



DRAFT 2022 Action Plan

County of Sacramento

Prepared by the Sacramento Housing and Redevelopment Agency

September 17, 2021

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	8
PR-05 Lead & Responsible Agencies - 91.200(b)	8
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	10
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)	16
Expected Resources	20
AP-15 Expected Resources - 91.220(c)(1,2)	20
Annual Goals and Objectives	27
AP-35 Projects - 91.220(d)	30
AP-38 Project Summary	Error! Bookmark not defined.
AP-50 Geographic Distribution - 91.220(f)	57
Affordable Housing	59
AP-55 Affordable Housing - 91.220(g)	59
AP-60 Public Housing - 91.220(h)	61
AP-65 Homeless and Other Special Needs Activities - 91.220(i)	65
AP-70 HOPWA Goals - 91.220 (l)(3)	74
AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)	75
AP-85 Other Actions - 91.220(k)	79
Program Specific Requirements.....	86

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.

The following are some of the priority goals that falls within the three overarching goals:

Disaster and response. Response to local, state, and national natural disasters is a priority. Existing and new funding may need to be allocated in such an event. A substantial action plan amendment undertaken to allocate funds and the Citizen Participation Plan will be followed. In the event HUD issues waivers of regulatory requirements, these will be evaluated on request as necessary.

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. 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.

Geographic distribution. Funding for housing and community development programs will generally be utilized region wide to assist low and moderate income households and/or in the eligible Census Tracts and Block Groups to allow for maximum flexibility and to take advantage of potential leveraging opportunities.

Influence of Market Conditions: An inadequate supply of affordable housing, in addition to the high cost of housing in the City and County for low-income persons (paying more than 30% of household income for housing), is the major housing problem in the area.

Institutional Delivery Structure: SHRA on behalf of the City and County rely on a network of public sector, private sector, and nonprofit organizations to implement the Strategic Plan, particularly to address homelessness and special needs.

Public Housing: The City and County will continue to support the efforts of SHRA to supply affordable housing to area residents.

Barriers to Affordable Housing: An Analysis of Impediments to Fair Housing Choice (AI) was conducted in 2018 and 2019 and identified barriers to affordable housing. The City and County will use the recommendations from the AI as a tool for policy decisions.

Homelessness Strategy: SHRA, and the City and County work closely with SSF, which administers the CoC program, to address housing and services for homeless individuals and families, including veterans, those with special needs, at-risk youth, the disabled, HIV/AIDS, and victims of domestic violence.

Lead-based Paint Hazards: Lead based paint hazards are mitigated through rehabilitation activities. SHRA requires all developers of affordable housing who apply for funding to rehabilitate properties that were built prior to 1979 to submit a current lead-based paint report. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required. ESG and HOPWA also follow federal regulations regarding lead-based paint, and protocol is outlined in each program's desk guide.

Anti-Poverty Strategy: The City and County's efforts to address poverty are based on partnerships with other organizations that are involved in working to address the underlying causes of poverty. The City and County will continue to leverage its existing CDBG allocations (administered by SHRA) with other resources, including local, state, and federal, in addition to private funds, to address the issue of poverty.

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

SHRA prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies set forth in the consolidated plan and annual action plan. 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 continue to implement its public improvement and community service projects and programs and meeting the objectives established in the previous Consolidated Plan and current 2020-2024 consolidated plan.

SHRA also monitors subrecipients by desk review and onsite visits and outcomes are included in the CAPER.

4. Summary of citizen participation process and consultation process

SHRA's goal for citizen participation is to ensure a broad participation of County residents and housing, economic, and service providers in the planning and implementation of community development and housing programming.

The preparation of the One-Year Action Plan began with "in-reach" among County's Departments of Transportation, Community Development and Planning, Parks, Economic Development, Human Assistance and Park Districts to identify potential needs, services gaps and key issues on which to focus the community outreach process. Outreach included consultation and conversations with organizations such as the Housing Authority, Volunteers of America, Sacramento Self-Help Housing, Sacramento Housing Alliance, Legal Services of Northern California, Rebuilding Together, Walk Sacramento, and Meals on Wheels. SHRA also consulted with Sacramento Steps Forward (SSF) and the City and County of Sacramento on homelessness prevention issues and policies, including the Emergency Shelter Grant (ESG)-funded emergency shelter and Rapid Re-Housing Program. SHRA also actively participates in the Continuum of Care's through various committees and meetings to give and gather input from the region's public service providers on homeless household (individuals and families) needs.

Per the Citizen Participation Plan, SHRA published a 30-day notice for public comments, date of the public hearing and where the public can obtain the draft Annual Action Plan on the following mediums: SHRA website, Sacramento Bee, Sacramento Observer, The Russian Observer and Hai Van News with the 30-day public comment period beginning on September 17, 2021 to October 19, 2021. The public hearing is scheduled to be held before the Sacramento Housing and Redevelopment Commission (SHRC) on October 6, 2021. The public will have an opportunity to ask questions at the Board of Supervisors on October 19, 2021.

5. Summary of public comments

Summary of comments here if any received during the comment period.

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.
- \$3,470,768 million in the Community Development Block Grant (CDBG) CARES
- \$1.8 million in Emergency Shelter Grant (ESG CARES) 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(I) and 91.315(I)

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. SHRA follows its adopted citizen participation plan in the development of the one-year action plan.

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(I)).

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 the 2022 Action Plan:

Fair Housing Activities: SHRA is a member of the regional Fair Housing team which includes, Legal Services of Northern California (LSNC), Sacramento Self-Help Housing (SSHH) (including subcontracted Project Sentinel and California Rental Housing Association), County of Sacramento and the cities of Sacramento, Citrus Heights, Elk Grove and Rancho Cordova. LSNC and SSHH are SHRA’s subrecipients and these organizations provide fair housing services in the City of Sacramento and the Urban County of Sacramento. The Urban County also includes the cities of Folsom, Isleton and Galt.

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.

Social Services: 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) 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.

Component of the 2022 Action Plan development process also included meetings with SSF, City and County staff, as well as agencies and organizations that serve Sacramento's residents. These meetings helped identify projects and programs to address the needs of the unhoused. The development of the 2022 Action 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 continue to administer the Emergency Solutions Grant (ESG) program on behalf of the City and County of Sacramento, and regularly consults with the City and County of Sacramento, and SSF, as the Lead Agency for the Continuum of Care (CoC), on the ESG program. SHRA is the CoC's 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 continues to implement a coordinated entry and assessment system as 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 2: 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

For the public facilities and infrastructure projects, representatives from the following County of Sacramento departments including Homeless Services, Parks, Planning and Community Development, Human Assistance and Transportation were consulted. The recommendations from County representatives are based on capital improvement project priorities developed with community input. For public services, County representatives, Sacramento Steps Forward (SSF), Legal Services of Northern California, Sacramento Self Help Housing, Meals on Wheel, Volunteers of America, The Salvation Army, and First Step Communities were consulted. Sacramento Housing and Redevelopment Agency departments, including Development, Real Estate and Construction Services, Public Housing Departments were consulted.

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 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 & 2021 to 2029	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 & 2021 to 2029 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.
2021 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

N/A.

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

Draft copies of the 2022 Proposed One-Year Action Plan Activities were made available for the 30-day public comment period September 17, 2021 to October 18, 2021. The public notice was published in the Sacramento Bee (paper of General Circulation) and was also posted in the Sacramento Observer, Russian Observer, and Hai Van News between September 8, 2021. The draft Action Plan was also posted on SHRA web site's located at www.shra.org and a hard copy was made available upon request. Citizens could also send their public comments to SHRA's Development Department with contact information being provided in the public notice.

The public hearing will be held before the Sacramento Housing and Redevelopment Commission (SHRC) on October 6, 2021 and subsequent final approval by the Sacramento County Board of Supervisors on October 19, 2021.

30-day public comment period and public hearing. Public hearing for the Annual Action Plan were held on October 6, 2021, 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 was September 17, 2021 to October 18, 2021 The public hearing was held before the Sacramento Housing and Redevelopment Commission (SHRC) on October 6, 2021. The public had the opportunity to ask questions at the Board of Supervisors and the City Council on October 19, 2021.

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

Citizen Participation Outreach						
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

Citizen Participation Outreach						
1	Public Hearing	Minorities Non-English speaking- specify other language: various Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	www.shra.org
2	Newspaper Ads	Non-targeted/broad community	N/A	N/A	N/A	

Citizen Participation Outreach						
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	www.shra.org
4	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, CDBG-CV, HOME, ESG, ESG-CV 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 Mirasol Village (formerly 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 3 and a projection of resources between FY 2022 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 Action 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. One exception is the Coronavirus Relief Act (CARES) funds received from the Federal Government to address the COVID-19 crisis. These funds were allocated to address the short term and long needs of unhoused population. 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. Anticipated resources are based on the PY2020 allocation of funds and are shown in the table below.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	\$6,031,991	\$156,000	\$182,962	\$6,370,953	18,095,973 (assumes annual allocation of \$6,031,991)	Annual allocation

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	\$3,296,441	\$4,000,000	\$11,534,268	\$18,830,709	9,889,323 (based on 2021 allocation)	Annual allocation

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	\$503,167	0	0	\$503,167	1,509,501 (based on 2021 allocation)	Annual allocation

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

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, approved during the last Consolidated Plan period which 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. One site in the county, Cornerstone, includes 108-unit permanent supportive/homeless and workforce housing development and 18 single family detached homes. The site was purchased with Neighborhood Stabilization Program funds. Project financing includes HOME, local affordable housing and housing trust funds and it received 24 project based vouchers to serve homeless families and individuals. It is anticipated the project will close all financing in early 2022 and begin construction in summer 2022.

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: \$ 3,574,553	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
2	Housing Development, Preservation & Homeownership	2020	2024	Affordable Housing	Countywide	Affordable Housing	CDBG: \$ 2,106,410 HOPWA: \$0 HOME: \$ \$18,830,709 ESG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Agreement Cities	2020	2024	Affordable Housing Non-Housing Community Development	Agreement Cities	Affordable Housing Non-Housing Community Development	CDBG: \$414,000 HOPWA: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit
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: \$503,167	Public service activities other than Low/Moderate Income Housing Benefit

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 2022 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. ESG funding will be allocated as follows: \$\$196,342 (rapid re-housing), \$\$269,088 (emergency shelter), and \$37,737 (SHRA administration) for a total of \$503,167.

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
1	Mather Community Campus Roof ADA Improvement		725,000		
2	Arden Way Complete Streets Phase I Project (District 3) (Multi-year)	2,260	400,000		
3	Jack Davis Park Shade Improvement	4,110	55,000		
4	Gibson Ranch Regional Park ADA Improvement (Multi- year)	1,915	650,000		
5	44 th Street- Concept, Design and Construction		650,000		
6	Walnut Grove Restrooms		280,000		
7	Small Public Facility Notice of Funding Availability (NOFA)- Parks	TBD	150,000		
8	Small Public Facility Notice of Funding Availability (NOFA)- Other	TBD	100,000		
9	Capital Improvement Project Environmental Scoping	TBD	25,000		
11	Minor Repair & ADA for Seniors and Low- Income Homeowners	50	55,000		
12	Home Repair Program	TBD	200,000		

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
13	Lead Based Paint Grant	TBD	100,000		
14	Affordable Housing Rehabilitation Program	10	1,200,000		
15	Housing Programs Implementation and Delivery	0	266,544		
16	Homeless/Shelter Activities	200	363,000		
17	Meals on Wheels (Public service)	1,500	450,000		
18	Consolidated Planning	0	50,000		
19	Promise and Opportunity Zones Planning and Administration (admin)	0	36,212		
20	Fair Housing Activities (admin)	0	60,000		
21	CDBG Planning and Administration (admin)	0	878,306		
22	Folsom - Seniors Helping Seniors Handyman Program (Agreement City)	50	226,938		
23	Folsom – ADA/Infrastructure Improvements (Agreement City)		\$48,000		
24	Galt – Capital Improvement Project	TBD	100,000		
25	Isleton – Bing Kong Tong Improvements and Infrastructure	TBE	\$100,000		

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
26	Capital Reserve (2018)	0	45,142		
27	Capital Reserve (2019)	0	28,431		
28	Capital Reserve (2020)	0	110,846		
29	Capital Reserve (2021)	0	36,821		
30	Capital Reserve (2022)	0	104,539		
31	Multi-Family Housing Acquisition and Rehabilitation	11		\$1,483,398	
32	Multi-Family Housing New Construction	11		\$1,483,398	
33	HOME Program Administration	0		\$329,644	
34	Emergency Solutions Grant	75 RRH 225 emergency shelter			\$503,167

AP-38

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	Project Name	Mather Community Campus- Roof Building 1708 (District 5)			
	Target Area	03C/TBD/LMC			
	Goals Supported	Infrastructure and Public Improvements			
	Needs Addressed	Non-Housing Community Development			
	Funding	CDBG: \$725,000			
	Description	The proposed building is located at 10635 Schirra Avenue which contains 90 units requires the entire roof to be replaced and repaired.			
	Target Date	12/31/2023			
	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- 03K/5605&5601-3/LMA			
	Goals Supported	Infrastructure and Public Improvements			
	Needs Addressed	Non-Housing Community Development			
	Funding	CDBG: \$600,000			
	Description	provide funds for the design, right-of-way (ROW) acquisition and construction of a complete street improvements between Watt Avenue and Morse Avenue			
	Target Date	12/31/2023			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	Estimate the number and type of families that will benefit from the proposed activities	2,260			
	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 Shade			
	Target Area	CDBG L/M Areas- 03F/4802&50.01/LMA			
	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	12/31/2022			
	Estimate the number and type of families that will benefit from the proposed activities	4,110			
	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- 03F/4802&50.01/LMA			
	Goals Supported	Infrastructure and Public Improvements			
	Needs Addressed	Non-Housing Community Development			
	Funding	CDBG: \$650,000			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	Description	The project includes installation of ADA improvements including picnic areas, drinking fountains, parking areas, restrooms and playgrounds.			
	Target Date	12/31/2023			
	Estimate the number and type of families that will benefit from the proposed activities	1,915			
	Location Description	8556 Gibson Ranch Road			
	Planned Activities	See description above.			
	5	Project Name	44th Street Bicycle, Pedestrian and Lighting Improvements-		
Target Area		Administration			
Goals Supported		Infrastructure and Public Improvements			
Needs Addressed		Non-Housing Community Development			
Funding		CDBG: \$650,000			
Description		Project will install street lighting for safety on 44th street at the pedestrian crossing over SR99. Construct improvements to the existing pedestrian bridge.			
Target Date		12/31/2023			
Estimate the number and type of families that will benefit from the proposed activities					
Location Description		Countywide- 03K/4501/LMA			
Planned Activities		See description above			
	Project Name	Walnut Grove Restroom:			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
6	Target Area	CDBG L/M Areas			
	Goals Supported	Infrastructure and Public Improvements			
	Needs Addressed	Non-Housing Community Development			
	Funding	CDBG: \$280,000			
	Description	Project will be for construction and building permits of the Walnut Grove ADA accessible restroom building and site improvement.			
	Target Date	12/31/2023			
	Estimate the number and type of families that will benefit from the proposed activities				
	Location Description	See description above.			
	Planned Activities	See description above			
7	Project Name	Small Public Facility Notice of Funding Availability (NOFA)- Parks			
	Target Area	Countywide			
	Goals Supported	Infrastructure and Public Improvements			
	Needs Addressed	Non-Housing Community Development			
	Funding	CDBG: \$150,000			
	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	12/31/2022			
	Estimate the number and type of families that will benefit from the proposed activities	TBD			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	Location Description	TBD			
	Planned Activities	See description above.			
8	Project Name	Small Public Facility Notice of Funding Availability (NOFA)- Other			
	Target Area	Countywide			
	Goals Supported	Infrastructure and Public Improvements			
	Needs Addressed	Non-Housing Community Development			
	Funding	CDBG: \$100,000			
	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	12/31/2022			
	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	Capital Improvement Project Environmental Scoping			
	Target Area	Countywide			
	Goals Supported	Infrastructure and Public Improvements			
	Needs Addressed	Non-Housing Community Development			
	Funding	CDBG: \$25,000			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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	12/31/2022			
	Estimate the number and type of families that will benefit from the proposed activities	TBD			
	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	12/31/2022			
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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	12/31/2022			
	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			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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	12/31/2022			
	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			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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	12/31/2022			
	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		12/31/2022			
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			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
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	12/31/2022			
	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: \$60,000			
	Description	Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing			
	Target Date	12/31/2022			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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	12/31/2022			
	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)			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	Target Area	Agreement Cities			
	Goals Supported	Housing Development, Preservation & Homeownership			
	Needs Addressed	Affordable Housing			
	Funding	CDBG: \$226,938			
	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	12/31/2022			
	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 – ADA/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	12/31/2022			
	Estimate the number and type of families that will benefit from the proposed activities	50			
	Location Description	Agreement City			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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: \$100,000			
	Description	Funds to be used for a capital infrastructure project within the low-mod areas of Galt.			
	Target Date	12/31/2022			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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 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: 45,142			
	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	12/31/22			
	Estimate the number and type of families that will benefit from the proposed activities	0			
	Location Description	n/a			
	Planned Activities	See above			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
24	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: 28,431			
	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	12/31/22			
	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 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			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	Funding	CDBG: 110,846			
	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			
	26	Project Name	Capital Reserve 2021		
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: 119,783			
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		12/31/22			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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 2022			
	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: 837,081			
	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	12/31/22			
	Estimate the number and type of families that will benefit from the proposed activities	0			
	Location Description	n/a			
	Planned Activities	See above			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
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			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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: \$420,398			
	Description	Administrative services for the implementation of HOME-funded activities in 2020.			
	Target Date	12/31/2022			
	Estimate the number and type of families that will benefit from the proposed activities	N/A			
	Location Description	Countywide			
Planned Activities	See description above				
	Project Name	Emergency Solutions Grant			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
31	Target Area	Countywide			
	Goals Supported	Public Services			
	Needs Addressed	Non-Housing Community Development			
	Funding	ESG: \$503,167			
	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):\$337,737Rapid Re-Housing/Prevention (40% min): \$196,342Emergency Shelter (60% Cap):\$269,088			
	Target Date	12/31/2022			
	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.			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
	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			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
		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 2022 Action Plan, the County has allocated PY2022 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 2022 CDBG funds.

Other Program Year 2022 activities funded with CDBG resources were identified during the citizen participation process for development of the Consolidated Plan, input received by the County of Sacramento to determine and prioritize parks, community facilities and public works projects 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.

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. Map will be updated.

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 multifamily rental rehabilitation, CDBG-funded multifamily rental rehabilitation, minor home repair/accessibility programs, 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 65,700bed 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:
as well as use program income generated by earlier CalHome down payment assistance loans.

-

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, and where feasible, SHRA will partner with an affordable housing developer(s) on State of California Homekey applications

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 Mirasol Village (formerly 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. The first 227 new units will be occupied in 2022, including 123 replacement units for former Twin Rivers residents. This project 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 project is being redeveloped with a mix of federal, state and local funds, low-income housing tax credits and private equity and debt.

Actions planned during the next year to address the needs to public housing

The 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 2021, 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 2021 with a projected close in 2022.

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 2021 with an anticipated 2022 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.

2022 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.
- Project BURST (Building a Unified Resident Services Team):
- Create a Resident Services Committee made up of Agency stakeholders who provide resources and services to Residents to build partnerships, collaboration, and provide more resources to Residents working towards self-sufficiency.
- Create a Resident Employment Opportunity Portal which will work as a resource center of Agency and partner employment opportunities for Residents.
- S.U.I.T.E. Training: Developed new training platform called Simulated Unit Interior Training Environment. The goal is to add increase the safety of both the residents and maintenance staff.
-

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

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. Meals on Wheels by ACC serves seniors 60 years of age or better throughout the local area. Meals on Wheels by ACC helps keep seniors in their homes and communities by providing nutritious meals, safety net services, social contact, community resource information and much more. On average over 2,000 seniors participate in our programs in each weekday.

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

State Homeless Funding

In June of 2018, the Governor signed Senate Bill 850, which allocated over \$553 million in one-time State funding. The State has since continued making financial investments to address homelessness and has expanded funding sources to include: The Homeless Housing, Assistance, and Prevention Program (HHAP), in addition to the existing 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.

- HHAP-1
 - (CoC) - \$6.55 million; administrative entity (AE) – Sacramento Steps Forward (SSF)
 - (City) - \$13.65 million; AE – City of Sacramento (City)
 - (County) - \$6.06 million; AE – Sacramento County (County)
- HHAP-2
 - \$3.09 million; AR – SSF
 - \$6.45 million; AE – City
 - \$2.77 million; AE - County
- CESH
 - \$1.6 million; AE – SSF

Total: approximately \$41.12 million

HHAP-1 funds are to be fully expended by June 30, 2025, HHAP-2 funds are to be fully expended by June 30, 2026, CESH-2018 and CESH-2019 funds must be expended within five years.

The City and County of Sacramento continue to collaborate with SSF on HHAP and CESH investments to sustain the following 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 continue to cover the following three primary areas (summarized below): 1) expand emergency services for families, transition age youth, and single adults; 2) create a flexible re-housing program; and 3) implement homeless system improvements. HEAP Each round of HHAP 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.

In June 2021, SSF, in collaboration with Sacramento 2-1-1, implemented the Rapid Access and Problem Solving (RAPS) pilot program, which is an enhancement activity to the local Coordinated Entry System (CES). RAPS impact to support reducing and ending homeless is two-fold: 1) it supports in expanding our community’s front door to services and housing by leveraging community-based resources and 2) prevent homelessness before it begins by connecting individuals and families at risk of homeless to available resources.

In 2021, SSF transitioned away from managing a team of outreach navigators and has invested in expanding outreach specific to CES and RAPS sites. These target outreach efforts will continue to focus on meeting clients where they are and provide case management through a person centered model, helping them end their cycle of homelessness by overcoming barriers and accessing and utilizing programs for which they are eligible

Addressing the emergency shelter and transitional housing needs of homeless persons

SHRA, SSF, and the City and County subcontracts with local providers to assist families and individuals address barriers that help households move quickly from homelessness to self-sufficiency and independent living. Programs can provide eligible households with security and utility deposits, and short or medium-term rental assistance. Households receive case management targeted to gaining employment and budgeting and financial competency. In addition to the programs mentioned above, additional examples of homeless-related services/programs include:

Continuum of Care

In the FY19 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 funded a total of 2,363 beds/1,263 units of permanent housing. In light of the COVID-19 pandemic, HUD did not hold a NOFA competition in 2020

and maintained the funding commitments for all projects funded under FY19.

The majority of funding awarded in FY19, \$20,719,090, supported renewal projects that provided 2,245 beds/1,195 units of PSH, RRH, and RRH-TH. Site-based renewal projects supported with CoC funds included 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.

The continuum of care partnered with the City and County to utilize almost \$2 million in State funding to support local sheltering services. This includes funding to support the County's rehousing shelter, youth shelters supported by the City, as well as motel voucher programs administered by both the City and County.

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.

Public Housing Authority (PHA) Homeless Initiatives

Contingent on funding, the PHA will allocate a total of 975 vouchers to serve homeless families utilizing tenant-based vouchers (the Limited Homeless Allocation and the Move On Allocation), the Performance Partnership Pilots Initiative Program (P3) program and project-based vouchers tied to supportive services (described in Housing Authority Admin Plan Chapter 21) over the next three years. The PHA plans on prioritizing housing homeless families, and also plans on creating two new preferences to serve the homeless population, while continuing to serve families on the current waitlist. The intent is to serve homeless families who have been determined eligible for the two preferences even when the waiting list is closed, until the approved number of applicants has been reached.

Sacramento P3 Program

The Sacramento P3 Program is a three-year comprehensive service-delivery system that coordinates and integrates a multidisciplinary approach to providing services to 100 disconnected youth, especially foster youth, youth on probation, homeless youth and youth at risk of becoming homeless. P3 adopts a housing-first model to promote stability for participants. The federal regulation waivers granted under this program are designed to increase the efficiency of service delivery in two ways: 1) by removing barriers to housing and expanding housing eligibility; and, 2), by leveraging existing resources and

increasing services to the target population. The Program is based on collaboration with local and state partners and coordination of currently funded services. The Sacramento County Housing Authority applied for and was successfully awarded the P3 grant. P3 youth families will be issued a voucher and will follow all HCV program policies and regulations. The program to issue 100 vouchers was extended to four years, now ending in 2022.

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

The City and County of Sacramento are committed to helping low-income individuals and families avoid becoming homeless, and will continue to implement and provide programs or funding (upon availability) to assist homeless households gain or retain housing, and fund health and social services. The City and County have expanded programs for persons with serious mental illness and/or co-occurring substance abuse disorders and who are at risk of homelessness or experiencing homelessness. Services will benefit people countywide; including those participating in the County's various homeless initiatives and the City of Sacramento's Pathways Whole Person Care Program.

Other examples:

- Over 20 agencies in the Sacramento Region offer various homeless services for assistance or information contact Sacramento 2-1-1.
- Legal Services of Northern California provides eviction defense with funding coming from a combination of federal, state, local, and private sources.
- A collaborative of hospital systems, community based organizations and the County 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.
- WellSpace coordinates nursing and social services to support clients in their recuperation and help them move out of homelessness. The case manager links clients with mental health services, substance abuse recovery, housing workshops and provides disability application assistance. Sutter Medical Center and WellSpace have also created and implemented the T3 Program (Triage, Transport, and Treat) for frequent users of emergency rooms.
- The Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County of Sacramento, was formed in 1978. From its inception SETA has been an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to

children, assistance to refugees, and hope to many Sacramento area residents.

- Homeless youth can find assistance from Wind Youth Services which provides supportive services and opportunities to youth. Waking the Village's Tubman House, the Doorway, and Audre's Emporium of New Tomorrows are all housing programs that provide stable and nurturing home environments for young families experiencing homelessness. Lutheran Social Services serves homeless people and emancipating foster youth in Sacramento County by providing transitional housing for homeless families, individuals, and youth; permanent supportive housing for disabled individuals, families, and youth emerging from foster care; and case management for individuals and families who are permanently housed.
- The Rapid Access Problem Solving (RAPS) pilot which expands access to services and housing through our community's CES.
- The continuum of care is developing and implementing the Landlord Engagement and Incentive Program to optimize CoC rehousing activities by coordinating resources for recruiting and retaining landlords, providing flexible funding to support clients in securing housing, and creating a neutral, centralized hotline to support both landlord and tenants.

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.

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. The City will continue to make significant investments to increase access to and availability of housing of people and families experiencing homelessness, including:

- The Pathways to Health + Home Program, which has brought approximately \$64 million in local and federal funds to provide assertive outreach, engagement, care coordination and housing supportive services to up to 3,000 people over four years; and
- Supporting individuals and families through Housing Opportunities for Persons With AIDS (HOPWA) by receiving Short-Term Rent, Mortgage, and Utility (STRMU) assistance operated by organizations such as CARES Community Health, CommuniCare Health Centers, the Sierra Foothills AIDS Foundation (SFAF) in both El Dorado and Placer County, as well as supportive services through Colonia San Martin; and
- 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 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
- 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, HHAP will provide approximately \$2. million to the City, County and SSF to continue the County's 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.

In addition, the CoC has advanced two key systems improvements efforts:

1. Establishing a Racial Equity Committee to uncover the scope, causes and potential solutions of race serving as a predictor in homelessness in Sacramento and creating an action plan to guide CoC decisions.
2. Conducting and developing the Gaps Analysis which is a comprehensive analysis of our community's resources available to address homelessness and identify opportunities to create a more efficient, effective, and equitable system of care.

Refer to <http://www.saccounty.net/Homelessness/Pages/default.aspx> for an update on the following

initiatives and other County homelessness prevention activities.

Discussion

Please see above.

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 2021-2029 County Housing Element was adopted by the Board of Supervisors in July, 2021. 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 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 CaRHA. 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 2019 Regional Analysis of Impediments to Fair Housing Choice 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.

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 improved significantly until the COVID-19 pandemic. 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, flat funding to support publicly-supported housing and under and unemployment due to the pandemic.

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, CDBG-CV, ESG-CV, 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.

In September 2021, SHRA was awarded a Lead Based Paint Hazard Reduction Program Grant of \$2,000,000 from the Office of Lead Based Paint and Healthy Homes. It is envisioned that lead grant funds will be used to complement SHRA's existing CDBG-funded Home Repair Program (correct health and safety hazards in existing homes) to help eliminate lead paint in older homes where it can pose a

serious health threat to children. Grants of up to \$10,000 will be available throughout the City and County of Sacramento to both single-family and multi-family properties that meet the criteria.

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.

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, two Deputy Executives Directors, 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 one the Deputy Directors.

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 County Economic Development, Transportation, Parks, Community Development and Human Services departments 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 work with adjacent jurisdictions to coordinate 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;

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

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	182,962
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:	\$182,962

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

2022 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 2022 ESG federal entitlement funding allocation is approximately \$ 503,167. 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 2019 and 2020 State ESG funds are to be fully expended by December 31, 2022. Anticipated start date for 2021 State ESG is January 1, 2022. Funding will be utilized for an emergency shelter and the rapid re-housing program. SHRA has submitted the 2021 ESG State and ESG-CV grant application. SHRA will submit the 2022 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.

The Sacramento City and County CoC is undertaking an evaluation and redesign of its coordinated entry system (CES). HUD mandates that CoCs implement a CES for access to all HUD CoC-funded Permanent Housing (PH) and HUD ESG-funded Emergency Shelter (ES) and Rapid Rehousing (RRH). CES must use a standard assessment and uniform prioritization criteria for referrals into HUD CoC projects. The standard assessment is intended to determine the severity of a household's service

needs; Sacramento uses the VI-SPDAT (Vulnerability Index- Service Prioritization Decision Assistance Tool) as its standard assessment tool. The intent of the CES is to reduce homelessness by improving access to PH, decrease the length of time a person is homeless, and ensure that people with the most severe service needs are prioritized for access to PH projects. Sacramento Steps Forward (SSF) operates the CoC's CES. Approximately 30% of all PH projects in Sacramento participate in the CoC CES. A small number of HUD CoC PH projects, as well as HUD ESG ES, will join the CES in 2021, pending additional planning and coordination to address challenges presented by the multiple funding streams associated with these projects.

In October 2019, the CoC launched an extensive evaluation of the CES, which will inform recommendations to redesign the system to better serve people experiencing homelessness in our community. The CES evaluation and redesign is being coordinated by a well-respected, HUD-endorsed consulting firm (HomeBase) and overseen by SSF, as well as the CoC Board and its CES and System Performance Committees. Extensive interviews, in-depth surveys about project eligibility criteria throughout the system, analysis of HMIS data, and comprehensive system mapping have been completed so far. This information will inform a gaps analysis to be completed by early 2021, as well as CES redesign recommendations, also slated for delivery in 2021. The redesign is expected to increase access to CoC PH and improve coordination across all PH projects and providers countywide.

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.

2020 State ESG funding was awarded to VOA to continue as the rapid re-housing provider. State ESG 2021 has been submitted and was also competitively bid for only rapid-rehousing funding and VOA was again selected for RRH funding. State ESG-CV providers will be competitively selected closer to award. 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 2022 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 originally covered two fiscal years (2017/2018 and 2018/2019), ending June 30, 2019. The agreement was extended to 2022 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 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 June 2019, CPS was awarded \$430,050 in additional BFH funding and funds were added to VOA's subrecipient agreement. In September 2019, an additional \$874,950 was awarded to extend services to September 2022.

CPS, SSF, VOA and SHRA, 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 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.

