



REPORT TO CITY COUNCIL
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
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Business
October 19, 2021

Honorable Mayor and Members of the City Council

Title: Approval of the 2022 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), HOME American Rescue Plan (ARP) Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; Amendment to the Citizens Participation Plan; Authorization for SHRA to administer Lead Based Paint Hazard Control Grant funds and Other Related Actions

Location/Council District: Citywide

Recommendation: Pass a City Council Resolution a) approving amendments to prior years' Action Plans and the 2022 One-Year Action Plan to allocate anticipated CDBG, HOME, HOME ARP, ESG, and HOPWA funds as described in Exhibit A; b) approving amendments to prior years Action Plans are effective immediately; c) authorizing SHRA to amend its budget to allocate CDBG, HOME, HOME ARP, ESG, and HOPWA funding for programs and projects in accordance with the amendment of the prior years' Action Plans and the 2022 One-Year Action Plan and amend the budget if the United States Department of Housing and Urban Development (HUD) grant awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities; d) authorizing the City Manager or his designee to execute agreements with SHRA to carry out the activities contained in the 2022 One-Year Action Plan and amendment to the various years' Action Plans in compliance with applicable federal laws and regulations, as approved to form by SHRA legal counsel and the City Attorney; e) authorizing and delegating authority to SHRA to act as agent on behalf of the City of Sacramento to execute grant agreements with HUD and execute agreements and contracts with the appropriate entities to carry out programs and projects in accordance with the Action Plans and in compliance with applicable federal laws and regulations as approved to form by SHRA legal counsel; f) authorizing SHRA to make any budget adjustments and execute related documents as necessary to administer the programs as described in the 2022 Action Plan in compliance with applicable federal laws and regulations as outlined in Exhibit A; g) authorizing SHRA to submit the 2022 One-Year Action Plan and amendments to prior years' Action Plans to HUD; h) approving amendments to the Citizen Participation Plan, and i) delegate authority to SHRA to administer the Lead Based Paint Hazard control program.

Contact: Tyrone Roderick Williams, Deputy Executive Director, (916) 440-1316, Sacramento Housing and Redevelopment Agency

Presenters: Celia Yniguez, Program Manager, (916) 440-1350, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: Since 1982, SHRA has managed and administered federal housing, public service and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to a joint powers agreement between the City and County and its housing authorities. HUD requires the submission of the One-Year Action Plan annually for the Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS grant programs.

This report recommends approval of the 2022 One-Year Action Plan (Action Plan) and amendments to prior years' Action Plans, and requests authorization to submit the plan to HUD. The Action Plan outlines proposed priority activities and projects and other actions for federally funded programs including CDBG, HOME, ESG, HOPWA and the one-time award of HOME American Rescue Plan. Staff anticipates that the 2022 federal budget will be held constant at 2021 funding levels (Exhibit A). A noticed public meeting soliciting comments on the Action Plan was held by the Sacramento Housing and Redevelopment Commission (Commission) on October 6, 2020 and the City Council meeting was noticed as the public hearing for the Action Plan.

Finally this report recommends authorizing SHRA to administer the Lead Based Paint Hazard Reduction Program Grant using \$2,000,000 in funds recently awarded from HUDs 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.

Policy Considerations: The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives outlined in the 2020-2024 Consolidated Plan. The Consolidated Plan goals include assisting low- and moderate-income persons and areas with the following: housing, homeless facilities and services, public services, public facility and infrastructure improvements, and planning activities.

Economic Impacts: Not applicable.

Environmental Considerations: California Environmental Quality Act (CEQA): Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under CEQA if

implementation of the projects is authorized as part of the budgeting process. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b). Environmental review pursuant to CEQA will be completed prior to any project commitment. Activities identified in the Action Plan as public and supportive services, rental assistance, and program administration activities are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b), and facility operations are exempt pursuant to 14 CCR section 15301. No further CEQA review is required for these activities.

National Environmental Policy Act (NEPA): All new federally funded projects are subject to environmental review under the requirements of NEPA and HUD regulations, and review must be completed prior to any commitment of federal funds or choice limiting action. The recommended actions are considered administrative and planning activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are exempt from NEPA pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(1) and 58.34(a)(3). Activities identified in the Action Plan as program administration activities are exempt under NEPA pursuant to 24 CFR 58.34(a)(3), public services are exempt pursuant to 24 CFR 58.34(a)(4), and supportive services, facility operations, and tenant-based rental assistance are categorically excluded not subject to §58.5 pursuant to 24 CFR 58.35(b)(1),(2) and (3) and convert to exempt. No further NEPA review is required for these activities.

Sustainability Considerations: The proposed appropriation of funds for existing and new activities is consistent with the City's Sustainability Master Plan's Focus Area – Public Health and Nutrition by improving residents' health, and serves as a five-year planning document to direct investments that seek to improve health, nutrition, social and economic sustainability.

Commission Action: *Sacramento Housing and Redevelopment Commission:* At its October 6, 2021 meeting, the Sacramento Housing and Redevelopment Commission reviewed the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

Rationale for Recommendation: As a condition of the receipt of various federal grants provided through HUD, the regulations require the annual submittal of One-Year Action Plan describing proposed activities and expenditures that meet the goals and priorities of the City of Sacramento. In general, the purpose of the activities funded is to revitalize lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services and generating affordable housing opportunities. Newly funded capital improvement projects are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds in the current year. Proposed changes to the Citizen Participation Plan are administrative in nature.

Financial Considerations: Below are the proposed allocations in the 2022 One-Year Action Plan based on estimated revenues. Exhibit A includes details regarding proposed program and project allocations.

Emergency Solutions Grant (ESG)			
Revenue Source	Previous Years Reprogramming	2022 Estimated Allocation	Total
Estimated Entitlement	\$0	\$421,643	\$421,643
Reprogrammed Funds ¹	\$0	\$0	\$0
Program Income ²	\$0	\$0	\$0
Total	\$0	\$421,643	\$421,643

Community Development Block Grant (CDBG)			
Revenue Source	Previous Years Reprogramming	2022 Estimated Allocation	Total
Estimated Entitlement	\$0	\$4,839,133	\$4,839,133
Reprogrammed Funds ¹	\$2,018,570	\$0	\$2,018,570
Program Income ²	\$45,134	\$242,000	\$287,134
Total	\$2,063,704	\$5,081,133	\$7,144,837

HOME Investment Partnerships Program (HOME)			
Revenue Source	Previous Years Reprogramming	2022 Estimated Allocation	Total
Estimated Entitlement	\$0	\$2,517,795	\$2,517,795
Reprogrammed Funds ¹	\$0	\$0	\$0
Program Income ²	\$5,073,856	\$2,000,000	\$7,073,856
Total	\$5,073,856	\$4,517,795	\$9,591,651

HOME Investment Partnerships Program (HOME) American Rescue Plan			
Revenue Source	Previous Years Reprogramming	2021 Awarded Allocation	Total
Entitlement	n/a	\$9,125,315	\$9,125,315
Reprogrammed Funds ¹	n/a	\$0	\$0
Total		\$9,125,315	\$9,125,315

Housing Opportunities for Persons With AIDS (HOPWA)			
Revenue Source	Previous Years Reprogramming	2022 Estimated Allocation	Total
Estimated Entitlement	\$0	\$1,498,551	\$1,498,551
Reprogrammed Funds ¹	\$25,730	\$0	\$25,730
Program Income ²	\$0	\$0	\$0
Total	\$25,730	\$1,498,551	\$1,524,281

¹Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. Reprogrammed CDBG funds may include prior years' capital reserve funds.

²Program income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). The 2022 program income is estimated.

LBE - M/WBE and Section 3 requirements: Local Business Enterprise requirements do not apply to this report. Minority and Women's Business Enterprise requirements and Section 3 apply to all activities to the greatest extent feasible and as required by federal funding and in accordance with the SHRA's Section 3 Economic Opportunity Plan.

Respectfully Submitted by: _____

LA SHELLIE DOZIER
Executive Director

Attachments

- 1-Description/Analysis
- 2-Background
- 3-Resolution - 2022 Action Plan
- 4-Exhibit A – Proposed 2021 Action Plan Activities
- 5-Exhibit B – Amendment to the Citizen Participation Plan

Background**Attachment 2**

Since 1982, SHRA has managed and administered federal housing, public service, and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to an agreement between the City and County and its housing authorities.

Consolidated Plan

A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from the HUD. The Sacramento Consolidated Plan is a joint City-County planning document that identifies the City's housing, public service, and community development needs and describes a long-term strategy to meet those needs. The 2020-2024 Consolidated Plan was approved by the City Council and covers and provides the vision, goals and strategies for allocation of federal funds. Ongoing goals of the consolidated planning process include:

- Promote citizen participation in the development of local priority needs benefiting low- and moderate- income persons.
- Develop a series of One-Year Action Plans that will be the basis for assessment of performance.
- Consult with public and private agencies to identify needs and appropriate actions required to address their needs.

The Consolidated Plan explains how and why federal HUD funding for housing and community development activities should be used based on identified local needs. The Consolidated Plan has three overarching goals to address community needs including: 1) Provide affordable housing, including for those with special needs; 2) Provide a suitable living environment through more livable and integrated neighborhoods; and 3) Expand economic opportunities, especially for low- and moderate-income persons. The activities the City will undertake to achieve the stated objectives are detailed in Exhibit A to the Resolution.

Action Plan

The purpose of the annual One-Year Action Plan is to update the Consolidated Plan. The Action Plan details proposed Community Development Block Grant (CDBG), HOME Program, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA), activities, and budgets for the 2022 calendar year. In addition, staff is recommending amendments to prior years' Action Plans to allocate capital reserve and program income to fund new activities. It also provides the City with a basis for assessing its progress in meeting the goals of the Consolidated Plan through the Consolidated Annual Performance and Evaluation Reports (CAPER). The One-Year Action Plan describes the resources expected to be available in the coming program year from federal, nonfederal, and private sources. It includes a description of the activities that will be undertaken to meet the specific objectives in the Consolidated Plan. Throughout the year, SHRA meets with City Departments, the City Manager's Office and Council Members to receive input on Action Plan activities.

The Action Plan's key components are broken down in the following sections:

Infrastructure and Public Facility Improvements

There is a continuing need in the City for infrastructure and public facility improvements to serve low-and moderate-income areas within neighborhoods that either have inadequate facilities or where existing facilities suffer from heavy use or deferred maintenance, leading to disrepair or the facility has reached the end of its useful life. Capital improvement funding identified in the Action Plan strives for maximum leveraging opportunities in order to provide the greatest impact to residents. Supporting large infrastructure and public facility improvement projects benefiting low and moderate-income areas remains a key objective of the City's CDBG Program.

Proposed Action Plan infrastructure and public facility improvement projects were identified through consultation with community organizations and City staff and were selected based on the ability for them to be completed in a timely manner, CDBG program eligibility, and current City of Sacramento priorities. The Action Plan recognizes the limited federal, state, and local funding, and strategically focuses funding on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity that generates strategic and visible impacts which promote positive changes within the community.

Housing

The housing activities outlined in the Action Plan seek to support, increase and improve the multi-family housing stock, fund minor repairs to existing single-family homes, and provide decent and affordable housing to extremely low, low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been constrained in recent years due to the amount of entitlement grants from the federal government and limited state and local funding. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. Additionally, efforts have been made to reduce mobility barriers for low- and moderate-income households by supporting infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development and is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

To maximize fair housing choice, affordable housing rehabilitation and new construction are not limited to low- and moderate-income areas and can be developed where it is most appropriate. Guidelines for investing in affordable housing rehabilitation and new construction activities were approved by the City Council separately as part of SHRA's Multifamily Lending and Mortgage Revenue Bond Policies.

HOME Program

The HOME Program empowers grantees to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for construction of new housing. Additionally, HOME funds are also used for the rehabilitation of existing housing.

HOME American Rescue Plan -

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME).

The City of Sacramento is one of 651 State and local Participating Jurisdictions that qualified for an annual HOME Program allocation for FY 2021 and received HOME-ARP grants. The award allocation is a one-time amount of \$9,125,315.

HOME-ARP funds can be used for four eligible activities: 1) Production or Preservation of Affordable Housing; 2) Tenant-Based Rental Assistance (TBRA); 3) Supportive Services, Homeless Prevention Services, and Housing Counseling; 4) Purchase and Development of Non-Congregate Shelter. The ARP provides up to 15 percent of the allocation for administrative and planning costs.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partner with the City and Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (CoC). As such, SHRA is involved in discussions about the best methods to reach out to homeless persons and how to assess individual needs as part of ongoing coordination efforts. Additionally, the City has determined addressing homelessness is a high priority. SHRA continues to work with City staff on the most strategic use of federal funding for homeless services, including CDBG, HOME ARP, HOPWA, and ESG to reflect and complement the broader commitments of the City to prevent and end homelessness.

Objectives to address homelessness in 2022 include: 1) supporting efforts to continue the CoC System for homeless assistance through the provision of emergency shelters, rapid re-housing/prevention services, and including housing for the chronically homeless; and 2) providing permanent supportive housing services, and supportive services for low- and moderate-income persons and those with special needs, including the homeless and persons living with HIV/AIDS.

As part of the 2022 Action Plan, CDBG, HOME ARP, ESG, and HOWPA funding is expected to continue for established programs such as the emergency shelters, rapid re-housing and other actions related to the addressing and preventing homelessness.

Emergency Solutions Grant

SHRA, on behalf of the City of Sacramento, administers ESG funding. Upon approval of the Action Plan by the Sacramento City Council, SHRA will execute subrecipient agreements for rapid re-housing and emergency shelter programs. Rapid re-housing services include housing search and placement, housing stability case management, direct short-term rental assistance, rental application fees, security/utility deposits, and first/last months' rent.

HOPWA

HOPWA provides housing assistance and related supportive services to low-income persons living with HIV/AIDS and their families. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units, costs for facility operations, rental assistance, and short-term payments to prevent homelessness. Supportive services can include case management, substance abuse treatment, mental health treatment, nutritional services, job training and placement assistance, and assistance with daily living. In addition to funding for activities outlined above, SHRA works with developers in order to create affordable HOPWA housing units as opportunities present themselves.

As a HOPWA recipient, SHRA has the responsibility to serve eligible individuals within the Eligible Metropolitan Statistical Area (EMSA) which is a metropolitan area with more than 500,000 people and more than 2,000 persons living with HIV or AIDS. For HOPWA funds allocated to the City, the eligible area includes Sacramento, Yolo, Placer, and El Dorado counties. SHRA works with sub-recipients to provide services to HOPWA-eligible clients. In 2022, the anticipate service providers include: 1) CARES Community Health (Sacramento); 2) Communicare (Yolo County); 3) Sierra Foothills AIDS Foundation (El Dorado and Placer Counties); 4) Sunburst (Sacramento) 5) Volunteers of America (Sacramento); and 6) Colonia San Martin (Sacramento). These organizations provide services, case management and emergency shelter to individuals and families.

Public Services

An overall priority for CDBG is to increase self-sufficiency and economic opportunity for low-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The priority in the Consolidated Plan for the utilization of public service funding is to support vital services to the City's most vulnerable populations, including as providing meals to seniors and the services and emergency shelter to homeless households.

Fair Housing

SHRA, the City and County of Sacramento, and the Cities of Citrus Heights, Elk Grove, Rancho Cordova, and Folsom implement fair housing services through local partnerships. The result is the Renter's Hotline, which serves as a central intake point to provide counseling, dispute resolution and fair housing services for Sacramento County residents in a housing crisis or dispute. Access is through telephone and the internet. Other components include fair housing education and training for landlords, and implicit bias training and Investigation/Testing/Litigation.

Early Childhood Education Center Section 108 Loan Fund

On May 29, 2018, the City Council authorized the Housing Authority of the City of Sacramento to execute any and all documents as may be required by HUD to close a Section 108 loan in amount up to \$16.49 million. Section 108 loan funds were approved to be used towards the total cost of \$21.7 million in infrastructure improvements at the Mirasol Village project (Twin Rivers Transit Oriented Development and Light Rail Station Project). The approved uses included, but were not limited to, streets, curbs, gutters, sidewalks, utilities, sewer and water improvements, demolition of existing streets, walkways and existing utilities, as well as construction of a new community garden and a new public park. The Section 108 loan closed in December 2019.

In 2019, SHRA successfully applied for a Green Infrastructure (GI) grant in the amount of \$1,815,827 from the California Natural Resources Agency to be used for the construction of the Mirasol Village Park. The grant was awarded in March 2020.

Through the combined benefits of the GI grant funds, and careful project management, approximately \$2.5 million of unused Section 108 loan proceeds will be available after the final completion of the infrastructure and park and garden projects.

The Choice Neighborhoods Initiative Neighborhood Transformation Plan and the Mirasol Village site plan includes an Early Childhood Education (ECE) center that will serve up to 60 children Ages 0-4, but no funding source was identified. The total cost to develop the ECE is approximately \$3.7 million. Staff has applied for a federal grant of \$1.1 million that, if successful, will be awarded as part of the federal FY22 budget. Staff is also collaborating with the Sacramento Employment Training Agency (SETA) to secure long-term funding for operations.

Staff requests approval of an Action Plan Amendment reallocating up to \$2.5 million of Section 108 loan funds to develop the Mirasol Village Early Childhood Education center. Following Council approval, staff will amend the original Section 108 loan application to HUD, to add the ECE as a Public Facility. The Section 108 loan funds plus the federal grant will allow the ECE to be designed, constructed and ready for operation by early 2024.

**City of Sacramento
2022 One-Year Action Plan and Previous Years' Reprogramming**

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (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 One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities.

This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations, funding allocations, and eligibility criteria. Proposed activities address the priority needs and specific objectives adopted by the City Council on October 13, 2020.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for SHRA initiated projects under the California Environmental Quality Act (CEQA). Environmental review records are on file at SHRA.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan, and AI. These documents, on file with the Agency Clerk, are incorporated into this staff report and the record by this reference.

Definitions:

Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. CDBG funds may also include prior years' capital reserve funds.

Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.).

The following programs are listed on the pages below: CDBG, HOME, HOME American Rescue Act (ARP), ESG, and HOPWA

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

CDBG Revenue Source	Previous Years' Revenue Sources				
	2015-2019	2020	2021	2022	
Estimated Entitlement				Action Plan	Total
Unobligated Capital Reserve Available for Reprogramming*	\$1,500,696	\$422,874	\$95,000	\$4,839,133	\$4,839,133
Program Income**	\$0	\$0	\$45,134	\$242,000	\$2,018,570
Total	\$1,500,696	\$422,874	\$140,134	\$5,081,133	\$7,144,837

The following summarizes proposed CDBG activities for 2022. Activities are organized into Infrastructure and Public Facility Improvements, Housing Development, Preservation and Homeownership, Public Services, Grant Planning and Administration, Loan Repayments, and Capital Reserve.

CDBG Activity Summary	Previous Years Reprogramming	2022 Action Plan	Total
Infrastructure and Public Facility Improvements	\$150,000	\$2,710,000	\$2,860,000
Housing Development, Preservation and Homeownership	\$1,200,000	\$474,312	\$1,674,312
Public Services	\$535,000	\$63,000	\$598,000
Grant Planning and Administration	\$0	\$726,588	\$726,588
HUD Loan Repayments	\$0	\$722,000	\$722,000
Capital Reserve	\$178,704	\$385,233	\$563,937
Proposed Funding Total	\$2,063,704	\$5,081,133	\$7,144,837

*Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or are funds being moved to a new activity to ensure timely expenditure. Reprogrammed CDBG funds may also include prior years' capital reserve funds.

**Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). Program Income for 2021 is estimated.

INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENTS

The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other City Departments to maximize leveraging with the City's capital improvement plans.

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
<p>Northgate Blvd Signal Improvements: Construction signals at 1) Rio Tierra Ave and 2) Sosno Dr / Wisconsin Ave. Intersection modifications at Northgate Blvd and Haggin Ave, new curb ramps, signing and striping, utility modifications, right of way acquisition as needed, and interconnect installation along Northgate Blvd (W. El Camino Ave to I-80). (F3)</p>	\$0	\$500,000	\$500,000	2022 CDBG-EN	03K/6067, 7001/LMA
<p>Mangan Park Improvements: Construction of playground, basketball court renovation and accessibility improvements (D5)</p>	\$150,000	\$200,000	\$350,000	2020 CDBG-EN 2022 CDBG-EN	03E/2140, 2230/LMA
<p>O'Neil Field ADA Compliant Restroom: Construction of ADA compliant restroom. (D4)</p>	\$0	\$450,000	\$450,000	2022 CDBG-EN	03E/729, 715/LMA
<p>Manana Marler Park: Construction conversion of wading pool into splashpad. (D2)</p>	\$0	\$600,000	\$600,000	2022 CDBG-EN	03E/6500/LMA
<p>Thelma and Hawk Park: Park Master Plan preparation for new Park. (D3)</p>	\$0	\$25,000	\$25,000	2022 CDBG-EN	03E/7014/LMA
<p>Numa Park: Design and construction to replace playground. (D6)</p>	\$0	\$250,000	\$250,000	2022 CDBG-EN	03E/4802/LMA
<p>Clintley Park: Design and construction to replace the playground. (D5)</p>	\$0	\$250,000	\$250,000	2022 CDBG-EN	03E/3800/LMA
<p>Wood Park: Design of community garden, park and accessibility improvements. (D8)</p>	\$0	\$80,000	\$80,000	2022 CDBG-EN	03E/9606/LMA
<p>Woodlake Park: Design of ADA compliant perimeter walkway. (D2)</p>	\$0	\$80,000	\$80,000	2022 CDBG-EN	03E/6900/LMA
<p>Camelia Park: Design and engineering of irrigation system renovation. (D6)</p>	\$0	\$150,000	\$150,000	2022 CDBG-EN	03E/4801/LMA
<p>21st Avenue Park: Park Master Plan preparation for new Park in existing median. (D6)</p>	\$0	\$50,000	\$50,000	2022 CDBG-EN	03E/4801/LMA
<p>Tree Nursery Access Improvements: Design and construction of vehicle and pedestrian access improvements to City facility for future use as urban garden facility. (D5)</p>	\$0	\$50,000	\$50,000	2022 CDBG-EN	03E/4801/LMA
<p>Capital Improvement Project Environmental Review: Environmental review and studies for CDBG-eligible projects.</p>	\$0	\$25,000	\$25,000	2022 CDBG-EN	TBD
<p>Lawrence Park: Design, engineering and construction of walkway through the park, shade canopy installation, park furniture and amenities (tables, grills, etc.), shade structure repairs, new volleyball court turf, basketball court resurfacing, and trees. (Amends the 2021 Action Plan Project Description, no new funding) (D5)</p>	\$0	\$0	\$0	n/a	03E/5130, 5201, 5211/LMA
<p>Total CDBG Infrastructure and Public Improvements</p>	\$150,000	\$2,710,000	\$2,860,000		

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)					
The following are recommended activities that increase the marketability and livability of neighborhoods.					
<p>Minor Repair & ADA for Seniors and Low-Income Homeowners Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Safe at Home Program and the Home Assistance Repair Program for Seniors (HARPS).</p>	\$0	\$55,000	\$55,000	2022 CDBG EN	14H / LMH
<p>Home Repair Program: This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.</p>	\$50,000	\$200,000	\$250,000	2019 CDBG EN 2022 CDBG EN	14A / LMH
<p>Affordable Housing Rehabilitation Program: Provides loans and/or grants to rehabilitate low- and moderate-income multi-family housing units.</p>	\$200,000	\$0	\$200,000	2018 CDBG EN	14B/LMH
	\$600,000	\$0	\$600,000	2019 CDBG EN	
	\$250,000	\$0	\$250,000	2020 CDBG EN	
<p>Lead Based Paint Hazard Reduction Grant: Funds will be used for the required match to a recently received HUD grant for a new program to reduce the risk of lead poisoning in both single-family and multi-family homes.</p>	\$100,000	\$0	\$100,000	2021 CDBG EN	14I/LMH
<p>Housing Programs Implementation and Delivery: 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.</p>	\$0	\$219,312	\$219,312	2022 CDBG EN	14A / 14B / 14G
<p>Total CDBG Housing Development, Preservation and Homeownership</p>	\$1,200,000	\$474,312	\$1,674,312		

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
PUBLIC SERVICES					
The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.					
Homeless Activities: 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 provision of food.	\$0	\$63,000	\$63,000	2022 CDBG EN	05
	\$50,953	\$0	\$50,953	2015 CDBG EN	
	\$101,314	\$0	\$101,314	2016 CDBG EN	
	\$68,092	\$0	\$68,092	2017 CDBG EN	05 A
	\$60,807	\$0	\$60,807	2018 CDBG EN	
Meals on Wheels: Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.	\$253,834	\$0	\$253,834	2019 CDBG EN	
	\$535,000	\$0	\$535,000	Total	
Total CDBG Public Services	\$535,000	\$63,000	\$598,000		

GRANT PLANNING AND ADMINISTRATION					
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.					
Promise Zone Planning and Administration: Funds to provide staffing and grant application activities.	\$0	\$75,900	\$75,900	2022 CDBG EN	20
Consolidated Planning: Consultant (RFP 2018-024DD) contract extended to 12/31/2023. Additional funding of \$100,000 (\$50,000 City and \$50,000 County) for a total five-year contract amount of \$309,440. Consultant will continue providing Consolidated Plan services, including development of Action Plan, Action Plan amendments, CAPER, IDIS input, and review of administrative documents.	\$0	\$25,000	\$25,000	2022 CDBG EN	20
China Town Light Study: Analysis of lighting needs in the public right of way in the area bounded between W/3rd/5th Streets. (4)	\$0	\$50,000	\$50,000	2022 CDBG EN	20
Fair Housing Activities: Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.	\$0	\$169,162	\$169,162	2022 CDBG EN	21D
CDBG Planning and Administration: Administrative and Planning Services for CDBG Programs.	\$0	\$406,526	\$406,526	2022 CDBG EN	21A
Total Grant Planning and Administration	\$0	\$726,588	\$726,588		

Mirasol Village Section 108 Loan - Project Description Amendment to Add New Project and Fund

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
Mirasol Village (formerly Twin Rivers): Infrastructure - Design and construction of infrastructure improvements.		\$ 2,500,000		Section 108	03K
Mirasol Village (formerly Twin Rivers): Early Childhood Education Center Funding for design, permitting and construction the public facility.			\$ 2,500,000	Section 108	03F

HUD LOAN REPAYMENTS

The following debt service payments for HUD Section 108 loan and internal SHRA loans for commercial revitalization, job creation, and infrastructure development.

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
Section 108 Loan Repayment - Mirasol Village (formerly Twin Rivers): Annual debt service payment including principal and interest (variable) on Section 108 loan funds. Any unused funds from previous or the current year allocation is authorized to be returned to capital reserve for reallocation. (20 years remaining)	\$0	\$722,000	\$722,000	2022 CDBG	19F
Total CDBG Section 108 Loan Repayment	\$0	\$722,000	\$722,000		

CAPITAL RESERVE

Capital Reserve: Reserve accounts 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 the activities.

	2017 CDBG EN	2018 CDBG EN	2019 CDBG EN	2020 CDBG EN	2021 CDBG EN	2022 CDBG EN
	\$13,867	\$0	\$42,744	\$59,085	\$22,874	\$40,134
	\$42,744	\$0	\$59,085	\$0	\$40,134	\$0
	\$59,085	\$0	\$0	\$0	\$385,233	\$0
	\$22,874	\$0	\$0	\$0	\$385,233	\$0
	\$40,134	\$0	\$0	\$0	\$385,233	\$0
Total CDBG Capital Reserve	\$178,704	\$385,233	\$385,233	\$385,233	\$563,957	\$563,957

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Year Resources	Action Plan	Total
Estimated Entitlement		\$2,517,795	\$2,517,795
Reprogrammed Funds	\$0		\$0
Program Income	\$5,073,856	\$2,000,000	\$7,073,856
Total	\$5,073,856	\$4,517,795	\$9,591,651

The following summarizes proposed activities for 2022:

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME ONLY)				
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$2,448,088	\$0	\$2,448,088	2021 HOME PI
	\$0	\$875,103	\$875,103	2022 HOME PI
	\$0	\$1,258,898	\$1,258,898	2022 HOME EN
	\$2,448,088	\$2,134,001	\$4,582,089	Total
	\$2,448,087	\$0	\$2,448,087	2021 HOME PI
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$0	\$875,103	\$875,103	2022 HOME PI
	\$0	\$1,258,897	\$1,258,897	2022 HOME EN
Home Program Administration: Administrative services for the implementation of HOME-funded activities.	\$2,448,087	\$2,134,000	\$4,582,087	Total
	\$177,681		\$177,681	2021/2022 HOME PI
Total HOME Housing Development, Preservation and Homeownership	\$0	\$249,794	\$249,794	2022 HOME EN
	\$177,681	\$249,794	\$427,475	Total
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP -AMERICAN RESCUE PLAN (HOME-ARP) - One Time Award				
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of multi-family housing.	\$8,629,524		\$8,629,524	HOME ARP
	\$495,791		\$495,791	HOME ARP
Home Program Administration: Administrative services for the implementation of HOME ARP funded activities.				
Total	\$9,125,315			

EMERGENCY SOLUTIONS GRANT (ESG)

Proposed activities are based on the following estimated revenues:

ESG Revenue Source	2022 Action Plan	Total
Estimated Entitlement	\$421,643	\$421,643
Reprogrammed Funds	\$0	\$0
Program Income	\$0	\$0
Total	\$421,643	\$421,643

The following summarizes proposed activities for 2022:

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹
EMERGENCY SOLUTIONS GRANT (ESG)				
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$155,786	\$155,786	2022 ESG EN
Emergency Shelters (Public Services): Funds to provide emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$229,072	\$229,072	2022 ESG EN
ESG Program Administration: Administrative services for the implementation of ESG-funded activities.	\$0	\$31,204	\$31,204	2022 ESG EN
Total Emergency Solutions Grant	\$0	\$416,062	\$416,062	

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Proposed activities are based on the following estimated revenues:

HOPWA Revenue Source	Previous Years		Total
	2020-2021	2022 Action Plan	
Estimated Entitlement		\$1,498,551	\$1,498,551
Reprogrammed Funds	\$25,730		\$25,730
Total	\$25,730	\$1,498,551	\$1,524,281

The following summarizes proposed activities for 2022:

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹
HOPWA - City and County of Sacramento: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento. Final funding amount is subject to change.	\$2,317	\$0	\$2,317	2020 HOPWA EN
	\$6,203	\$0	\$6,203	2021 HOPWA EN
	\$0	\$782,800	\$782,800	2022 HOPWA EN
	\$8,520	\$782,800	\$791,320	Total
HOPWA - Yolo County: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in Yolo County. Final funding amount is subject to change.	\$0	\$40,000	\$40,000	2022 HOPWA EN
HOPWA - El Dorado and Placer Counties: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in El Dorado and Placer Counties. Final funding amount is subject to change.	\$0	\$111,826	\$111,826	2022 HOPWA EN
	\$0	\$281,105	\$281,105	2022 HOPWA EN
	\$0	\$281,105	\$281,105	2022 HOPWA EN
Multi-Family Housing Acquisition and Construction: Provides loans or grants for the acquisition or construction of low- and moderate-income multi-family housing for HOPWA-eligible clients.	\$0	\$562,211	\$562,211	Total
HOPWA Program Administration: Administrative services for the implementation of HOPWA-funded activities.	\$0	\$48,805	\$48,805	2022 HOPWA EN
Total HOPWA	\$8,520	\$1,545,642	\$1,554,162	

Footnotes:

1 Source: Program Income = PI and Entitlement = EN

2 CD86 Criteria: Includes activity eligibility, matrix codes, census tracts, and national objectives.

RESOLUTION NO. 2021 -

Adopted by the Sacramento City Council

on date of

APPROVAL OF THE 2021 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOME INVESTMENT PARTNERSHIPS PROGRAM AMERICAN RESCUE PLAN (HOME ARP), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AMENDMENT TO THE CITIZENS PARTICIPATION PLAN; AUTHORIZATION FOR SHRA TO ADMINISTER LEAD BASED PAINT HAZARD CONTROL GRANT FUNDS AND OTHER RELATED ACTIONS

BACKGROUND

- A. Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the CDBG program and was subsequently designated as the public entity to administer HOME, ESG, and HOPWA, funding originating from the Department of Housing and Urban Development (HUD).
- B. As the recipient of HUD funding and designated agent for the City of Sacramento, SHRA is authorized to submit environmental determinations on the City's behalf and on the behalf of non-profit sub-recipients.
- C. The recommended actions are consistent with the goals of the 2020-2024 Consolidated Plan, which was approved in 2019 by City Council Resolution 2019-0408 and amended in 2020 by City Council Resolution 2020-0098.
- D. A noticed public hearing soliciting comments on the 2022 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 6, 2021, the noticed 30-day public comment period was from September 17 to October 18, 2021.
- E. On May 28, 2018, the City Council approved a Consolidated Plan Substantial Amendment, a One Year Action Plan Amendment to pledge CDBG funds to repay the Section 108 Program Loan for the infrastructure for the Mirasol Village (formerly Twin Rivers) Transit Oriented Development.
- F. In 2021, the American Rescue Plan appropriated \$5 billion to help communities provide housing, shelter, and services for people at risk of homelessness or experiencing homelessness; the City of Sacramento received \$9,125,315 in HOME American Rescue Plan (ARP) one-time funding through the HOME formula.

- G. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(1) and (3). Environmental reviews for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice limiting actions. Activities identified in the Action Plan as public services, supportive services, tenant-based rental assistance, facility operations, and program administration have been reviewed pursuant to CEQA and NEPA and no further review is required for these activities.
- H. SHRA staff will continue to integrate and collaborate on programming efforts with City departments utilizing Federal, State and local funding.
- I. In August 2021, SHRA was awarded Lead Based Paint Hazard Control Grant funds from HUD's office of Lead Based Paint and Healthy Homes.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.
- Section 2. Amendments to prior years' Action Plans are approved and effective immediately.
- Section 3. Amendments to prior years' Action Plans and the 2022 One-Year Action Plan, which allocates CDBG, HOME, HOME ARP, ESG, and HOPWA funds as described in Exhibit A is approved.
- Section 4. SHRA is authorized to amend its budget to allocate CDBG, HOME, HOME ARP, ESG, and HOPWA funding for programs and projects in accordance with the amendment of the prior years' Action Plans and the 2022 One-Year Action Plan and amend the budget if the HUD grant awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities. These actions supersede any actions in the 2022 SHRA budget.
- Section 5. The City Manager, or designee, is authorized to execute agreements with SHRA to carry out activities contained in the 2022 One-Year Action Plan and amendment to the various years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA Counsel and the City Attorney.
- Section 6. SHRA is authorized and delegated authority to act as agent on behalf of the City of Sacramento to execute grant agreements with HUD and execute

agreements and contracts with the appropriate entities to carry out projects and programs in accordance with the 2022 One-Year Action Plan and amendments to prior years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA's Office of the General Counsel.

- Section 7.** SHRA is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the federal programs as described in the 2022 One-Year Action plan in compliance with applicable federal laws and regulations as outlined in Exhibit A.
- Section 8.** SHRA is authorized to submit the 2022 One-Year Action Plan and amendments to prior years' Action Plans to HUD.
- Section 9.** The City and County of Sacramento Citizen Participation Plan is amended (Exhibit B).
- Section 10.** SHRA is authorized to submit an amendment to the Twin Rivers Section 108 loan application to HUD to add the Childhood Education Center to the project description.
- Section 11.** SHRA is delegated the authority to fully administer the Lead Based Paint Hazard Reduction Grant Funds, which includes without limitation actions such as accepting grant funds, identifying and selecting projects to fund, and negotiating, executing and amending agreements and related grant funds, to amend its budget accordingly, and to execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the Lead Based Paint Hazard Reduction grant program. documents.

Table of Contents:

Exhibit A: 2022 Action Plan

Exhibit B: City and County of Sacramento Citizen Participation Plan Amendment

RESOLUTION NO. SHRC-_____

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

OCTOBER 6, 2021

AUTHORITY TO SUBMIT THE 2021 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AND OTHER RELATED ACTIONS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires adoption of a Consolidated Plan to identify the programs and projects for the expenditure of federal Community Development Block Grant, Home Investment Partnership Program, HOME American Rescue Plan (HOME ARP), Housing Opportunity for Persons with AIDS and Emergency Solutions Grant funds; and

WHEREAS, since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the community development funding originating from HUD on behalf of the City and County of Sacramento; and

WHEREAS, SHRA serves as a joint staffing agency for administration of Consolidated Plan programs in both the City of Sacramento and the County of Sacramento; and

WHEREAS, as the recipient of HUD funding and designated agent for the City and County of Sacramento, SHRA is authorized to submit an environmental determination on their behalf and on behalf of non-profit subrecipients; and

WHEREAS, the 2020-2024 Consolidated Plan, was approved by Sacramento Housing and Redevelopment Commission by Resolution No. 2019-22; and Amendment #1 to the Consolidated Plan by Resolution 2020-08.

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2: Subject to approval of the 2022 One-Year Action Plan by the Sacramento City Council and the Sacramento County Board of Supervisors, the Executive Director, or designee, is authorized to:

- Amend the SHRA budget to allocate the CDBG, HOME, HOME ARP, HOPWA, and ESG grant funding for programs and projects in accordance with the amendment of the prior years' Action Plan and 2022 One-Year Action Plan. These actions supersede any actions in the SHRA 2022 budget.
- Approve amendments to prior year Action Plans effective immediately.
- Amend CDBG Capital Reserve, HOME, HOPWA, and ESG budgets if HUD awards are less than or greater than anticipated to the extent necessary to implement and ensure the timely completion of activities.
- Negotiate, execute and amend agreements, contracts, and documents with HUD and the appropriate entities to carry out the Action Plans' activities in compliance with adopted policies, guidelines and federal law, as approved to form by SHRA Counsel.
- Submit the 2022 One-Year Action Plan and amendments to prior years' action plans to HUD.

Section 4. The City and County of Sacramento Citizen Participation Plan Amendment in Exhibit 2 is adopted.

CHAIR

ATTEST:

CLERK

RESOLUTION NO. SHRC-_____

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

OCTOBER 6, 2021

AUTHORIZATION FOR SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) TO ADMINISTER THE LEAD BASED PAINT HAZARD REDUCTION GRANT RECEIVED FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF LEAD HAZARD CONTROL AND HEALTHY HOMES; AUTHORIZATION TO ACCEPT GRANT FUNDS, AMEND SHRA BUDGET, NEGOTIATE AND ENTER INTO NECESSARY AGREEMENTS RELATED TO THE GRANT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Homes recently awarded SHRA \$2 million dollars to be used for Lead Based Paint Hazard Reduction in eligible properties throughout the City and County of Sacramento, and

WHEREAS, SHRA proposes to offer grants of up to \$10,000 to help eliminate lead paint in older homes where it can pose a serious health threat to children.

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2: The Executive Director, or her designee, is authorized to administer, in full, the Lead Based Paint Hazard Reduction grant.

Section 3: The Executive Director, or her designee, is authorized to accept \$2 million in Lead Based Pain Hazard Reduction Grant funds, identify and select projects to fund, amend the

**Authorization For Sacramento Housing And Redevelopment Agency (Shra) To Adminster The
Lead Based Paint Hazard Reduction Grant**

Page 2

**SHRA budget accordingly, and negotiate, execute and amend all related agreements and
documents necessary to implement the grant.**

CHAIR

ATTEST:

CLERK



City and County of Sacramento Citizen Participation Plan

INTRODUCTION

Jurisdictions receiving housing and community development block grant funds from the U.S. Department of Housing and Urban Development (HUD) are required to adopt a Citizen Participation Plan (CPP) that sets forth the jurisdiction's policies and procedures for citizen participation for the planning and allocation of various such funds federal funds. The CPP specifies how jurisdictions will engage stakeholders and the public regarding the community's needs in the areas of community development, affordable housing, and homelessness. Jurisdictions must take appropriate actions to encourage the participation of all its citizens, including minorities—persons of color, and non-English speaking persons, and persons with disabilities, and residents of public and assisted housing developments and recipients of tenant-based assistance.

The Citizen Participation Plan is a pathway for all citizens to exercise their voice and influence decisions that affect their communities, neighborhoods, and way of life.
-HUD Citizen Participation and Consultation Toolkit

It is the intent of the City of Sacramento (City), the County of Sacramento (County), and the Sacramento Housing and Redevelopment Agency (SHRA) to encourage and facilitate the participation of all the residents in the formulation of priorities, strategies, and funding allocations in the development of the following: ~~Analysis of Impediments to Fair Housing Choice (AI)~~, Five-year Consolidated Plan and the One-Year Action Plan (Action Plan), Citizen Participation Plan (CPP), Substantial Amendments thereto, Assessment of Fair Housing (AFH) or Analysis of Impediments (AI), and annual performance reports for the following ~~five~~ programs funded by the U.S. Department of Housing and Urban Development (HUD).

- Community Development Block Grant (CDBG);
- ~~Neighborhood Stabilization Program (NSP);~~
- HOME Investment Partnerships (HOME);
- Emergency Solutions Grant (ESG); and
- Housing Opportunities for Persons with Aids (HOPWA); and-
- Other new or temporary HUD block grant funds for which the City and County of Sacramento is entitled.

DISASTER PLAN

~~Citizen Participation Plan Disaster Plan language added by City Council and Board of Supervisors on April 7, 2020: In event of a local, state, and/or national natural disaster existing and/or new funding may be allocated or re-allocated in an expedited timeframe. This will be done to streamline the allocation process and reduce delays in accessing grant funds. All required HUD notices, waivers, award letters, or other HUD communications will be followed.~~

~~To achieve this minimum expedited timeframe, the citizen participation process may also be temporarily expedited. requirements of the participation process, which may include a shift to virtual meetings and/or hearings, it will be applied per HUD notices, waivers, award letters, or other HUD communications to the Consolidated Plan and/or substantially amended Action Plan(s).~~

~~If applicable, temporary changes that are made to the citizen participation process as the result of a disaster will be communicated in an amended CPP.~~

USE OF THE CITIZEN PARTICIPATION PLAN

The City, County, and SHRA are committed to vigorously following, implementing, and abiding by both the letter and spirit of this Citizen Participation Plan (CPP). This plan identifies strategies to obtain participation from those persons directly affected by the AI, the Consolidated Plan, Action Plans, CPP, and Substantial Amendments thereto, and the AFH/AI. It is SHRA's intent to provide accurate information and timely notification of activities, to provide education and assistance to citizens to access the programs, to involve citizens during all stages of the process, and to respond to specific complaints and needs of citizens.

CITIZEN PARTICIPATION PROCESS

~~This section describes how the City, County and SHRA will take actions appropriate to encourage the participation of all residents/citizens, including persons of color, minorities and persons with limited English speaking proficiency (LEP populations), and persons with disabilities, as well as and residents of public and assisted housing, recipients of tenant-based assistance, and residents of targeted revitalization areas in which developments are located. SHRA staff will encourage the participation of residents of public and assisted housing developments and recipients of tenant-based assistance in the process of developing and implementing the goals of the AI and the Consolidated Plan, and the AFH/AI along with residents of targeted revitalization areas in which developments are located.~~

Coordination with Housing Authority. Staff will coordinate with the Housing Authority on the development of the AFH/AJFFH, and shall provide information to the Housing Authority about Consolidated Plan activities related to its developments and surrounding communities that the Housing Authority can make available at the annual public hearing for the Public Housing Agency Plan.

Stakeholder consultation. SHRA will also invite relevant local and regional institutions, private and nonprofit housing developers, and representatives of the business community, to be part of the engagement process as plans are developed. These may include, but are not limited to, Chambers of Commerce, foundations, faith-based organizations, nonprofit organizations, and community development associations.

~~SHRA, as the recipient and administrator of the HOPWA program on behalf of the City of Sacramento, must consult broadly within the eligible metropolitan statistical area (EMSA) to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families.~~ **Continuum of Care consultation.** Additionally, as a recipient and administrator of ESG, SHRA ~~will~~ must consult with the Continuum of Care (COC) in the allocation, performance, and evaluation of activities assisted with ESG funds.

HOPWA consultation. SHRA, as the recipient and administrator of the HOPWA program on behalf of the City of Sacramento, will consult broadly within the eligible metropolitan statistical area (EMSA) to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families.

Inclusive public process techniques. SHRA embraces HUD's intent to develop a "shared vision for change in communities and neighborhoods" that could benefit from block grant programs (91.105(a)(2)(iv)). Inclusive public process techniques work to "meet people where they are" by providing easy access to participation (e.g., through virtual meetings at times when children are in school); thanking participants for their time by providing light snacks, childcare, and takeaways at meetings (as allowed by HUD block grant regulations); holding meetings in various locations at different times and in space accessible to people with disabilities; utilizing basic technology for engagement (e.g., online surveys that can be taken on a smartphone); and by providing translation and interpretation services for LEP populations and persons with disabilities (e.g., sign language).

Overview of process.

The general structure of citizen review/participation component has four tiers:—citizens and residents, community groups and organizations, the Sacramento Housing and Redevelopment Agency Commission (SHRC), and the Sacramento City Council and the Sacramento County Board of Supervisors, the governing bodies of SHRA.

- Many project ideas occur at the community level. Depending on the plan, engagement of citizens and residents may include: SHRA staff attendance and presentations at ongoing neighborhood meetings, focus groups with stakeholders, focus groups with residents, convening of residents and stakeholders at

community meetings unique to the plans, convening of city and county staff to discuss community needs, resident surveys, and stakeholder surveys.

- SHRA staff develop program allocation proposals based on these ideas, which are then recommended to the SHRC who reviews all housing and community development activities.
- The SHRC recommendation then proceeds to the City Council or Board of Supervisors (depending upon project/program jurisdiction) for final review and approval.

The Consolidated Plan and Action Plan must detail how this outreach was conducted, including how and when meetings were held, when the public comment period occurred, and how SHRA addressed public comments.

■

Comments and suggestions from the public are welcome at all times. To facilitate public interaction, at least one public hearing will be held prior to the adoption of the AI, Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and when making Substantial Amendments. No less than two public hearings will be held at different stages of the program year. Together, the meetings will address housing and community development needs, development of proposed activities, and review of program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities.

CAPER (Consolidated Annual Performance Evaluation Report)

SHRA will notify the public by publishing a notice in at least one paper of general circulation and on the SHRA website at least 15 days prior to the submission of the report to HUD. The notice will:

- State where and how the report may be obtained;
- Allow at least 15 days for comments prior to the submission of the report to HUD; and
- State how the public can submit comments.

All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within 15 working days, where practicable.

Other forms of a public hearing will be allowed (e.g. video) during a Disaster and/or as communicated by HUD by Notice, Award Letter, Memorandum or other form of communication.

PUBLIC COMMENTS

Citizens may submit comments verbally or in writing at public hearings or directly to SHRA staff. Written comments, questions or inquiries regarding CDBG, NSP, HOME, ESG and HOPWA programs are to be addressed to:

Sacramento Housing and Redevelopment Agency
 Attn:– Federal Programs
 801 12th Street
 Sacramento, CA 95814
Program Manager phone and email address

All comments received in writing or orally at a public hearing will be considered when preparing the Consolidated Plan, One-Year Action Plan, or Substantial Amendments thereto. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within fifteen working days, where practicable.
DEFINITIONS

~~**Analysis of Impediments:** As part of the Consolidated Plan, all grantees must certify that they will affirmatively further fair housing, which means conducting an Analysis of Impediments to Fair Housing Choice (AI), taking appropriate actions to overcome the effects of any impediments identified through that analysis, and keeping records of these actions.~~

~~**Affirmatively Further Fair Housing (AFFH):** AFFH refers to the obligation that recipients of federal housing and community development funds have as part of receiving funds. The AFFH requirement was enacted with the Fair Housing Act (FHA of 1968).~~

~~**Affirmatively Further Fair Housing (AFFH):** AFFH refers to an analysis performed in accordance with requirements for consultation and community participation that includes an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals, and is conducted and submitted to HUD using the HUD-developed Assessment Tool.~~

~~**Consolidated Plan:** This is a five-year planning document that is submitted to HUD and serves as the joint planning document for the City and County of Sacramento and application for funding for CDBG, NSP, HOME, ESG, and HOPWA. The document is developed in accordance with Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5)), 24 CFR Part 5, and 24 CFR Part 91 and sets forth the priorities and strategies of the programs for a five-year period.~~

~~**One-Year Action Plan:** This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects~~

~~and activities for the CDBG, NSP, HOME, ESG, and HOPWA programs. SHRA develops the document annually in accordance with 24 CFR 91.505.~~

~~**Consolidated Annual Performance Evaluation Report (CAPER):** This document reports on the progress made in carrying out the AI, Consolidated Plan and One-Year Action Plan activities. SHRA prepares the report annually in accordance with 24 CFR Part 91.~~

~~**Public Hearing:** A public hearing is a public meeting that has been publicly noticed in a local newspaper of general circulation, or noticed in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and substantial amendments.~~

~~**Substantial Amendment:** A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously approved (purpose, scope, location and beneficiary). In accordance with the original intent of the funds identified in the previously undertaken citizen participation process, the following administrative changes to previously approved activities or programs are not considered substantial amendments:~~

- ~~• Amending the budget (including entitlement funds and program income) by less than the amount in which SHRA's Executive Director or respective designee is authorized by the governing body, currently \$100,000.~~
- ~~• Allocating a different year's funding (including entitlement funds and program income) than originally approved as long as it is under the administrative budget amendment limit authorized by the governing body.~~
- ~~• Cancelling or defunding an activity or program if none or some of the funds were not expended. Such funds can then be re-allocated in a subsequent One-Year Action Plan.~~

~~Substantial Amendments will follow local procedures for formal noticing of public hearings and citizen comment period per 24 CFR 91.105 and 505(b).~~

~~**VIRTUALrtual MEETINGS**~~~~etings~~~~**PUBLIC /HEARING**~~~~Searings~~

~~Public hearings may be held in-person, or virtual, or both.~~

~~Public hearings will be held at a time and in a location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Other forms of public hearings will be allowed (e.g. video) during a Disaster and/or as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication.~~

~~Citizen Participation Plan virtual meetings/hearings language added by City Council and Board of Supervisors on September 22, 2020: Virtual meetings and virtual public hearings will be held in place of in-person meetings/hearings when needed in cases of natural disasters, health pandemics, or similar threats, as authorized by the Sacramento~~

Housing and Redevelopment Commission, Sacramento City Council, and Sacramento County Board of Supervisors and as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication. In addition, this Citizen Participation Plan will follow HUD notices, waivers, award letters or other communications related to virtual and in-person public meetings or hearings.

Current meeting protocols: Meetings of the Sacramento Housing and Redevelopment Commission are closed to the public until further notice in compliance with state guidelines on social distancing, in accordance with the Brown Act, (as currently in effect under the State Emergency Services Act), the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020. These measures facilitate participation by members of the Commission, Staff, and the public and allow meetings to be conducted by teleconference, videoconference, or both.

Refer to the Sacramento City Council, and Sacramento County Board of Supervisors' and/or the SHRA Commission web pages for current public meeting policies and procedures.

CONSOLIDATED PLAN, ONE-YEAR ACTION PLAN, CITIZEN PARTICIPATION PLAN, AND SUBSTANTIAL AMENDMENTS THERETO

~~Comments and suggestions from the public are welcome at all times. To facilitate public interaction, at least one public hearing will be held prior to the adoption of the AI, Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and when making Substantial Amendments. No less than two public hearings will be held at different stages of the program year. Together, the meetings will address housing and community development needs, development of proposed activities, and review of program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities.~~

SHRA will notify the public of these hearings by publishing a notice in at least one paper of general circulation and on SHRA's website at least 30 days in advance of the hearings days or for a shorter duration as communicated by HUD via Notice, Award Letter, Memorandum or other form of communication. Public hearings will be held at a time and in a location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Other forms of public hearings will be allowed (e.g. video) during a Disaster and/or as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication. -The notice will:

- Describe the AFH/AI development process and goals prior to adoption;
- For the Consolidated Plan, Substantial Amendment, One-Year Action Plan or Action Plan Amendment, describe the approximate amount of funding and range of possible activities, including the estimated amount that will benefit persons of low- and moderate-income; and;

- Identify any activities that could result in displacement and the plan for mitigating displacement and types and level of assistance SHRA will make available to displaced persons;
- State where and how information may be obtained;
- State the date of the public hearing;
- Allow 30 days for public comments prior to adoption of the AIAFH/AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, or Substantial Amendments or other length of time as indicated above;
- State how LEP and persons with disabilities can request translation, interpretation, and reasonable accommodations; and
- State how the public can submit comments.

~~Public hearings will be held at a time and in a location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Other forms of public hearings will be allowed (e.g. video) during a Disaster and/or as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication.~~

~~All comments received in writing or orally at a public hearing will be considered when preparing the Consolidated Plan, One-Year Action Plan, or Substantial Amendments thereto. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within fifteen working days, where practicable.~~

CAPER (Consolidated Annual Performance Evaluation Report)

~~SHRA will notify the public by publishing a notice in at least one paper of general circulation and on the SHRA website at least 15 days prior to the submission of the report to HUD. The notice will:~~

- ~~State where and how the report may be obtained;~~
- ~~Allow at least 15 days for comments prior to the submission of the report to HUD; and~~
- ~~State how the public can submit comments.~~

~~All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within 15 working days, where practicable.~~

~~Other forms of a public hearing will be allowed (e.g. video) during a Disaster and/or as communicated by HUD by Notice, Award Letter, Memorandum or other form of communication.~~

SPECIAL ALLOCATIONS

HUD may allocate new or expanded grants in response to natural disasters, emergency situations, and/or health care crises. In event of a local, state, and/or national natural disaster, emergency, or health care crisis, existing and/or new funding may be allocated or re-allocated in an expedited timeframe. This will be done to streamline the allocation process and reduce delays in accessing grant funds. All required HUD notices, waivers, award letters, or other HUD communications will be followed.

To achieve this expedited timeframe, the citizen participation process may also be temporarily expedited. The participation process, which may include a shift to virtual meetings and/or hearings, will be applied per HUD notices, waivers, award letters, or other HUD communications.

If applicable, temporary changes that are made to the citizen participation process as the result of a disaster will be communicated in an amended CPP.

SUBSTANTIAL AMENDMENTS

A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously considered by stakeholders or approved by HUD (e.g., change in the allocation among program activities, change in geographic allocation, change in beneficiaries) in accordance with the original intent of the funds identified in the previously undertaken citizen participation process.

Criteria for substantial amendments includes:

- An increase of 15% or more in a block grant's funding (e.g., additional HOME dollars are made available during the program year because of a special allocation and the new allocation is 15% or more of the allocation included in the Consolidated Plan or Action Plan).
- A change in the distribution of CDBG funds among eligible activities when that change increases or decreases the allocation of funds available for that activity by 25% or more.
- A change in the purpose, scope, location, or beneficiaries that is so significant it could be considered a new activity.
- New and unanticipated funding is received from HUD. In this case, the citizen participation for the amendment will follow HUD's guidance or reflect the typical process in this CPP.

The following administrative changes to previously approved activities or programs are not considered substantial amendments:

- Amending the budget (including entitlement funds and program income) by less than the amount in which SHRA's Executive Director or respective designee is authorized by the governing body, currently \$100,000.

- Allocating a different year's funding (including entitlement funds and program income) than originally approved as long as it is under the administrative budget amendment limit authorized by the governing body.
- Cancelling or defunding an activity or program if none or some of the funds were not expended. Such funds can then be re-allocated in a subsequent One-Year Action Plan.

Substantial Amendments will follow local procedures for formal noticing of public hearings and citizen comment period per 24 CFR 91.105 and 505(b).

OTHER CITIZEN PARTICIPATION REQUIREMENTS

Notification to Interested Parties: SHRA will endeavor to directly notify interested parties of scheduled public hearings. A list of persons and community groups interested in receiving such notices will be maintained by SHRA. Notices will be included on SHRA's website and, as relevant, part of social media posts and email blasts. -

Access to Records: Electronic copies of the AFH/AI, Consolidated Plan, Action Plan, CAPER and related documents that are adaptable for screen readers will be made available and posted on SHRA's website during the draft review period and for two years subsequent to the initial publishing.

A free copy of the AFH/AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, and CAPER are available at no cost to persons and organizations that request it; this includes the availability of materials in a form accessible to persons with disabilities, upon request. SHRA will provide access to public records related to the AFH/AI, Consolidated Plan, One-Year Action Plan, and Amendments and the jurisdiction's use of assistance under the programs covered by the plans during the preceding five years through written or verbal request. SHRA may charge a fee for copies to recover the cost of material and operations. SHRA will require an appointment to view records and, in most case, will require SHRA staff to be present during inspection of records.

Accessibility, Translation, and Interpretation Services: If limited English proficiency or disabled persons are unable to and request assistance to participate in a public hearing, SHRA staff will retain appropriate assistance to allow such residents to participate. Generally, assistance will consist of obtaining appropriate interpreter services. However, if such assistance presents an undue financial or administrative burden, SHRA will consider it mandatory only in instances where it is expected that a significant number of limited English proficiency or disabled persons will be in attendance. Generally, meeting facilities are accessible to persons with disabilities, but if special assistance is needed the Agency Clerk should be contacted at (916) 440-1363 at least 48 hours prior to the meeting. For virtual meetings/hearings that are held via a platform that allows video participation, there will also be an option for residents to access the meeting via telephone.

Technical Assistance:—SHRA will endeavor to assist community groups and individuals as requested. The provision of assistance will be determined based upon the following: staff availability; the relationship of the request to the priorities adopted in the AFH/AI and Consolidated Plan; and other available resources.—At a minimum, SHRA will advise on all technical questions, such as determining the eligibility of a request.

Complaints:—SHRA will respond to written complaints from citizens related to the AFH/AI, Consolidated Plan, One-Year Action Plan, Substantial Amendments, administrative amendments and performance reports within 15 working days.

Responsibility:—SHRA will retain responsibility and authority to outreach to ~~minorities~~ persons of color and persons with limited English proficiency, as well as persons with disabilities, during the development of the AFH/AI, the Consolidated Plan and One-Year Action Plan. This responsibility and authority is not restricted by the citizen participation requirements.

MINIMIZING DISPLACEMENT AND RELOCATION BENEFITS

CITY AND COUNTY OF SACRAMENTO RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

SHRA, administrator of the ~~ESG, CDBG, HOPWA, NSP and HOME~~CDBG, HOME, ESG, HOPWA programs for the City or County of Sacramento, will comply with all federal regulations governing residential antidisplacement and relocation assistance as they pertain to these programs.

Specifically, SHRA will comply with Section 104(d) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(d)] and implementing regulations at 24 CFR Part 42. HUD assisted programs administered by SHRA which are governed by these regulations are the CDBG, HOME, ESG, HOPWA, ESG, CDBG, HOPWA, NSP, HOME, the Section 108 Loan Guarantees Program, ~~and the Urban Development Action Grant Program.~~

SHRA will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than as lower-income housing as a direct result of activities assisted with funds under the above-stated programs.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Pursuant to 24 CFR 42.375(c) and before entering into a contract committing the City or County of Sacramento to provide funds for a project that will directly result in demolition or conversion, SHRA will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted activity;

2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission will identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size will be submitted and disclosed to the public as soon as it becomes available;
5. The source of funding and a time schedule for the provision of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a—lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, SHRA will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

SHRA's Development Department, 801-12th Street, is responsible for tracking the replacement of lower-income dwelling units and ensuring that it is provided within the required period.

SHRA will provide relocation assistance, as described in 24 CFR Part 42, Subpart C--Requirements Under Section 104(d) of the Housing and Community Development Act of 1974, to each lower-income person who, in connection with an activity assisted under any program subject to this subpart, permanently moves from real property or permanently moves personal property from real property as a direct result of the demolition or conversion of a lower-income dwelling.

Depending upon program requirements, SHRA is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling units or the conversion of lower-income dwelling units to another use.

Consistent with the goals and objectives of activities assisted under Section 104(d) of the Housing and Community Development Act of 1974, as amended, SHRA will take the following steps to minimize the direct and indirect displacement of persons from their homes:

1. In structuring proposed projects for funding consideration, SHRA (a) make an assessment of the potential displacement which might occur from the project as proposed, (b) consider alternatives which would minimize displacement, and (c) select the most feasible alternative which both meets project goals and minimizes displacement.
2. For programs assisted through ~~ESG, HOME, HOPWA, CDBG, NSPCDBG, HOME, ESG, HOPWA~~ or Section 108 resources, in which a property owner voluntarily seeks such assistance (such as a rehabilitation loan), SHRA will assess the potential displacement which may result from the project and the costs associated with such displacement and advise the property owner. The property owner shall be further advised of his/her responsibility to pay for such costs. SHRA will provide technical assistance to owners on methods to minimize permanent displacement (and therefore costs) such as scheduling construction activities in phases to allow tenants to temporarily move and thereby avoid permanent displacement, referring eligible tenants to assistance programs (such as Housing Choice Voucher) to help stabilize the tenant's rent, or other alternatives appropriate to the assisted activity.
3. For major publicly initiated programs, where the displacement assessment indicates substantial direct or indirect displacement may occur, SHRA will prepare a project specific displacement mitigation/ relocation plan in order to ensure implementation consistent with HUD regulations.
4. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation by working with empty units first.
5. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.

REGULATIONS CITED IN THE DEVELOPMENT OF THIS DOCUMENT

- Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5))
- 24 CFR Part 91.100 Consultation; local governments
- 24 CFR Part 91.105 Citizen participation plan; local governments
- 24 CFR Part 91.401 Citizen participation: HOME Consortia
- 24 CFR Part 91.505 Amendments to the consolidated plan
- 24 CFR Part 5.150 – 5.180 Affirmatively Furthering Fair Housing
- 24 CFR Part 92 HOME Investment Partnerships Program
- 24 CFR part 570 Community Development Block Grant

- 24 CFR part 574 Housing Opportunities for Persons with AIDS
- 24 CFR part 576 Emergency Solutions Grant

DEFINITIONS

Assessment of Fair Housing/Analysis of Impediments: As part of the Consolidated Plan, all grantees must certify that they will affirmatively further fair housing (AFFH). HUD provides grantees options for demonstrating their AFFH commitment, including conducting a study of fair housing impediments and developing an action plan to address barriers and minimize future impediments. This analysis is called an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). The State of California requires an AFH be conducted with regional Housing Elements.

Affirmatively Further Fair Housing (AFFH): AFFH refers to the obligation that recipients of federal housing and community development funds have as part of receiving funds. The AFFH requirement was enacted with the Fair Housing Act (FHA of 1968).

Consolidated Plan: This is a five-year planning document that is submitted to HUD and serves as the joint planning document for the City and County of Sacramento and application for funding for CDBG, HOME, ESG, HOPWA, and similar new or temporary grants. The document is developed in accordance with the Code of Federal Regulations (CFR) Title 24. CFR Part 91 sets forth the priorities and strategies of the programs for a five-year period.

One-Year Action Plan: This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG, HOME, ESG, HOPWA, and similar new or temporary grants programs. SHRA develops the document annually in accordance with 24 CFR 91.505.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress made in carrying out the Consolidated Plan, One-Year Action Plan and fair housing plan activities. SHRA prepares the report annually in accordance with 24 CFR Part 91.

Public Hearing: A public hearing is a public meeting that has been publicly noticed through postings through SHRA's and the City or County of Sacramento websites, email blasts, social media, ads in general circulation and culturally-specific newspapers, or in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, the One-Year Action Plan, the CAPER, Citizen Participation Plan, and substantial amendments. Public hearings may also be part of the community engagement process for AFHs/AIs.

Substantial Amendment: A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously considered by stakeholders or approved by HUD (e.g., change in the allocation among program activities, change in geographic

allocation, change in beneficiaries) in accordance with the original intent of the funds identified in the previously undertaken citizen participation process.



October 6, 2021

**Sacramento Housing and
Redevelopment Commission
Sacramento, CA**

Honorable Members in Session:

SUBJECT:

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs; Amendment of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget, Amendment To The Citizen Participation Plan; Authorization To Administer Lead Based Paint Hazard Reduction Grant Funds From HUD

RECOMMENDATION:

Staff is presenting this information to the Commission for review, prior to final review by the Sacramento County Board of Supervisors.

Respectfully Submitted,


LA SHELLÉ DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
October 19, 2021

To: Board of Supervisors

Through: Ann Edwards, County Executive
Bruce Wagstaff, Deputy County Executive, Social Services

From: La Shelle Dozier, Executive Director, Sacramento Housing
and Redevelopment Agency

Subject: Approve And Authorize Submission To The United States
Department Of Housing And Urban Development (HUD)
The 2022 One-Year Action Plan For The Community
Development Block Grant, HOME Investment Partnerships
Program, HOME American Rescue Plan Program, and
Emergency Solutions Grant For Projects and Programs;
Amendment of Prior Years' Action Plans; Amendment To
The Sacramento Housing and Redevelopment Agency
Budget, Amendment To The Citizen Participation Plan;
Authorization To Administer Lead Based Paint Hazard
Reduction Grant Funds From HUD

District(s): All

RECOMMENDED ACTION

1. Approve the One-Year Action Plan (Action Plan) and authorize the Sacramento Housing and Redevelopment Agency (SHRA) to take actions and execute any and all related documents, as necessary to carry out the federal and local programs included in the Action Plan.
2. Amendments to prior years Action Plan are approved and effective immediately.
3. Direct SHRA to amend its budget accordingly.
4. Authorize the County Executive, or designee to execute agreements with SHRA to carry out the Action Plan activities contained in the 2022 One-Year Action Plan.
5. Delegate SHRA to execute the Action Plan grant agreements with HUD and the agreements and contracts with the appropriate entities to carry out the 2022 One-Year Action Plan.
6. Authorize SHRA to submit the 2022 Action Plan(s) to HUD.
7. Amend the Citizen Participation Plan

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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8. Authorize SHRA to administer Lead Based Paint Hazard Reduction Program funds from HUD.

BACKGROUND

Since 1982, SHRA has managed and administered federal housing, public service and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to a joint powers agreement between the City, County and their housing authorities. Each year, HUD requires the submission of a One-Year Action Plan from SHRA regarding the County's proposed use of the following federal funds: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds. It is required that the One-Year Action plan be consistent with the approved five-year Consolidated Plan which is described below.

Consolidated Plan

A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from HUD. The Sacramento Consolidated Plan is a joint City-County planning document that identifies the County's housing, public service, and community development needs and describes a long-term strategy to meet those needs. The 2020-2024 Consolidated Plan was approved by the Sacramento County Board of Supervisors and covers and provides the vision, goals and strategies for allocation of federal funds. Ongoing goals of the consolidated planning process include:

- The promotion of citizen participation in the development of local priority needs benefiting low- and moderate-income persons.
- The development of a series of One-Year Action Plans that will be the basis for assessment of performance.
- Consultation with public and private agencies to identify needs and appropriate actions required to address their needs.

The Consolidated Plan explains how and why federal HUD funding for housing and community development activities should be used based on identified local needs. The Consolidated Plan has three overarching goals to address community needs which include: 1) Provision of affordable housing, including for those with special needs; 2) Provision of a suitable living environment through more livable and integrated neighborhoods; and 3) Expansion of economic opportunities, especially for low- and moderate-income persons. Activities included in the One-Year Action Plan will all meet one or more of the goals outlined above.

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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One-Year Action Plan

This report requests approval of the 2022 One-Year Action Plan. The Action Plan details proposed CDBG, ESG and HOME programs, activities, and budgets for the 2022 calendar year. In addition, staff is recommending amendments to prior years' Action Plans to allocate capital reserve and program income to fund new activities. A noticed public hearing soliciting comments on the 2022 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 6, 2021.

The One-Year Action Plan describes the resources expected to be available in the coming program year from federal, nonfederal, and private sources. It includes a description of the activities that will be undertaken to meet the specific objectives in the Consolidated Plan. It also provides the County with a basis for assessing its progress in meeting the goals of the Consolidated Plan through the Consolidated Annual Performance and Evaluation Reports (CAPER).

The One-Year Action Plan is broken down in the following sections as outlined below:

Infrastructure and Public Facility Improvements

There is a continuing need within the County for infrastructure and public facility improvements to serve low- and moderate-income areas in the County within older neighborhoods that either have inadequate facilities or where existing facilities suffering from heavy use or deferred maintenance or the facility/equipment has reached its use life, have led to disrepair. Capital improvement funding identified in the Action Plan strives for maximum leveraging opportunities in order to provide the greatest impact to residents. Supporting large infrastructure and public facility improvement projects benefiting low- and moderate-income areas is a key objective of the County's CDBG Program.

The proposed One-Year Action Plan infrastructure and public facility improvement projects were selected through consultation with County staff and were based on the ability for them to be completed in a timely manner, CDBG program eligibility, and current County of Sacramento priorities. The Action Plan recognizes the limited federal, state and local funding and strategically focuses funding on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create activities which generate strategic and visible impacts that promote positive changes within the community.

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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SHRA annually issues a Notice of Funding Availability (NOFA) for small public facilities and infrastructure projects. In order to increase opportunities to small organizations, two NOFAs will be issued, one available to park districts and one available to non-profits and small jurisdictions. Additionally, SHRA staff will engage with organizations in order to closely evaluate the application process and available technical and administrative support for the second NOFA. Based upon input, the process may be modified in order to increase participation. Therefore, the proposed funding was increased from \$200,000 to \$250,000 total of which \$150,000 will be designated for park projects the second to non-profits and small jurisdictions will be for \$100,000. Funds will be redistributed within these two categories if the requests do not exceed funding amounts.

Housing

The housing activities outlined in the Action Plan seek to support, increase and improve the multi-family housing stock, fund minor and emergency repairs to existing single-family homes, and provide decent and affordable housing to very low-, low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been constrained in recent years due to the limited amount of entitlement grants from the federal government and limited state and local funding. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. Additionally, efforts have been made to reduce mobility barriers for low- and moderate-income households by supporting infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development, which is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

To maximize fair housing choice, affordable housing rehabilitation and new construction are not limited to low- and moderate-income areas and can be developed where it is most appropriate. Guidelines for investing in affordable housing rehabilitation and new construction activities were approved by the Board of Supervisors separately as part of SHRA's Multifamily Lending and Mortgage Revenue Bond Policies.

HOME Program

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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The HOME Program empowers grantees to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for new construction. Additionally, HOME funds are also used for rehabilitation of existing housing.

HOME American Rescue Plan

The American Rescue Plan provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Program.

The County of Sacramento is one of 651 State and local Participating Jurisdictions that qualified for an annual HOME Program allocation for FY 2021 and received HOME-ARP grants. The award allocation is a one-time amount of \$11,947,371.

HOME ARP funds can be used for four eligible activities: 1) Production or Preservation of Affordable Housing; 2) Tenant-Based Rental Assistance; 3) Supportive Services, Homeless Prevention Services, and Housing Counseling; 4) Purchase and Development of Non-Congregate Shelter. The ARP provides up to 15 percent of the allocation for administrative and planning costs.

On September 9, 2021, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$1.45 billion in Homekey Program (Homekey) funding through the Round 2 Notice of Funding Availability. Homekey is designed to rapidly sustain and expand the inventory of housing for individuals and families experiencing homelessness or at risk of homelessness and impacted by COVID-19. The HOME ARP would be one of the available local sources utilized for a Homekey project application. All necessary approvals will follow in subsequent and separate staff reports for the future Homekey project.funding for operations, essential services and potentially rehabilitation and acquisition.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partnering with Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (CoC). As such, SHRA continues to participate in discussions about the most effective ways to reach out to homeless individuals and to assess their individual needs as part of ongoing coordination efforts. It is recognized within the Action Plan that the County has determined

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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addressing homelessness as a high priority. SHRA continues to work with County staff on the most strategic use of federal funding for homeless services, including CDBG and ESG to reflect and complement the broader commitments of the County to prevent and end homelessness.

Objectives to address homelessness in 2022 include supporting the continuation of the CoC homeless assistance system for individuals and families through the provision of emergency shelters, rapid re-housing/prevention services, and permanent supportive housing services, and supportive services for low- and moderate-income individuals and those with special needs, including the homeless and persons living with HIV/AIDS.

As part of the Action Plan, CDBG and ESG funding is expected to continue for established programs which include emergency shelters, rapid re-housing and other actions related to the prevention of homelessness.

Emergency Solutions Grant

SHRA, on behalf of the County of Sacramento, administers ESG funding. Upon approval of the Action Plan by the Sacramento Board of Supervisors, SHRA will execute subrecipient agreements for rapid re-housing and emergency shelter programs. Rapid re-housing services include housing search and placement, housing stability case management, direct short-term rental assistance, rental application fees, security/utility deposits, and first/last months' rent.

State ESG Update

In April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) authorized and approved SHRA as the Administrative Entity to receive funds and administer State of California's Housing and Community Development's ESG RRH program by Commission Resolution No. 2016-04 and Board Resolution No. 2016-0233. Additional information regarding accomplishments is outlined in Attachment 2.

Public Services

An overall priority for CDBG is to increase self-sufficiency and economic opportunity for low- and moderate-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The priority in the Consolidated Plan for the utilization of public service funding is to support the provision of vital services to the County's most vulnerable

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populations, including providing meals to seniors and the services and emergency shelter to homeless households.

Fair Housing

SHRA, the City and County of Sacramento, and the Cities of Citrus Heights, Elk Grove, Rancho Cordova and Folsom implement fair housing services through local partnerships. The result is the Renter's Hotline, which serves as a central intake point to provide counseling, dispute resolution and fair housing services for Sacramento County residents in a housing crisis or dispute. Access is through telephone and the internet. Other components include fair housing education and training for landlords, and implicit bias training and Investigation/Testing/Litigation.

Agreement Cities

Per HUD guidelines and Notice CPD-20-03, Sacramento County is considered an Urban County because it has a population of more than 200,000 in its unincorporated areas and participating incorporated areas. Local jurisdictions within an Urban County that are considered a Non-Entitlement City due to incorporation, but not large enough to be an Entitlement City as defined by HUD, are able to enter into Cooperation Agreements for CDBG, HOME, and ESG funding with SHRA, on behalf of the County. Entitlement Cities have the option to enter into Consortium Agreements with SHRA for HOME funding only. Entering into an agreement with SHRA allows for the jurisdiction's low- and moderate-income populations to be included in the calculation for receiving entitlement funds from HUD. These funds, less any administration, are made available to that jurisdiction for HUD-funded activities depending on the type of agreement. Absent utilizing the Urban County, such jurisdictions and their population are counted into the state formula and must access funds on a competitive basis through the state. Such access may be limited, and thus it is more advantageous to partner with the Urban County. SHRA has agreements with the cities of Citrus Heights and Rancho Cordova for HOME and the cities of Folsom, Isleton and Galt for CDBG.

Staff will continue to work with these jurisdictions to develop essential and viable community development and HOME projects for their residents. Additionally, residents of Agreement Cities will continue to benefit from CDBG-funded programs offered countywide since their populations are accounted for in HUD funding.

Finally, this report recommends authorizing SHRA to administer the Lead Based Paint Hazard Reduction Program Grant using \$2,000,000 in funds recently awarded from HUD's Office of Lead Based Paint and Healthy Homes.

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The one-time allocation of \$100,000 in the Action Plan will serve to meet the match requirements. 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.

COMMISSION ACTION

At its meeting of October 6, 2021 the Sacramento Housing and Redevelopment Commission will consider the staff recommendation for this item. Staff will notify the Board on the outcome of their vote at the October 19, 2021 meeting.

POLICY CONSIDERATIONS

The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives outlined in the adopted Consolidated Plan which include assisting low- and moderate-income persons and areas with the following: housing, homeless facilities and services, public services, public facility and infrastructure improvements and planning activities. The proposed amendments to the Citizen Participation Plan are administrative in nature.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under CEQA if implementation of the projects is authorized as part of the budgeting process. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b). Environmental review pursuant to CEQA will be completed prior to any project commitment. Activities identified in the Action Plan as public and supportive services, rental assistance, and program administration activities are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b), and facility operations are exempt pursuant to 14 CCR section 15301. No further CEQA review is required for these activities.

National Environmental Policy Act (NEPA): All new federally funded projects are subject to environmental review under the requirements of NEPA and HUD regulations, and review must be completed prior to any commitment

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of federal funds or choice limiting action. The recommended actions are considered administrative and planning activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are exempt from NEPA pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(1) and 58.34(a)(3). Activities identified in the Action Plan as program administration activities are exempt under NEPA pursuant to 24 CFR 58.34(a)(3), public services are exempt pursuant to 24 CFR 58.34(a)(4), and supportive services, facility operations, and tenant-based rental assistance are categorically excluded not subject to §58.5 pursuant to 24 CFR 58.35(b)(1),(2) and (3) and convert to exempt. No further NEPA review is required for these activities.

M/WBE/SECTION 3 CONSIDERATIONS

Minority and Women’s Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

FINANCIAL ANALYSIS

Proposed activities are based on the following estimated revenues:

Revenue Source	Previous Years Reprogramming	2022 Estimated Revenue	Total
CDBG Entitlement	\$0	\$6,031,991	\$6,031,991
CDBG Program Income ¹	\$182,962	\$156,000	\$338,962
CDBG Reprogrammed Funds ²	\$930,218	\$0	\$930,218
CDBG Capital Reserve	\$677,718	\$0	\$677,718
HOME Entitlement	\$0	\$3,296,441	\$3,296,441
HOME Program Income ¹	\$11,534,268	\$4,000,000	\$15,534,268
HOME ARP	\$0	\$11,948,371	\$11,948,371
ESG Entitlement	\$0	\$503,167	\$503,167
Revenue Subtotal	\$13,325,166	\$25,934,970	\$39,260,136

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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¹ Program income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). 2022 program income is estimated.

² Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. Reprogrammed CDBG funds may include prior years' capital reserve funds.

The CDBG Unallocated capital reserve in the 2022 One-Year Action Plan is approximately 4.1. percent (or \$250,019) of the 2022 CDBG entitlement. Staff anticipates that the 2022 federal budget will be held constant at 2021 funding levels. If Congress ultimately approves funding in a lesser amount, the reserve will be used to fund budgeted projects. SHRA is authorized to obligate the capital reserve to activities described in this Action Plan.

Respectfully Submitted,

APPROVED
ANN EDWARDS
County Executive

LA SHELLIE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
BRUCE WAGSTAFF
Deputy County Executive

Attachments:

- RES – Board of Supervisors Resolution**
- ATT 1 – Proposed 2022 Action Plan Activities**
- ATT 2 – Proposed Citizen Participation Plan (redline)**
- ATT 3 – Proposed Citizen Participation Plan (clean)**
- ATT 4 – State ESG Update**

RESOLUTION NO.

APPROVE AND AUTHORIZE SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THE 2022 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS PROGRAM, HOME AMERICAN RESCUE PLAN PROGRAM, AND EMERGENCY SOLUTIONS GRANT FOR PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET, AMENDMENT TO THE CITIZEN PARTICIPATION PLAN; AUTHORIZATION TO ADMINISTER LEAD BASED PAINT HAZARD CONTROL GRANT FUNDS

WHEREAS, since 1982 the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the County of Sacramento, has served as the public entity designated to efficiently administer the Community Development Block Grant (CDBG) program and was subsequently designated as the public entity to administer Home Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG), funding originated from Department of Housing and Urban Development (HUD);

WHEREAS, on July 25, 2017, the Agency was given the authority to enter into Cooperation Agreements with non-entitlement jurisdictions to carry out CDBG, HOME, and ESG activities on their behalf and Consortium Agreements with entitlement jurisdictions to carry out HOME activities on their behalf within the County and which agreements will be executed every three years;

WHEREAS, as the recipient of HUD funding and designated agent for the County of Sacramento, SHRA is authorized to submit environmental determinations on the County's behalf and on behalf of non-profit subrecipients;

WHEREAS, the recommended actions are consistent with the goals of the 2020-2024 Consolidated Plan which was approved in 2019 by Board of Supervisors Resolution 2019-00743 and amended in 2020 by Board of Supervisors Resolution 2020-0259 as the recipient of HUD funding and designated agent for the County of Sacramento, SHRA is authorized to submit

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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environmental determinations on the County's behalf and on behalf of non-profit subrecipients

WHEREAS, the Citizen Participation Plan as required by HUD was approved by Board Resolution No 2015-0842, with the following amendments Resolution No. 2018-0758, Resolution No. 2020-0259, and Resolution No. 2020-0670.

WHEREAS, a noticed public hearing soliciting comments on the 2022 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 6, 2021, which fell within the 30-day comment period (September 17, 2021 to October 18, 2021);

WHEREAS, in 2021, the American Rescue Plan appropriated \$5 billion to help communities provide housing, shelter, and services for people at risk of homelessness or experiencing homelessness; the County of Sacramento received \$11,947,731 in HOME American Rescue Plan (ARP) one-time funding through the HOME formula;

WHEREAS, the recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a) (1) and (3). Environmental reviews for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice limiting actions. Activities identified in the Action Plan as public services, supportive services, tenant-based rental assistance, facility operations, and program administration have been reviewed pursuant to CEQA and NEPA and no further review is required for these activities; and

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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WHEREAS, in August 2021, SHRA was awarded Lead Based Paint Hazard Control Grant funds from HUD's office of Lead Based Paint and Healthy Homes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO:

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2. Amendments to prior years Action Plans and adoption of the 2022 One-Year Action Plan, which allocates CDBG, HOME, HOME ARP, and ESG funds to various programs and projects as set forth in Attachment 1, are approved.

Section 3. Amendments to prior years Action Plans are approved and effective immediately.

Section 4. SHRA is authorized to amend its budget in accordance with Attachment 1 and amend CDBG, HOME, HOME ARP and ESG budgets if HUD awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities set out in Attachment 1.

Section 5. The County Executive, or designee, is authorized to execute agreements with SHRA to carry out Action Plan activities contained in the 2022 One-Year Action Plan and amendment to various years' Action Plans in compliance with adopted policies, guidelines, regulations as approved to form by SHRA Counsel.

Section 6. SHRA is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts, and

Approve And Authorize Submission To The United States Department Of Housing And Urban Development The 2022 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, HOME American Rescue Plan Program, and Emergency Solutions Grant For Projects and Programs

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amendments as necessary to carry out the activities identified in the amended various years' Action Plans and 2022 One-Year Action Plan in compliance with applicable federal laws and regulations. These actions supersede any actions in the 2022 SHRA budget.

Section 7. SHRA is authorized to submit the 2022 One-Year Action Plan and amendments to prior years' Action Plans to HUD.

Section 8. Amendments to the Citizen Participation Plan are approved.

Section 9. SHRA is delegated the authority to fully administer the Lead Based Paint Hazard Reduction Grant Funds, which includes without limitation actions such as accepting grant funds, identifying and selecting projects to fund, and negotiating, executing and amending agreements, to amend its budget accordingly, and to execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the Lead Based Paint Hazard Reduction grant program documents.

On a motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento this 19th day of October, 2021, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,
(PER POLITICAL REFORM ACT (§ 18702.5.)

**Approve And Authorize Submission To The United States Department Of
Housing And Urban Development The 2022 One-Year Action Plan For The
Community Development Block Grant, HOME Investment Partnerships
Program, HOME American Rescue Plan Program, and Emergency Solutions
Grant For Projects and Programs
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**Chair of the Board of Supervisors
of Sacramento County, California**

(SEAL)

**ATTEST: _____
Clerk, Board of Supervisors**

**County of Sacramento
2022 One-Year Action Plan and Previous Years' Reprogramming**

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); Housing Opportunities for Persons with AIDS (HOPWA); and Emergency Solutions Grant (ESG) programs. This process consolidates multiple grant application requirements into a single submission.

The One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations, funding allocations, and eligibility criteria. Proposed activities address the priority needs, adopted by the Board of Supervisors on October 19, 2021.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for Agency initiated projects under the California Environmental Quality Act (CEQA). Environmental review records are on file at SHRA.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan. These documents, on file with the Agency Clerk, are incorporated into this report and the record by this reference.

Definitions:

Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. CDBG funds may also include prior years' capital reserve funds.

Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.).

The following programs are listed on the pages below:

Community Development Block Grant (CDBG)

HOME Investment Partnerships Program (HOME)

Emergency Solutions Grant (ESG)

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

	Previous Years Revenue Sources			2022 Action Plan	Total
	2015-2019	2020	2021		
CDBG Revenue Source					
Estimated Entitlement				\$6,031,991	\$6,031,991
Unobligated Capital Reserve Available for Reprogramming*	\$1,015,716	\$385,846	\$206,374		\$1,607,936
Program Income**	\$0	\$0	\$182,962	\$156,000	\$338,962
Total	\$1,015,716	\$385,846	\$389,336	\$6,187,991	\$7,978,889

The following summarizes proposed CDBG activities for 2022. Activities are organized into Infrastructure and Public Improvements; Housing Development, Preservation and Homeownership; Public Services; Grant Planning and Administration and Capital Reserve.

	Previous Years Revenue Uses				2022 Action Plan	Total
	2015-2019	2020	2021			
CDBG Activity Summary						
Infrastructure and Public Facility Improvements	\$625,000	\$275,000	\$169,553	\$2,505,000	\$3,574,553	
Housing Development, Preservation and Homeownership	\$0	\$0	\$100,000	\$2,006,410	\$2,106,410	
Public Services	\$217,144	\$0	\$0	\$595,856	\$813,000	
Grant Planning and Administration	\$0	\$0	\$0	\$416,706	\$416,706	
Agreement Cities	\$0	\$0	\$0	\$414,000	\$414,000	
Capital Reserve	\$173,573	\$110,846	\$119,783	\$350,019	\$754,221	
Proposed Funding Total	\$1,015,717	\$385,846	\$389,336	\$6,287,991	\$8,078,890	

*Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or are funds being moved to a new activity to ensure timely expenditure. Reprogrammed CDBG funds may also include prior years' capital reserve funds.

**Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). Program income for 2022 is estimated.

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENTS					
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other County Departments to maximize leveraging with the County's capital improvement plans.					
Lack Davis Shade Improvement Project: Project will replace the plaza and provide shade structure and will support other renovations(District 1)	\$35,000	\$0	\$35,000	2018 CDBG EN	03F / 4802 & 50.01/LMA
44th Street Bicycle, Pedestrian and Lighting Improvements- Project will install street lighting for safety on 44th street at the pedestrian crossing over SR99. Construct improvements to the existing pedestrian bridge. (District 2).	\$75,000	\$575,000	\$650,000	2020 CDBG EN 2022 CDBG EN	03K / 4501/LMA
Arden Way Complete Streets Phase 1 Construction: Project includes design, right-of-way (ROW) acquisition and construction of a complete street improvements between Walt Avenue and Morse Avenue (District 3).	\$250,000	\$0	\$250,000	2017 CDBG EN	03K / 5605 & 5601-3 /LMA
	\$20,000	\$0	\$20,000	2018 CDBG EN	
	\$30,000	\$0	\$30,000	2021 CDBG EN	
	\$0	\$300,000	\$300,000	2022 CDBG EN	
Gibson Ranch Regional Park ADA Improvement: Installation of ADA improvements at Gibson Ranch Regional Park, including picnic areas, drinking fountains, parking areas, restrooms and playgrounds (District 4)	\$150,000	\$500,000	\$650,000	2018 CDBG EN 2022 CDBG EN	03F / 4802 & 50.01 / LMA
Walnut Grove Restroom: Project will be for construction and building permits of the Walnut Grove ADA accessible restroom building and site improvement. (District 5).	\$0	\$280,000	\$280,000	2022 CDBG EN	03E/9900/LMC
Mother Community Campus- Roof Building 1708: The building located at 10635 Sahira Ave, is a 90 bed shelter for individuals experiencing homelessness. Facility requires roof replacement and associated building repairs. (District 5)	\$150,000	\$575,000	\$725,000	2019 CDBG EN 2022 CDBG EN	03C / TBD / LMC
Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas.	\$0	\$100,000	\$100,000	2022 CDBG EN	TBD
Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public park and recreational facilities owned and managed by park districts and located in low- and moderate-income areas.	\$0	\$150,000	\$150,000	2022 CDBG EN	TBD
Countywide Community Park- Outdoor Fitness Court Project (2020 NOFA): funds will be used to install a modern, dynamic outdoor fitness court at Countywide Community Park. (District 2)	\$200,000	\$0	\$200,000	2020 CDBG EN	03E/8200/LMA
Rosemont Sports Court Renovation (2021 NOFA): This project will be renovating the tennis courts. The four existing tennis court will turn into three different sport court activities: tennis, pickleball and basketball. (District 5)	\$139,553	\$0	\$139,553	2021 CDBG EN	03E/9108/LMA
Empowerment Park- ADA Related Improvement: funding will provide construction of ADA related infrastructure (curb ramps, sidewalks, etc) adjacent to the park that will improve accessibility to this neighborhood and park. (Amends the 2021 Action Plan Project Description no new funds allocated). (District 3).	\$0	\$0	\$0	2021 CDBG EN	03K / 5605 & 5601-3 /LMA
Capital Improvement Project Environmental Review: Environmental review and studies for CDBG-eligible projects	\$0	\$25,000	\$25,000	2022 CDBG EN	03Z / LMA
Total Infrastructure and Public Improvements	\$1,069,553	\$2,505,000	\$3,574,553		

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)					
The following are recommended activities that increase the marketability and livability of neighborhoods.					
Minor Repair & ADA for Seniors and Low-Income Homeowners Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Safe at Home Program and the Home Assistance Repair Program for Seniors (HARPS).	\$0	\$55,000	\$55,000	2022 CDBG EN	14H / 14MH
Home Repair Program: This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.	\$0	\$200,000	\$200,000	2022 CDBG EN	14A / 14MH
Lead Based Paint Hazard Reduction Grant- Funds will be used for the required match to a recently received HUD grant for a new program to reduce the risk of lead poisoning	\$100,000	\$0	\$100,000	2021 CDBG EN	14V/LMH
Affordable Housing Rehabilitation Program: Provides loans and/or grants to rehabilitate low- and moderate-income multi-family housing units.	\$0	\$1,500,000	\$1,500,000	2022 CDBG EN	14B/LMH
Housing Programs Implementation and Delivery: 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.	\$0	\$251,410	\$251,410	2022 CDBG EN	14A / 14B / 14G
Total CDBG Housing Development, Preservation and Homeownership	\$100,000	\$2,006,410	\$2,106,410		

PUBLIC SERVICES

The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.

Homeless Activities: 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 provision of food	\$0	\$363,000	\$363,000	2021 CDBG EN	05Z
Meals on Wheels: Provides meals to homestead seniors and to non-homestead seniors at approximately 20 dining sites.	\$20,489	\$0	\$20,489	2015 CDBG EN	05A
	\$130,788	\$0	\$130,788	2016 CDBG EN	
	\$35,867	\$0	\$35,867	2017 CDBG EN	
	\$30,000	\$0	\$30,000	2018 CDBG EN	
	\$0	\$232,856	\$232,856	2022 CDBG EN	
	\$217,144	\$232,856	\$450,000	Total	
Total Public Services	\$217,144	\$595,856	\$813,000		

Attachment 1

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
GRANT PLANNING AND ADMINISTRATION					
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.					
Promise and Opportunity Zones Planning and Adaptations: Funds to provide staffing and grant application activities.	\$0	\$36,312	\$36,312	2022 CDBG EN	20
Consolidated Planning: Consultant (RFP 2018-0241D) contract extended to 12/31/2023. Additional funding of \$100,000 (\$50,000 City and \$50,000 County) for a total five-year contract amount of \$309,440. Consultant will continue providing Consolidated Plan services, including development of Action Plan, Action Plan amendments, CAPER, IDIS input, and review of administrative documents.	\$0	\$50,000	\$50,000	2022 CDBG EN	20
Fair Housing Activities: Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.	\$0	\$60,000	\$60,000	2022 CDBG EN	21D
CDBG Planning and Administration: Administrative and Planning Services for CDBG Programs.	\$0	\$270,394	\$270,394	2022 CDBG EN	21A
Total Grant Planning and Administration	\$0	\$416,706	\$416,706		

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
AGREEMENT CITIES					
Folsom-Seniors Helping Seniors Handyman Program: Funds to be used for the City of Folsom's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies.	\$0	\$200,000	\$200,000	2022 CDBG EN	03K/TBD/LMA
Folsom - ADA improvements	\$0	\$14,000	\$14,000	2022 CDBG EN	03B/SBS
Galt Capital Infrastructure Improvement Project: Funds to be used for a capital infrastructure project within the Galt City limits in an eligible census tract.	\$0	\$100,000	\$100,000	2022 CDBG EN	03Z / LMA
Isleton Blag Kong Tong/Infrastructure Improvements- Funds to be used for a capital infrastructural improvements with Isleton.	\$0	\$100,000	\$100,000	2022 CDBG EN	03K/TBD/LMA
Total Agreement Cities	\$0	\$414,000	\$414,000		

CAPITAL RESERVE					
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities in 2022 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 the activities.	\$95,142	\$0	\$95,142	2018 CDBG EN	22
	\$78,431	\$0	\$78,431	2019 CDBG EN	
	\$110,846	\$0	\$110,846	2020 CDBG EN	
	\$119,783	\$0	\$119,783	2021 CDBG EN	
	\$0	\$350,019	\$350,019	2022 CDBG EN	
Total Capital Reserve	\$404,202	\$350,019	\$754,221		

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Years Resources	2022 Action Plan	Total
Estimated Entitlement		\$3,296,441	\$3,296,441
Reprogrammed Funds	\$0		\$0
Program Income	\$11,534,268	\$4,000,000	\$15,534,268
Total	\$11,534,268	\$7,296,441	\$18,830,709

The following summarizes proposed activities for 2022:

Activity Name	Previous Years Reprogramming	2022 Proposed Funding	Total Funding	Source ¹
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME Funds)				
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$5,263,555	\$0	\$5,263,555	2021 HOME PI
	\$0	\$2,000,000	\$2,000,000	2022 HOME PI
	\$0	\$1,485,067	\$1,485,067	2022 HOME EN
	\$5,263,555	\$3,485,067	\$8,748,622	Total
	\$5,263,555	\$0	\$5,263,555	2021 HOME PI
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$0	\$2,000,000	\$2,000,000	2022 HOME PI
	\$0	\$1,485,067	\$1,485,067	2022 HOME EN
	\$5,263,555	\$3,485,067	\$8,748,622	Total
	\$1,007,158	\$0	\$1,007,158	2021/2022 HOME PI
Total Housing Development, Preservation and Homeownership	\$1,007,158	\$326,307	\$1,333,465	2022 HOME EN
	\$11,534,268	\$7,296,441	\$18,830,709	Total

HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP -AMERICAN RESCUE PLAN (HOME-ARP) - One Time Award

Activity Name	Funding Awarded	Source ¹
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of multi-family housing.	\$5,734,136	HOME ARP
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$5,735,136	HOME ARP
Home Program Administration: Administrative services for the implementation of HOME ARP funded activities.	\$479,099	HOME ARP
Total	\$11,948,371	

EMERGENCY SOLUTIONS GRANT (ESG)

Proposed activities are based on the following estimated revenues:

ESG Revenue Source	2022 Action Plan	Total
Estimated Entitlement	\$503,167	\$503,167
Reprogramming ¹ Funds	\$0	\$0
Program Income	\$0	\$0
Total	\$503,167	\$503,167

The following summarizes proposed activities for 2020:

Activity Name	2022 Proposed Funding	Total Funding	Source ¹
EMERGENCY SOLUTIONS GRANT (ESG)			
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$196,342	\$196,342	2022 ESG EN
Emergency Shelters (Public Services): Funds to provide homeless emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$269,088	\$269,088	2022 ESG EN
ESG Program Administration: Administrative services for the implementation of ESG-funded activities.	\$37,737	\$37,737	2022 ESG EN
Total Emergency Solutions Grant	\$503,167	\$503,167	

Endnotes:

¹Source: Program Income = PI and Entitlement = EN

²CDBG Criteria: Includes activity eligibility, matrix codes, census tracts, and national objectives.



City and County of Sacramento Citizen Participation Plan

INTRODUCTION

Jurisdictions receiving housing and community development block grant funds from the U.S. Department of Housing and Urban Development (HUD) are required to adopt a Citizen Participation Plan (CPP) that sets forth the jurisdiction's policies and procedures for citizen participation for the planning and allocation of various such funds federal funds. The CPP specifies how jurisdictions will engage stakeholders and the public regarding the community's needs in the areas of community development, affordable housing, and homelessness. Jurisdictions must take appropriate actions to encourage the participation of all its citizens, including minorities—persons of color, and non-English speaking persons, and persons with disabilities, and residents of public and assisted housing developments and recipients of tenant-based assistance.

The Citizen Participation Plan is a pathway for all citizens to exercise their voice and influence decisions that affect their communities, neighborhoods, and way of life.
-HUD Citizen Participation and Consultation Toolkit

It is the intent of the City of Sacramento (City), the County of Sacramento (County), and the Sacramento Housing and Redevelopment Agency (SHRA) to encourage and facilitate the participation of all the residents in the formulation of priorities, strategies, and funding allocations in the development of the following: ~~Analysis of Impediments to Fair Housing Choice (AI), Five-year Consolidated Plan and the One-Year Action Plan (Action Plan),~~ Citizen Participation Plan (CPP), Substantial Amendments thereto, Assessment of Fair Housing (AFH) or Analysis of Impediments (AI), and annual performance reports for the following five—programs funded by the U.S. Department of Housing and Urban Development (HUD).

- Community Development Block Grant (CDBG);
- ~~Neighborhood Stabilization Program (NSP);~~
- HOME Investment Partnerships (HOME);
- Emergency Solutions Grant (ESG); ~~and~~
- Housing Opportunities for Persons with Aids (HOPWA); and,
- Other new or temporary HUD block grant funds for which the City and County of Sacramento is entitled.

DISASTER PLAN

~~Citizen Participation Plan Disaster Plan language added by City Council and Board of Supervisors on April 7, 2020: In event of a local, state, and/or national natural disaster existing and/or new funding may be allocated or re-allocated in an expedited timeframe. This will be done to streamline the allocation process and reduce delays in accessing grant funds. All required HUD notices, waivers, award letters, or other HUD communications will be followed.~~

~~To achieve this minimum expedited timeframe, the citizen participation process may also be temporarily expedited. requirements of the participation process, which may include a shift to virtual meetings and/or hearings, it will be applied per HUD notices, waivers, award letters, or other HUD communications to the Consolidated Plan and/or substantially amended Action Plan(s).~~

~~If applicable, temporary changes that are made to the citizen participation process as the result of a disaster will be communicated in an amended CPP.~~

USE OF THE CITIZEN PARTICIPATION PLAN

The City, County, and SHRA are committed to vigorously following, implementing, and abiding by both the letter and spirit of this Citizen Participation Plan (CPP). This plan identifies strategies to obtain participation from those persons directly affected by the AI, the Consolidated Plan, Action Plans, CPP, and Substantial Amendments thereto, and the AFH/AI. It is SHRA's intent to provide accurate information and timely notification of activities, to provide education and assistance to citizens to access the programs, to involve citizens during all stages of the process, and to respond to specific complaints and needs of citizens.

CITIZEN PARTICIPATION PROCESS

~~This section describes how the City, County and SHRA will take actions appropriate to encourage the participation of all residents/citizens, including persons of color, minorities and persons with limited English speaking proficiency (LEP populations), and persons with disabilities, as well as and residents of public and assisted housing, recipients of tenant-based assistance, and residents of targeted revitalization areas in which developments are located. SHRA staff will encourage the participation of residents of public and assisted housing developments and recipients of tenant-based assistance in the process of developing and implementing the goals of the AI and the Consolidated Plan, and the AFH/AI along with residents of targeted revitalization areas in which developments are located.~~

Coordination with Housing Authority. Staff will coordinate with the Housing Authority on the development of the AFH/AIFFH, and shall provide information to the Housing Authority about Consolidated Plan activities related to its developments and surrounding communities that the Housing Authority can make available at the annual public hearing for the Public Housing Agency Plan.

Stakeholder consultation. SHRA will also invite relevant local and regional institutions, private and nonprofit housing developers, and representatives of the business community, to be part of the engagement process as plans are developed. These may include, but are not limited to, Chambers of Commerce, foundations, faith-based organizations, nonprofit organizations, and community development associations.

~~SHRA, as the recipient and administrator of the HOPWA program on behalf of the City of Sacramento, must consult broadly within the eligible metropolitan statistical area (EMSA) to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families.~~ **Continuum of Care consultation.** Additionally, as a recipient and administrator of ESG, SHRA ~~will~~ must consult with the Continuum of Care (COC) in the allocation, performance, and evaluation of activities assisted with ESG funds.

HOPWA consultation. SHRA, as the recipient and administrator of the HOPWA program on behalf of the City of Sacramento, will consult broadly within the eligible metropolitan statistical area (EMSA) to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families.

Inclusive public process techniques. SHRA embraces HUD's intent to develop a "shared vision for change in communities and neighborhoods" that could benefit from block grant programs (91.105(a)(2)(iv)). Inclusive public process techniques work to "meet people where they are" by providing easy access to participation (e.g., through virtual meetings at times when children are in school); thanking participants for their time by providing light snacks, childcare, and takeaways at meetings (as allowed by HUD block grant regulations); holding meetings in various locations at different times and in space accessible to people with disabilities; utilizing basic technology for engagement (e.g., online surveys that can be taken on a smartphone); and by providing translation and interpretation services for LEP populations and persons with disabilities (e.g., sign language).

Overview of process.

The general structure of citizen review/participation component has four tiers:—citizens and residents, community groups and organizations, the Sacramento Housing and Redevelopment Agency Commission (SHRC), and the Sacramento City Council and the Sacramento County Board of Supervisors, the governing bodies of SHRA.

- Many project ideas occur at the community level. Depending on the plan, engagement of citizens and residents may include: SHRA staff attendance and presentations at ongoing neighborhood meetings, focus groups with stakeholders, focus groups with residents, convening of residents and stakeholders at

community meetings unique to the plans, convening of city and county staff to discuss community needs, resident surveys, and stakeholder surveys.

- SHRA staff develop program allocation proposals based on these ideas, which are then recommended to the SHRC who reviews all housing and community development activities.
- The SHRC recommendation then proceeds to the City Council or Board of Supervisors (depending upon project/program jurisdiction) for final review and approval.

The Consolidated Plan and Action Plan must detail how this outreach was conducted, including how and when meetings were held, when the public comment period occurred, and how SHRA addressed public comments.

Comments and suggestions from the public are welcome at all times. To facilitate public interaction, at least one public hearing will be held prior to the adoption of the AI, Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and when making Substantial Amendments. No less than two public hearings will be held at different stages of the program year. Together, the meetings will address housing and community development needs, development of proposed activities, and review of program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities.

CAPER (Consolidated Annual Performance Evaluation Report)

SHRA will notify the public by publishing a notice in at least one paper of general circulation and on the SHRA website at least 15 days prior to the submission of the report to HUD. The notice will:

- State where and how the report may be obtained;
- Allow at least 15 days for comments prior to the submission of the report to HUD; and
- State how the public can submit comments.

All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within 15 working days, where practicable.

Other forms of a public hearing will be allowed (e.g. video) during a Disaster and/or as communicated by HUD by Notice, Award Letter, Memorandum or other form of communication.

PUBLIC COMMENTS

Citizens may submit comments verbally or in writing at public hearings or directly to SHRA staff. Written comments, questions or inquiries regarding CDBG, NSP, HOME, ESG and HOPWA programs are to be addressed to:

Sacramento Housing and Redevelopment Agency
 Attn:– Federal Programs
 801 12th Street
 Sacramento, CA 95814
Program Manager phone and email address

All comments received in writing or orally at a public hearing will be considered when preparing the Consolidated Plan, One-Year Action Plan, or Substantial Amendments thereto. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within fifteen working days, where practicable.

DEFINITIONS

~~Analysis of Impediments: As part of the Consolidated Plan, all grantees must certify that they will affirmatively further fair housing, which means conducting an Analysis of Impediments to Fair Housing Choice (AI), taking appropriate actions to overcome the effects of any impediments identified through that analysis, and keeping records of these actions.~~

~~Affirmatively Further Fair Housing (AFFH): AFFH refers to the obligation that recipients of federal housing and community development funds have as part of receiving funds. The AFFH requirement was enacted with the Fair Housing Act (FHA of 1968).~~

~~Affirmatively Further Fair Housing (AFFH): AFFH refers to an analysis performed in accordance with requirements for consultation and community participation that includes an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals, and is conducted and submitted to HUD using the HUD developed Assessment Tool.~~

~~Consolidated Plan: This is a five-year planning document that is submitted to HUD and serves as the joint planning document for the City and County of Sacramento and application for funding for CDBG, NSP, HOME, ESG, and HOPWA. The document is developed in accordance with Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5)), 24 CFR Part 5, and 24 CFR Part 91 and sets forth the priorities and strategies of the programs for a five-year period.~~

~~One-Year Action Plan: This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects~~

~~and activities for the CDBG, NSP, HOME, ESG, and HOPWA programs. SHRA develops the document annually in accordance with 24 CFR 91.505.~~

~~**Consolidated Annual Performance Evaluation Report (CAPER):** This document reports on the progress made in carrying out the AI, Consolidated Plan and One-Year Action Plan activities. SHRA prepares the report annually in accordance with 24 CFR Part 91.~~

~~**Public Hearing:** A public hearing is a public meeting that has been publicly noticed in a local newspaper of general circulation, or noticed in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and substantial amendments.~~

~~**Substantial Amendment:** A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously approved (purpose, scope, location and beneficiary). In accordance with the original intent of the funds identified in the previously undertaken citizen participation process, the following administrative changes to previously approved activities or programs are not considered substantial amendments:~~

- ~~• Amending the budget (including entitlement funds and program income) by less than the amount in which SHRA's Executive Director or respective designee is authorized by the governing body, currently \$100,000.~~
- ~~• Allocating a different year's funding (including entitlement funds and program income) than originally approved as long as it is under the administrative budget amendment limit authorized by the governing body.~~
- ~~• Cancelling or defunding an activity or program if none or some of the funds were not expended. Such funds can then be re-allocated in a subsequent One-Year Action Plan.~~

~~Substantial Amendments will follow local procedures for formal noticing of public hearings and citizen comment period per 24 CFR 91.105 and 505(b).~~

~~**VIRTUALrtual MEETINGSeetingsPUBLIC /HEARINGSearlngs**~~

~~Public hearings may be held in-person, or virtual, or both.~~

~~Public hearings will be held at a time and in a location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Other forms of public hearings will be allowed (e.g. video) during a Disaster and/or as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication.~~

~~Citizen Participation Plan virtual meetings/hearings language added by City Council and Board of Supervisors on September 22, 2020: Virtual meetings and virtual public hearings will be held in place of in-person meetings/hearings when needed in cases of natural disasters, health pandemics, or similar threats, as authorized by the Sacramento~~

Housing and Redevelopment Commission, Sacramento City Council, and Sacramento County Board of Supervisors and as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication.—In addition, this Citizen Participation Plan will follow HUD notices, waivers, award letters or other communications related to virtual and in-person public meetings or hearings.

Current meeting protocols: Meetings of the Sacramento Housing and Redevelopment Commission are closed to the public until further notice in compliance with state guidelines on social distancing, in accordance with the Brown Act, (as currently in effect under the State Emergency Services Act), the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020. These measures facilitate participation by members of the Commission, Staff, and the public and allow meetings to be conducted by teleconference, videoconference, or both.

Refer to the Sacramento City Council, and Sacramento County Board of Supervisors' and/or the SHRA Commission web pages for current public meeting policies and procedures.

CONSOLIDATED PLAN, ONE-YEAR ACTION PLAN, CITIZEN PARTICIPATION PLAN, AND SUBSTANTIAL AMENDMENTS THERETO

~~Comments and suggestions from the public are welcome at all times. To facilitate public interaction, at least one public hearing will be held prior to the adoption of the AI, Consolidated Plan, the One-Year Action Plan, Citizen Participation Plan, and when making Substantial Amendments. No less than two public hearings will be held at different stages of the program year. Together, the meetings will address housing and community development needs, development of proposed activities, and review of program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities.~~

SHRA will notify the public of these hearings by publishing a notice in at least one paper of general circulation and on SHRA's website at least 30 days in advance of the hearings days or for a shorter duration as communicated by HUD via Notice, Award Letter, Memorandum or other form of communication. Public hearings will be held at a time and in a location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Other forms of public hearings will be allowed (e.g. video) during a Disaster and/or as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication. -The notice will:

- Describe the AFH/AI development process and goals prior to adoption;
- For the Consolidated Plan, Substantial Amendment, One-Year Action Plan or Action Plan Amendment, describe the approximate amount of funding and range of possible activities, including the estimated amount that will benefit persons of low- and moderate-income; and;

- Identify any activities that could result in displacement and the plan for mitigating displacement and types and level of assistance SHRA will make available to displaced persons;
- State where and how information may be obtained;
- State the date of the public hearing;
- Allow 30 days for public comments prior to adoption of the AIAFH/AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, or Substantial Amendments or other length of time as indicated above;
- State how LEP and persons with disabilities can request translation, interpretation, and reasonable accommodations; and
- State how the public can submit comments.

~~Public hearings will be held at a time and in a location convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Other forms of public hearings will be allowed (e.g. video) during a Disaster and/or as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication.~~

~~All comments received in writing or orally at a public hearing will be considered when preparing the Consolidated Plan, One-Year Action Plan, or Substantial Amendments thereto. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within fifteen working days, where practicable.~~

~~CAPER (Consolidated Annual Performance Evaluation Report)~~

~~SHRA will notify the public by publishing a notice in at least one paper of general circulation and on the SHRA website at least 15 days prior to the submission of the report to HUD. The notice will:~~

- ~~State where and how the report may be obtained;~~
- ~~Allow at least 15 days for comments prior to the submission of the report to HUD; and~~
- ~~State how the public can submit comments.~~

~~All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within 15 working days, where practicable.~~

~~Other forms of a public hearing will be allowed (e.g. video) during a Disaster and/or as communicated by HUD by Notice, Award Letter, Memorandum or other form of communication.~~

SPECIAL ALLOCATIONS

HUD may allocate new or expanded grants in response to natural disasters, emergency situations, and/or health care crises. In event of a local, state, and/or national natural disaster, emergency, or health care crisis, existing and/or new funding may be allocated or re-allocated in an expedited timeframe. This will be done to streamline the allocation process and reduce delays in accessing grant funds. All required HUD notices, waivers, award letters, or other HUD communications will be followed.

To achieve this expedited timeframe, the citizen participation process may also be temporarily expedited. The participation process, which may include a shift to virtual meetings and/or hearings, will be applied per HUD notices, waivers, award letters, or other HUD communications.

If applicable, temporary changes that are made to the citizen participation process as the result of a disaster will be communicated in an amended CPP.

SUBSTANTIAL AMENDMENTS

A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously considered by stakeholders or approved by HUD (e.g., change in the allocation among program activities, change in geographic allocation, change in beneficiaries) in accordance with the original intent of the funds identified in the previously undertaken citizen participation process.

Criteria for substantial amendments includes:

- An increase of 15% or more in a block grant's funding (e.g., additional HOME dollars are made available during the program year because of a special allocation and the new allocation is 15% or more of the allocation included in the Consolidated Plan or Action Plan).
- A change in the distribution of CDBG funds among eligible activities when that change increases or decreases the allocation of funds available for that activity by 25% or more.
- A change in the purpose, scope, location, or beneficiaries that is so significant it could be considered a new activity.
- New and unanticipated funding is received from HUD. In this case, the citizen participation for the amendment will follow HUD's guidance or reflect the typical process in this CPP.

The following administrative changes to previously approved activities or programs are not considered substantial amendments:

- Amending the budget (including entitlement funds and program income) by less than the amount in which SHRA's Executive Director or respective designee is authorized by the governing body, currently \$100,000.

- Allocating a different year's funding (including entitlement funds and program income) than originally approved as long as it is under the administrative budget amendment limit authorized by the governing body.
- Cancelling or defunding an activity or program if none or some of the funds were not expended. Such funds can then be re-allocated in a subsequent One-Year Action Plan.

Substantial Amendments will follow local procedures for formal noticing of public hearings and citizen comment period per 24 CFR 91.105 and 505(b).

OTHER CITIZEN PARTICIPATION REQUIREMENTS

Notification to Interested Parties: SHRA will endeavor to directly notify interested parties of scheduled public hearings. A list of persons and community groups interested in receiving such notices will be maintained by SHRA. Notices will be included on SHRA's website and, as relevant, part of social media posts and email blasts. -

Access to Records: Electronic copies of the AFH/AI, Consolidated Plan, Action Plan, CAPER and related documents that are adaptable for screen readers will be made available and posted on SHRA's website during the draft review period and for two years subsequent to the initial publishing.

A free copy of the AFH/AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, and CAPER are available at no cost to persons and organizations that request it; this includes the availability of materials in a form accessible to persons with disabilities upon request. SHRA will provide access to public records related to the AFFHAFH/AI, Consolidated Plan, One-Year Action Plan, and Amendments and the jurisdiction's use of assistance under the programs covered by the plans during the preceding five years through written or verbal request. SHRA may charge a fee for copies to recover the cost of material and operations. SHRA will require an appointment to view records and, in most case, will require SHRA staff to be present during inspection of records.

Accessibility, Translation, and Interpretation Services: If limited English proficiency or disabled persons are unable to and request assistance to participate in a public hearing, SHRA staff will retain appropriate assistance to allow such residents to participate. Generally, assistance will consist of obtaining appropriate interpreter services. However, if such assistance presents an undue financial or administrative burden, SHRA will consider it mandatory only in instances where it is expected that a significant number of limited English proficiency or disabled persons will be in attendance. Generally, meeting facilities are accessible to persons with disabilities, but if special assistance is needed the Agency Clerk should be contacted at (916) 440-1363 at least 48 hours prior to the meeting. For virtual meetings/hearings that are held via a platform that allows video participation, there will also be an option for residents to access the meeting via telephone.

Technical Assistance:—SHRA will endeavor to assist community groups and individuals as requested. The provision of assistance will be determined based upon the following: staff availability; the relationship of the request to the priorities adopted in the AFH/AI and Consolidated Plan; and other available resources.—At a minimum, SHRA will advise on all technical questions, such as determining the eligibility of a request.

Complaints:—SHRA will respond to written complaints from citizens related to the AFH/AI, Consolidated Plan, One-Year Action Plan, Substantial Amendments, administrative amendments and performance reports within 15 working days.

Responsibility:—SHRA will retain responsibility and authority to outreach to ~~minorities~~ persons of color and persons with limited English proficiency, as well as persons with disabilities, during the development of the AFH/AI, the Consolidated Plan and One-Year Action Plan. This responsibility and authority is not restricted by the citizen participation requirements.

MINIMIZING DISPLACEMENT AND RELOCATION BENEFITS

CITY AND COUNTY OF SACRAMENTO RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

SHRA, administrator of the ~~ESG, CDBG, HOPWA, NSP and HOME~~ ESG, HOPWA programs for the City or County of Sacramento, will comply with all federal regulations governing residential antidisplacement and relocation assistance as they pertain to these programs.

Specifically, SHRA will comply with Section 104(d) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(d)] and implementing regulations at 24 CFR Part 42. HUD assisted programs administered by SHRA which are governed by these regulations are the ~~CDBG, HOME, ESG, HOPWA, ESG, CDBG, HOPWA, NSP, HOME,~~ the Section 108 Loan Guarantees Program, and the ~~Urban Development Action Grant Program.~~

SHRA will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than as lower-income housing as a direct result of activities assisted with funds under the above-stated programs.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Pursuant to 24 CFR 42.375(c) and before entering into a contract committing the City or County of Sacramento to provide funds for a project that will directly result in demolition or conversion, SHRA will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted activity;

2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission will identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size will be submitted and disclosed to the public as soon as it becomes available;
5. The source of funding and a time schedule for the provision of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, SHRA will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

SHRA's Development Department, 801-12th Street, is responsible for tracking the replacement of lower-income dwelling units and ensuring that it is provided within the required period.

SHRA will provide relocation assistance, as described in 24 CFR Part 42, Subpart C—Requirements Under Section 104(d) of the Housing and Community Development Act of 1974, to each lower-income person who, in connection with an activity assisted under any program subject to this subpart, permanently moves from real property or permanently moves personal property from real property as a direct result of the demolition or conversion of a lower-income dwelling.

Depending upon program requirements, SHRA is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling units or the conversion of lower-income dwelling units to another use.

Consistent with the goals and objectives of activities assisted under Section 104(d) of the Housing and Community Development Act of 1974, as amended, SHRA will take the following steps to minimize the direct and indirect displacement of persons from their homes:

1. In structuring proposed projects for funding consideration, SHRA (a) make an assessment of the potential displacement which might occur from the project as proposed, (b) consider alternatives which would minimize displacement, and (c) select the most feasible alternative which both meets project goals and minimizes displacement.
2. For programs assisted through ~~ESG, HOME, HOPWA, CDBG, NSPCDBG, HOME, ESG, HOPWA~~ or Section 108 resources, in which a property owner voluntarily seeks such assistance (such as a rehabilitation loan), SHRA will assess the potential displacement which may result from the project and the costs associated with such displacement and advise the property owner. The property owner shall be further advised of his/her responsibility to pay for such costs. SHRA will provide technical assistance to owners on methods to minimize permanent displacement (and therefore costs) such as scheduling construction activities in phases to allow tenants to temporarily move and thereby avoid permanent displacement, referring eligible tenants to assistance programs (such as Housing Choice Voucher) to help stabilize the tenant's rent, or other alternatives appropriate to the assisted activity.
3. For major publicly initiated programs, where the displacement assessment indicates substantial direct or indirect displacement may occur, SHRA will prepare a project specific displacement mitigation/ relocation plan in order to ensure implementation consistent with HUD regulations.
4. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation by working with empty units first.
5. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.

REGULATIONS CITED IN THE DEVELOPMENT OF THIS DOCUMENT

- Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5))
- 24 CFR Part 91.100 Consultation; local governments
- 24 CFR Part 91.105 Citizen participation plan; local governments
- 24 CFR Part 91.401 Citizen participation; HOME Consortia
- 24 CFR Part 91.505 Amendments to the consolidated plan
- 24 CFR Part 5.150 – 5.180 Affirmatively Furthering Fair Housing
- 24 CFR Part 92 HOME Investment Partnerships Program
- 24 CFR part 570 Community Development Block Grant

- 24 CFR part 574 Housing Opportunities for Persons with AIDS
- 24 CFR part 576 Emergency Solutions Grant

DEFINITIONS

Assessment of Fair Housing/Analysis of Impediments: As part of the Consolidated Plan, all grantees must certify that they will affirmatively further fair housing (AFFH). HUD provides grantees options for demonstrating their AFFH commitment, including conducting a study of fair housing impediments and developing an action plan to address barriers and minimize future impediments. This analysis is called an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). The State of California requires an AFH be conducted with regional Housing Elements.

Affirmatively Further Fair Housing (AFFH): AFFH refers to the obligation that recipients of federal housing and community development funds have as part of receiving funds. The AFFH requirement was enacted with the Fair Housing Act (FHA of 1968).

Consolidated Plan: This is a five-year planning document that is submitted to HUD and serves as the joint planning document for the City and County of Sacramento and application for funding for CDBG, HOME, ESG, HOPWA, and similar new or temporary grants. The document is developed in accordance with the Code of Federal Regulations (CFR) Title 24. CFR Part 91 sets forth the priorities and strategies of the programs for a five-year period.

One-Year Action Plan: This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG, HOME, ESG, HOPWA, and similar new or temporary grants programs. SHRA develops the document annually in accordance with 24 CFR 91.505.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress made in carrying out the Consolidated Plan, One-Year Action Plan and fair housing plan activities. SHRA prepares the report annually in accordance with 24 CFR Part 91.

Public Hearing: A public hearing is a public meeting that has been publicly noticed through postings through SHRA's and the City or County of Sacramento websites, email blasts, social media, ads in general circulation and culturally-specific newspapers, or in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, the One-Year Action Plan, the CAPER, Citizen Participation Plan, and substantial amendments. Public hearings may also be part of the community engagement process for AFHs/AIs.

Substantial Amendment: A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously considered by stakeholders or approved by HUD (e.g., change in the allocation among program activities, change in geographic

allocation, change in beneficiaries) in accordance with the original intent of the funds identified in the previously undertaken citizen participation process.

October 6, 2021



Sacramento Housing and Redevelopment Commission.
Sacramento, California

Honorable Members in Session:

SUBJECT Change in Meeting Time of the Sacramento Housing and Redevelopment
Commission (SHRC)

RECOMMENDATION

This report recommends holding a discussion regarding the meeting time of SHRC and approving a new meeting start time of 4:00 pm.

CONTACT PERSONS

James Shields, Deputy Executive Director - Administration, (916) 440-1319
Lira Goff, Interim Agency Clerk, (916) 440-1332

SUMMARY

SHRC currently meets at 6:00pm. As SHRC meetings are now broadcast on YouTube, public access to the meetings has been significantly increased. The public is able to stream the meetings live or watch at leisure, as meetings are also archived for future reference. At the same time, due to changing demands in the larger Sacramento community, SHRA staff must often stay late into the evening to attend other meetings and events. Changing the meeting time would help relieve the stress of increased evening engagements, while safeguarding and increasing public access.

BACKGROUND

SHRC has historically held meetings at a variety of times including a 3:00pm start time. An earlier start time is consistent with the County's 9:30am meeting time and the City's 2:00pm and 5:00pm meeting times.

FINANCIAL CONSIDERATIONS

None.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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POLICY CONSIDERATIONS

The recommendations in this report are consistent with SHRC by-laws, adopted April 18, 2018. Section 3.3 states that "[t]he meeting time and/or place of a regular or special meeting may be changed by a majority vote of the members of the Commission at any duly noticed regular or special meeting".

ENVIRONMENTAL REVIEW

The proposed action is an organizational and administrative action that does not relate to any specific activity and does not have potential for direct physical change or reasonably foreseeable indirect physical change in the environment. Therefore, the proposed activity is not a project under the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(5). The proposed activity is exempt pursuant to the National Environmental Policy Act (NEPA) in 24 CFR 58.34(a)(3).

M/WBE, SECTION 3 AND FIRST SOURCE CONSIDERATIONS

Not Applicable.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director