purpose of the Housing Element is to identify and analyze existing and projected housing needs for all income groups and, as warranted by the analyses, include implementation strategies with measurable performance objectives to address the identified needs. The County's housing element includes a series of policies and program actions that are intended to address the listed residential development and housing needs strategies during the 2013-2021 planning period. The new Housing Element will focus more specifically on barriers to affordable and fair housing as part of new State regulations.

On February 25, 2014, the Board of Supervisors repealed the existing Affordable Housing Ordinance (AHO) and adopted a new ordinance that went into effect on March 27, 2014. It requires every new market rate, residential building to either pay a calculated fee, or comply using a few other options. On June 9, 2015, the Sacramento County Board of Supervisors approved the Affordable Housing Program Guidelines. These Guidelines are to aid applicants, landowners, developers, homebuyers and others in understanding and complying with the Affordable Housing Ordinance.

SHRA, through its Multifamily Lending and Mortgage Revenue Bond Policies has historically provided reduced-interest-rate gap financing to multifamily housing projects that are developed to meet the ordinance's requirements. SHRA uses HOME, CDBG and HOPWA program funds, and Housing Trust Funds, as well as its capacity as an issuer of mortgage revenue bonds to provide gap financing.

Staff also coordinates with the Sacramento Area Council of Governments (SACOG), an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba as well 22 cities incorporated within the counties. SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle network and clean air.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The 2019 regional Sacramento Valley Analysis of Impediments to Fair Housing Choice identified a number of barriers to housing choice and access to opportunity. The County intends to implement the following:

Goal 1. Incentivize and increase opportunities for development and continued availability of affordable homeownership products. Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.

Goal 2. Expand and preserve affordable rental opportunities.

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 applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History. (https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF).

Increase affordable housing opportunities: Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate).

Increase housing units that are both accessible and affordable to people with disabilities: Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities may include providing resources for accessibility modification of existing units.

Encourage preservation of existing affordable rental housing. Monitor expiring use credits and opportunities to support preservation of naturally occurring affordable housing.

Encourage residential infill opportunities. Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through “gentle density” (affordable attached homes and innovative housing solutions such as modular housing and tiny homes).

Engage the private sector in solutions. Through strategies including, but not limited to affirmative marketing, education, and /or requirements when local agency funding is involved, development incentives, and negotiation of affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goals continued in the discussion below.

Discussion

Goal 3. Expand equity in access to economic opportunity.

Improve infrastructure and public transportation access in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services.

Connect low income residents to job opportunities. Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.

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.

Goal 4. Disaster Plan. In event of a local, State, and national natural disaster existing and new funding may be allocated or re-allocated in an expedited timeframe. To streamline the allocation process and reduce delays in accessing grant funds staff will follow federal, State and/or local notices, waivers, award letters or other communication from those entities.

In addition to the above, SHRA, on behalf of the City and County of Sacramento, under direction of HUD, has a responsibility to affirmatively further fair housing within the City of Sacramento, as well as in the Unincorporated County of Sacramento, and the cities of Citrus Heights, Folsom, Isleton, and Galt (Elk Grove and Rancho Cordova receive their own CDBG and HOME entitlements). SHRA strives through the implementation of its programs and outreach efforts to reduce housing discrimination in the housing rental, sales and lending on the basis of race, sex, color, religion, national origin, familial status, gender identity, or disability, in compliance with the Fair Housing Act.

SHRA has executed contracts with Legal Services of Northern California (LSNC) and Sacramento Self-Help Housing (SSHH) to provide Fair Housing Activities services to the community. LSNC will provide referral/coordination to SSHH, California's Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), and the CalRHA. In addition, LSNC will provide fair housing education/training, outreach/marketing, renters help line, implicit bias training; and investigation, testing and litigation. SSHH services to include intake (hotline), initial assessment, immediate consultation/referral/mediation, second level mediation with DFEH, data collection and case building. SHRA will continue to coordinate with surrounding cities and county staff on fair housing activities. In addition, SSHH has a sub-contract with Project Sentinel which provides an onsite attorney to address fair housing intake immediately as part of the renter hotline.

AP-85 Other Actions - 91.220(k)

Introduction

SHRA on the behalf of the County will continue to implement the goals and strategies of the Consolidated Plan and the other actions listed below.

As discussed in AP-75, SHRA, on behalf of the City and County of Sacramento, under direction of HUD, has a responsibility to affirmatively further fair housing. SHRA strives through the implementation of its programs and outreach efforts to reduce housing discrimination in the housing rental, sales and lending on the basis of race, sex, color, religion, national origin, familial status, gender identity, or disability, in compliance with the Fair Housing Act.

New goals and action items were developed as part of the completion of the Regional Analysis of Impediments to Fair Housing Choice in summer 2019 and will be implemented as part of this Five-year Plan, and reported in the CAPER.

Additionally, SHRA has contracted with Legal Services of Northern California (LSNC) and Sacramento Self-Help Housing (SSHH) to provide Fair Housing Activities services to the community. SSHH has a sub-contract with Project Sentinel which provides an onsite attorney to address fair housing intake immediately as part of the renter hotline.

In 2015, SHRA Substantially Amended the Consolidated Plan to add the Promise Zone which encompasses neighborhoods in both the City and County of Sacramento that have demonstrated need, but also have the capacity for positive neighborhood change due the history and current levels of investment and community engagement. The Promise Zone includes eight-Property and Business Improvement Districts (PBIDs), one Implementation Plan Finalist community and one Choice Neighborhoods Initiative (CNI) Planning Grant community, and a myriad of diverse and eclectic neighborhoods each with its own unique identity. SHRA, in partnership with key partners will work to coordinate resources, build capacity and create public-private partnerships to drive area revitalization. The partners have adopted the following five goals to improve the quality of life and accelerate revitalization: 1) create jobs, 2) increase economic activity, 3) improve educational opportunities, 4) improve health and wellness, and 5) facilitate neighborhood revitalization. The revised Target Areas reflective of these initiatives can be found on the revised 2015 Consolidated Plan Target Areas map. The target areas will be used to help guide CDBG public facility and infrastructure investments.

In 2020, SHRA on behalf of the County of Sacramento applied for CARES Act waivers and accepted CARES Act funding to provide emergency shelter and other eligible CDBG and ESG services to the homeless.

Actions planned to address obstacles to meeting underserved needs

SHRA will continue to implement housing and community development activities that meet the underserved and worst-case needs in the City of Sacramento. Since the 2013-19 Consolidated Plan, the market has improved significantly. For those who are benefitting from the economic recovery, rising incomes have made it easier to afford rents and to purchase homes. However, extremely low income and special needs populations are finding housing harder to secure, given the diminishing inventory of naturally occurring affordable housing and flat funding to support publicly-supported housing.

SHRA staff will continue to address the challenges of existing and new obstacles focusing on three programmatic and administrative areas. First and foremost staff will concentrate on project and program to improve efficiencies in delivery of the funds. Staff will use proactive approaches toward future applications for potential leverage funds. These efforts will assist SHRA to strategically place future activities in line to address obstacles.

Second, SHRA staff will use CDBG and other funds as leverage for both City and the County administered programs and support services that serve the burgeoning needs of low- and moderate-income residents. Unfortunately, many in the SHRA network of public service providers are being caught in the compounded predicament of significant loss of local and other funding while the numbers of their clients remain steady or increase. SHRA staff will work diligently to the extent feasible to keep services and programs intact and available.

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

Actions planned to foster and maintain affordable housing

Refer to AP-55-Affordable Housing for discussion on the County's Affordable Housing strategy and goals.

Actions planned to reduce lead-based paint hazards

The County's Health Education Unit and Public Health Nurses (PHNs) in the Public Health Nursing Field Services Unit provide outreach and education regarding lead poisoning and prevention practices. Health Educators and PHNs train community-based agency staff and medical providers on lead screening protocols and testing services. Additional outreach efforts include health fairs and media campaigns. PHNs provide case management and follow-up for children with elevated blood lead levels detected by the Public Health Lab Lead Testing Program and all tests reported to the State Childhood Lead Poisoning Prevention Branch. Outreach and education is provided to children with elevated blood lead levels that do not meet case definitions. Lead Poisoning Prevention is a collaborative effort

between Childhood Lead Poisoning Prevention Program and Childhood Illness and Injury Prevention Program.

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.

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.

Both the nonprofit and for-profit companies that contract/execute subrecipient agreements with SHRA will be required to follow lead-based paint safe work practices. The use of lead-based paint is prohibited in any residential structure constructed or rehabilitated with CPD funds (CDBG, HOME, ESG, and HOPWA) which prohibitions are further described in 24 CFR Part 35. Subrecipient shall follow the procedures for the elimination of lead-based paint hazards, to the extent required by statute.

SHRA's Real Estate and Construction Services Department routinely tests and abates lead from all pre-1978 units whenever structural improvements are made. SHRA requires the ESG Rapid Re-Housing (RRH) Provider to conduct a Habitability Standards Certification, Visual Assessment for Potential Lead-Based Paint Hazards and a ESG RRH Unit Verification Checklist. SHRA requires all developers of affordable housing who apply for funding to rehabilitate properties that were built prior to 1978 to submit a current lead-based paint report. This requirement is included in the Multifamily Lending and Mortgage Revenue Bond Policies which states that testing be minimally invasive and adhere to HUD standards. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required.

Actions planned to reduce the number of poverty-level families

Overall in the Sacramento region, 16 percent of people live in poverty. Numerically, the City of Sacramento and the balance of Sacramento County have the largest number of residents living in poverty, at 102,000 and 119,000, but also have the largest populations in the region.

All of the communities in the greater Sacramento region have seen an increase in the number of residents and families living in poverty between 2010 and 2016—except Davis where the number of families living in poverty actually declined over the past six years.

Change in Persons Living in Poverty, 2010 to 2016

Note:

Balance of Sacramento County reflects the county excluding Citrus Heights, Elk Grove, Rancho Cordova, and Sacramento.

Source:

American Community Survey, 2006-2010 and 2012-2016

	Number Living in Poverty, 2016		Numerical Change in People and Families Living in Poverty (2010-2016)	
	Individuals	Families	Individual	Family
Citrus Heights	12,429	2,026	2,971	207
Davis	18,682	716	4,340	-183
Elk Grove	15,843	3,067	1,789	795
Rancho Cordova	11,630	2,163	1,167	212
Rocklin	5,068	1,023	1,838	593
Roseville	10,993	2,002	1,405	536
Sacramento	102,367	18,024	16,386	5,025
West Sacramento	8,311	1,496	227	154
Woodland	7,663	1,469	1,458	405
Balance of Sacramento County	118,608	21,576	26,936	6,650

Eliminating poverty is a clear concern in the Sacramento Region. Efforts are continually underway to improve the quality of life and economic well-being of the residents through collaborative efforts of the following agencies. Their programs provide needed skills and training for individuals seeking jobs and thereby assisting them out of poverty:

- Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County of Sacramento has been an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope for many Sacramento area residents. Annually, SETA serves over 45,000 customers.
- SETA is the designated Community Action Agency for Sacramento County for the provision of Community Services Block Grant (CSBG) services. CSBG funding originates with the U.S. Department of Health Services and remains one of the last remaining efforts of the War on Poverty. The purpose of the CSBG program is to reduce the incidence and effects of poverty and empower low-income families and individuals to become self-sufficient. The program operates through neighborhood-based organizations that provide resources and services to produce measurable impacts on the causes and symptoms of poverty experienced by challenged families

and communities.

- Sacramento Works is designed to offer universal access to customers through a system of Job Centers. The Centers integrate employment, education, and training resources from over 17 federally funded, employment and training-related programs, and offer an array of services designed to enhance the effectiveness and coordination of employers and job seekers.
- Sacramento County Office of Education (SCOE) plays a leadership role in the delivery of quality education to the students in Sacramento County. SCOE directly educates more than 30,000 children and adults, and provides support services to over 230,000 students in 16 school districts.

Actions planned to develop institutional structure

SHRA's institutional structure provides the foundation for guidance and leadership of all aspects of operations. The Executive Director receives policy direction from the City Council of the City of Sacramento and the Sacramento County Board of Supervisors with advice from the Sacramento Housing and Redevelopment Commission and assumes responsibility for ensuring successful development and execution of all SHRA programs. SHRA's institutional structure is organized into three general departments: Executive Director and Administration, the Housing Authority, and the Development Department.

The Executive Director and Administration Department includes an Executive Cabinet comprised of the Executive Director, General Counsel, Directors of Administration, Development and Finance, and the Public Information Officer. The Directors are responsible for all SHRA operations, as well as legal, fiscal and personnel management. Also included are five Administrative Support Departments: SHRA Clerk, Human Resources, Information Management Technology Services, Public and Internal Communications, and Risk Management and the Real Estate and Construction Services Department reports to the Director of Administration.

The Development Department includes the following Divisions:

Federal Programs Division includes planning and project delivery for the CDBG, ESG, HOPWA and NSP. This Division coordinates with community and organizational stakeholders to establish development priorities in targeted neighborhoods and to cultivate business proposals.

Development Finance and Portfolio Management Division includes planning and project delivery for the following sources of funds: HOME, local Housing Trust Funds, multi-family development. The Division underwrites loans to subsidize affordable multifamily rental developments and provides first-time homebuyer down payment assistance to expand the supply of affordable housing. The Division manages a portfolio of loans and real estate assets and annually monitors SHRA-funded affordable housing for compliance with federal, state and local regulations and agreements. They assist the City and County to develop and implement the required multi-year Housing Element strategic plan.

Asset Repositioning team includes planning and project delivery for the Choice Neighborhoods (Twin Rivers, Marina Vista and Alder Grove) and high rises. This group provides public outreach, planning and implementation to these public housing authority communities and nearby neighborhoods.

Actions planned to enhance coordination between public and private housing and social service agencies

Starting in 2016, SHRA began meeting with department level staff from the City Economic Development, Public Works, Utilities and Parks and Recreation to identify, evaluate and prioritize a coordinated list of eligible CDBG projects. This will continue. SHRA will also continue its many partnerships with the community, non-profits, and the City and County in developing and implementing the Action Plan.

As previously discussed, SHRA is currently working with adjacent jurisdictions to develop a regional collaboration aimed at addressing cross-jurisdictional fair housing issues.

In 2015, Sacramento was designated as a Promise Zone. The Promise Zone designation is a ten-year designation with a multitude of benefits, including:

- Preference points and additional consideration on certain competitive federal grants for activities that take place within the Promise Zone or that impact residents residing within the Promise Zone;
- A dedicated Federal Liaison to navigate the federal bureaucracy and assist in identifying additional resources across federal agencies;
- AmeriCorps VISTA staff to assist Promise Zone Lead Agencies and partner organizations in building capacity and engaging residents;
- Tax credits for businesses investing in, or hiring residents of, the Promise Zone (if enacted by Congress).

SHRA will continue to collaborate with its Promise Zone partners on grant opportunities throughout the Consolidated Plan period. SHRA will also continue its many partnerships with the community, non-profits, and the City and County in developing and implementing the Action Plan.

Discussion

SHRA will continue its involvement with cap-and-trade which is a market based regulation that is designed to reduce greenhouse gases (GHGs) from multiple sources. Cap-and-trade sets a firm limit or “cap” on GHGs and minimize the compliance costs of achieving state of California AB 32 goals. The cap will decline approximately three percent each year beginning in 2013. Trading creates incentives to reduce GHGs below allowable levels through investments in clean technologies. With a carbon market, a price on carbon is established for GHGs. Market forces spur technological innovation and investments in clean energy. Cap-and-trade is an environmentally effective and economically efficient response to climate change.

SHRA may apply for a loan if a project is identified in a community identified as priority area as part of the 2013-19 Consolidated Plan. Under the Consolidated Plan, census tracts that are predominantly low- and moderate-income (a tract where more than half of the population are 80-percent of the Area Median Income or less) and where existing facilities suffer from heavy use or deferred maintenance leading to disrepair, are being targeted for capital improvement funding. By targeting capital improvements to these communities the goal is to concentrate efforts for maximum SHRA housing programs, the totality of activity covered under the Consolidated Plan seeks to increase economic opportunities, access to jobs and services, and create strategic and visible impacts that promote positive changes in the community. SHRA will target various federal and state resources; one particular resource is the state of California's Cap and Trade program that provides funding for the following categories:

- Voluntary Renewable Electricity Program
- Compliance Offset Program

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	707
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$707

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

SHRA administers the HOME program on behalf of the County of Sacramento. HOME funds will only be used for eligible activities as described in the HOME regulations (24CFR§ 92.205). During the

2020 Program Year, other forms of investment not described in §92.205(b) which the County may use for housing activities include CDBG, and other local funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

SHRA on behalf of the County of Sacramento has elected to use the recapture options to comply with the Period of Affordability requirement under §92.254 of HOME rules for homebuyer activities. Homebuyers receive a direct subsidy in the form of a deferred payment loan for down payment and closing costs assistance. The period of affordability will be based on the total amount of the HOME subsidy provided. The County's recapture clause is included in the County's security documents for HOME-funded loans and identifies the events that trigger recapture of County HOME funds. The terms of recapture are based on the amount of HOME subsidy provided to the homebuyer. The County will recapture the amount then due on the HOME-funded loan, including all principal and interest, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance. Additionally the County's security documents for HOME-funded loans specify that the recapture provisions will terminate in the event of a foreclosure or deed in lieu of foreclosure by a senior lien holder.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The terms of recapture are structured after the HOME Program Period of Affordability requirement and are based on the amount of HOME subsidy provided to the homebuyer. The County will recapture the amount then due on the HOME-funded loan, including all principal and interest, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance. Additionally the County's security documents for HOME-funded loans specify that the recapture provisions will terminate in the event of a foreclosure or deed in lieu of foreclosure by a senior lien holder.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Per SHRA's program guidelines; it will permit the use of HOME funds to refinance existing debt on a multifamily housing development under the following conditions:

Purpose

Refinancing shall maintain current affordability and/or create additional affordable

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

General Eligibility Rules

Multifamily developments within the Sacramento Region will be eligible for refinancing. Applications for refinancing will be subject to SHRA's Multifamily Lending and Mortgage Revenue Bond Policies. Applications are reviewed according to the standards outlined, including requirements for a rehabilitation scope of work and cost estimates. SHRA's Development Finance Division's loan underwriting standards will be used to determine the feasibility of the refinancing plan.

Rehabilitation Requirements

Rehabilitation must be a component of any refinancing activity. Rehabilitation requirements, including minimum construction standards are outlined in SHRA's Multifamily Lending and Mortgage Revenue Bond Policies.

Affordability Requirements

Housing preserved through refinancing and rehabilitation shall carry a regulatory agreement that is consistent with HOME program rules. All projects assisted by SHRA must include at least 15 percent of a project's total number of units affordable to and occupied by very low-income households (those earning less than 50 percent of the Area Median Income [AMI], as determined by HUD) and at least 5 percent of a project's total number of units affordable to and occupied by extremely low-income households (those earning less than 30 percent of the AMI, as determined by HUD), based on financial feasibility. Restricted rents shall be at least 10 percent below market rents for a given type and size of unit unless expressly permitted by SHRA. The maximum amount of subsidy per restricted unit cannot exceed HUD's Section 234 limits for the Sacramento area.

Management Practices

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

If deficiencies are found in the property's management systems (financial, maintenance, work order

efficiency, tenant screening, etc.), SHRA may require the replacement of the property manager or place other conditions to ensure that the physical and financial needs of the housing in question are met.

As part of the adoption of its Multifamily Lending and Mortgage Revenue Bond Policies in 2019, SHRA adopted an Affirmative Fair Marketing Policies which includes requirements and planning for all SHRA-funded multifamily rental projects.

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

SHRA's ESG providers utilizes SHRA's ESG Desk Manuals to administer the program per 24 CFR Parts 91 and 576. SHRA will contract with providers to utilize ESG funds to operate and provide essential services to a homeless shelter, rapid re-housing and prevention. ESG funds will only be used for eligible activities as described in the ESG regulations. SHRA requires that its subrecipients / providers enter client demographic data into HMIS in a timely fashion per SSF's HMIS policies. HMIS client data is utilized to complete the ESG CAPER in SAGE.

The 2020 ESG federal entitlement funding allocation is approximately \$484,844. For a detailed breakdown of the ESG funds refer to AP-38. Actual amounts depend upon final grant award as determined by HUD.

In addition, administering the City and County of Sacramento's federal ESG entitlement on behalf of the two jurisdictions, SHRA is also the Continuum of Care's Administrative Entity for the State of California's Housing and Community Development (HCD) ESG funds (entitlement). The 2018 State ESG funds are to be fully expended by December 31, 2020. Anticipated start date is January 1, 2020. Funding will be utilized for an emergency shelter and the rapid re-housing program. SHRA has submitted the 2019 grant application and will submit the 2020 grant application upon state issuance.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

In 2020, SSF will continue to implement the coordinated entry system (CES). This system will ensure that people in need of assistance are served in order of vulnerability, receive the permanent housing placement most appropriate to their needs, and resolve their homelessness quickly and efficiently. CES targets veterans and the chronically homeless. Recent system expansion includes singles, families, and transitional age youth.

Like many CoCs, Sacramento's CES uses the VI-SPDAT to assess homeless households' vulnerability and identify the most appropriate permanent housing placement. The VI-SPDAT is also conducted at emergency shelters, day centers, County Department of Human Assistance bureaus, and other places that people experiencing homelessness already visit for other services. In addition, SSF in 2019 and continuing in 2020, will utilize "designated points of entry," or "access points" as set forth in the 2012 CoC Program interim rule 24 CFR 578.7(a)(8) and HUD Coordinated Entry Notice: Section I.B which requires CoC to establish and operate a coordinated entry process for people experiencing homelessness that covers the entire geographic area claimed by the CoC, is easily accessed by individuals and families seeking housing or services, and is well advertised, among other requirements. SSF met this requirement. Households are placed on the Community Queue following the VI-SPDAT assessment, and SSF then refers households to programs that best fit household needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The rapid re-housing component of ESG was competitively bid in 2018. The shelter component funding is allocated as part of the One-Year Action Plan approval process which includes a public hearing before the Sacramento Housing and Redevelopment Commission and approval by the Board of Supervisors. SHRA follows its adopted Procurement Policy to enter into agreements/contracts with subrecipients.

State ESG funding was competitively procured with VOA continuing as the rapid re-housing provider, and First Steps Communities as the emergency shelter provider. Accomplishments for these activities are reported by the State via Sage in the HCD CAPER.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

SHRA is a board member of the Continuum of Care (CoC) which has a formerly homeless member. SHRA also participates on various CoC subcommittees.

5. Describe performance standards for evaluating ESG.

ESG performance standards will be followed per 24 CFR Part 576, including, measures to evaluate the effectiveness of the program and measures to assess how well the program serves the targeted population. This includes reductions in the number of homeless persons living on the streets and in shelters, the number of persons who do not reenter the shelter or supportive housing system within one year, and the number of persons exiting with permanent housing. SHRA will continue to consult with the CoC and the County on performance standards for evaluating ESG.

Per HUD regulations, SAGE will be utilized to report aggregated data on persons assisted with ESG.

Discussion

In addition to the above, in the Bringing Families Home program that began in 2017 and continues in 2020 enhances the existing ESG-funded rapid re-housing program. The Sacramento County Department of Health Services received approval to accept Bringing Families Home (BFH) funding on June 14, 2017. BFH, established by AB 1603 (Stats. 2016. Ch. 25), is a new state program for homeless families involved with the child welfare system. The BFH program has a county-match requirement for participating counties to provide housing-related supports to eligible families served by the child welfare system. The goal of the BFH Program is to significantly reduce the number of families in the child welfare system experiencing homelessness, increase the number of families reunifying, and prevent foster-care placement. This program covers two fiscal years (2017/2018 and 2018/2019), ending June 30, 2019. The agreement was extended to 2020 as additional funds were awarded.

Sacramento County Child Protective Services (CPS) BFH program administrator has requested federal ESG funds to cover a portion of the County-match requirement. The County report requested authorization to accept BFH funds to pass through SHRA to VOA, SHRA's procured ESG Rapid Re-Housing Program provider, to fund a BFH Housing Specialist and minimal housing start-up costs (e.g., furniture, dishes, and appliances). In April 2018, CPS received authorization from the Sacramento County Board of Supervisor for its entire BFH grant (\$860,100) to pass through SHRA to VOA to rapidly re-house at-risk and literally homeless households, thereby reunifying families. In 2019, CPS was awarded additional BFH funding and funds were added to VOA's subrecipient agreement. For 2020, CPS, VOA and SHRA are partnering on the next round of funding which awardees will be announced in 2020.

CPS, SSF, VOA and SHRA, and will continue to meet to discuss the BFH program to continue to provide assistance to assist households locate permanent, affordable housing. ESG-eligible households (households meeting HUD's definition of households that are literally homeless or at risk of homelessness) are referred to VOA through SSF's Coordinated Entry system. Households are entered into the Homeless Management Information System (HMIS) for reporting purposes and conduct the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT). BFH households that received ESG-funding assistance are reported in the CAPER via Sage.