



March 13, 2017

Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA

Honorable Members in Session:

**SUBJECT:**

Serving the Homeless with Housing Authority Resources

**SUMMARY**

The attached informational report is presented for your review prior to review by the City of Sacramento.

**RECOMMENDATION**

Staff recommends approval of the recommendation outlined in the attached report.

Respectfully submitted,

  
LA SHELLE DOZIER  
Executive Director

Attachment



**REPORT TO HOUSING AUTHORITY**  
**City of Sacramento**  
915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

**Public Hearing**  
**March 21, 2017**

**Honorable Chair and Members of the Housing Authority Board**

**Title: Serving the Homeless with Housing Authority Resources**

**Location/Council District: Citywide**

**Recommendation:** Approve a Housing Authority Resolution authorizing: 1) the Sacramento Housing and Redevelopment Agency (SHRA) to provide the notice and hold the public hearing required under 24 CFR 903.17 of the Agency's intention to amend the Housing Authority of the City of Sacramento's Annual Plan's Admission and Continued Occupancy Policy (ACOP) to include a homeless preference for up to 160 turn-over units annually (up to 480 total) in the City of Sacramento, and 2) make related findings.

**Contact:** La Shelle Dozier, Executive Director, 916-440-1319

**Presenters:** La Shelle Dozier, Executive Director, 916-440-1319  
Sarah Thomas, Assistant Director, 916-440-1375  
Geoffrey Ross, Assistant Director, 916-440-1319  
MaryLiz Paulson, Assistant Director, 916-440-1334

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue Detail:** Over the last decade, the County and City of Sacramento have worked strategically in collaboration with Sacramento Housing and Redevelopment Agency to end homelessness, including creating a 10 Year Plan to End Chronic Homelessness (2006-2016). As performance measures were being met in the initial years, the Great Recession occurred resulting in a loss of federal, state and local funds that impacted the ability of SHRA, local government and community based organizations to provide housing and other support services for the homeless. Additionally, due to the Great Recession, there was an increase in demand for affordable housing due to foreclosure, evictions and loss of jobs. At the same time, there was a decrease in funding for assistance for safety net services. Due to severe funding reductions some County programs and services were transferred to SHRA to administer including Shelter Plus Care, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

More recently, the County, City, SHRA and nonprofit partners have begun to expand and align the patchwork system that was able to be supported during the economic contraction. Starting last year, public workshops were held. SHRA's role in these workshops was to strategize the alignment of federally-funded resources that offer housing assistance through the United States Department of Housing and Urban Development (HUD) including the Housing Choice Voucher (HCV) and Conventional Public Housing Programs (Public Housing). The following two largest programs are:

- The Housing Choice Voucher program (formerly Section 8) is a significant rental assistance program that subsidizes housing costs on the private rental market for families. The Housing Authority of the County (County Housing Authority) is the governing body for the HCV program, which has approximately 12,000 Housing Choice Vouchers (HCVs) available countywide, with an estimated turnover of 600 vouchers annually.
- Conventional Public Housing is another significant rental assistance program where the Housing Authority owns and operates approximately 2,700 public housing units with an estimated total turnover of 200 units annually. The County Housing Authority is the governing body for one-third of these units. The remaining two-thirds operate in the City of Sacramento. Bedroom size and location have an impact on the ability to serve specific populations.

#### Additional Housing Authority Homeless Programs

The Housing Authority also administers specialty vouchers targeted to persons experiencing homelessness, including approximately 555 homeless, disabled families through the Continuum of Care Shelter Plus Care program.

The Housing Authority administers 512 HUD-Veteran Affairs Supportive Housing (HUD-VASH) vouchers specifically serving veteran individuals/families experiencing homelessness. Recently, the Housing Authority was competitively awarded 75 new HUD-VASH project based vouchers (PBV's). These site based vouchers are used by families who are linked to supportive services through the U.S. Department of Veterans Affairs (VA) and local social service agencies.

Additionally, SHRA was awarded a Performance Partnership Pilots for Disconnected Youth (P3) grant through the U.S. Department of Education, which will increase flexibility to house 100 homeless or at-risk of becoming homeless youth. This program will allow youth (ages 16-24) to connect to services and attain housing through vouchers that may not have been available to this population due to age restrictions or other regulatory requirements.

#### Program Demographic Information

The HCV and Public Housing programs are rental subsidy programs that serve many of the hardest to house families. The vast majority of the participants are extremely low-income earning less than 30 percent of area median income (AMI), and but for this intervention would experience housing instability or be homeless themselves. There are approximately 70,000 unduplicated families on 11 waiting lists waiting for a housing voucher or public housing units. Of the families on the various lists, these families

demonstrate the following characteristics (see Attachment 1: Applicant and Participant Demographics):

Approximately:

- 40 percent have a disabled family member
- 48 percent are families with children
- 60 percent are African American
- 75 percent are female Head of Household
- 75 percent have an annual income less than \$13,500 for a family of three

Housing Authority Resource Alignment Options

HUD’s Office of Public and Indian Housing (PIH), which has oversight responsibilities for PHA resources, issued Notice PIH 2013-15 to provide guidance on strategically using public housing resources to address homelessness. The notice highlighted local options for utilizing vouchers and public housing units for homeless. The options provided are still governed by parameters within the federal regulations, but flexibility is permitted through locally adopted policies as documented in the HCV Administrative Plan and Public Housing ACOP.

On January 31, 2017, the County and the City of Sacramento held a joint workshop on homelessness. SHRA provided a report on existing SHRA homeless activities averaging \$16 million annually, and strategies to align SHRA’s resources to further serve homeless families. The following options were presented to serve the homeless.

<b>Preference Option</b>	<b>Affected Programs</b>
General Homeless	Public Housing & HCV
Limited Homeless Allocation	Public Housing & HCV
Site Specific (Project-Based) Allocation	HCV
Move On Allocation	HCV

The Board acting as the Housing Authority of the County directed SHRA staff to seek input from stakeholders, other local jurisdictions, HUD Office of Fair Housing and Equal Opportunity (FHCO) and the Office of Public and Indian Housing (PIH) and to return with recommendations.

The City Council acting as the Housing Authority of the City directed the initiation of amending the ACOP to dedicate all public housing units to the homeless. In addition, the City requested the County Housing Authority to initiate an amendment to the HCV Administrative Plan to create local preferences dedicating all vouchers for homeless families for 24-months. The action was specifically related to the turnover of public housing units located within the City’s jurisdiction. The City Housing Authority also directed the Executive Director to report back within 45 days with an update on the details of this exploration which took place on February 21, 2017.

The remainder of this report focuses on the tasks completed by the Housing Authority to explore the four options listed above regarding serving homeless families. Based on SHRA's experience working with the homeless population, any option(s) selected will only be successful if additional housing support services are made available to the homeless families. The staff at the County is exploring the development of a Flexible Supportive Rehousing Program (FSRP) available to rehouse a highly targeted homeless population, as well as options for additional funding to cover the costs of these support services. These supports would provide specialized engagement and services offered through intensive case management and housing location assistance.

## **DISCUSSION**

Currently, HUD does not have an adopted budget for 2017 and it is unknown what the federal impact will be on the Housing Authority. HUD recently informed the Housing Authority that rental subsidies paid to landlords have been reduced by 5 percent (approximately \$2.5 million) for six months, January through June 2017. However, SHRA has enough financial reserves to continue operating programs and services at existing levels through this six-month time period.

### **Community Outreach**

Immediately following the January 31, 2017 meeting, SHRA embarked on an ambitious public participation campaign to solicit feedback. SHRA staff has undertaken stakeholder engagement and including communication with local jurisdictions within the County's seven municipalities and HUD's FHEO and PIH offices.

On February 3, 2017, SHRA launched a public hearing and comment period with the publication of a (multi-lingual) 45-day notice of consideration of changes to SHRA's current program admission policies pertaining to waitlist preferences to house homeless (see Attachment 2: Notice of Public Hearing and Comment Period).

Extensive outreach was conducted to various entities to solicit feedback including:

- Service providers
- Community based organizations
- Cities within the County of Sacramento
- Resident Advisory Boards (RABs)
- Program participants
- Waiting list families
- Legal Services of Northern California
- Affordable Housing Developers
- Landlords
- General public
- Property managers
- Neighborhood associations

Please refer to see Attachment 3: Stakeholder Engagement Report for more details.

SHRA held nine public meetings consisting of five public workshops and four public housing resident meetings that provided information on the housing preference options.

All participants were also provided an opportunity to give written comments that ranked the various preferences. Furthermore, all local jurisdictions among the seven

municipalities within Sacramento County were consulted, resulting in additional presentations for Elk Grove and Rancho Cordova City Councils.

### Public Comments

More than 800 parties were contacted and approximately 200 individuals attended resident meetings and public workshops with more than 100 participants offering written feedback including mailed letters, emails, and comment cards.

During these meetings, participants shared the following feedback:

<b>Participant Type</b>	<b>Feedback Highlights</b>
Waitlist Applicants	<ul style="list-style-type: none"> <li>• General public and waitlist applicants attended to obtain more information on how to receive housing assistance</li> <li>• Concern about how long it is taking to receive housing assistance</li> <li>• Concern about being housed with individuals with substance abuse issues</li> </ul>
Elderly Attendees	<ul style="list-style-type: none"> <li>• Supported Limited allocation and wanted more housing for the elderly</li> <li>• Concern about increasing rents and not being able to afford increases due to their fixed incomes and inability to work because of disabilities</li> </ul>
Service Providers	<ul style="list-style-type: none"> <li>• Strong support for options that linked homeless families to services</li> <li>• Maximizing turnover vouchers for homeless</li> <li>• Services are needed for youth “timed out” of foster care and homeless youth</li> <li>• Concern that some homeless are unable to obtain services due to past criminal record</li> <li>• Requests to expand the definition of homeless</li> </ul>
Developers and Landlords	<ul style="list-style-type: none"> <li>• Critical to have PBV with supportive services</li> <li>• Concern about damages to their units and financial costs not covered by FSRP</li> </ul>
Current Residents	<ul style="list-style-type: none"> <li>• Support for serving the homeless because residents were formerly homeless before receiving SHRA housing assistance</li> <li>• Concerns for their safety due to homeless with mental health issues and criminal backgrounds; especially potential violence</li> <li>• Concern that providing a homeless preference would attract more homeless families from outside the region to Sacramento</li> <li>• Homeless from outside Sacramento will move ahead for housing assistance</li> </ul>

SHRA staff collected written feedback from public comment cards during these meetings to learn more about concerns and considerations, and also to identify the public's input of four preference strategies that were presented. Overall feedback indicated that the majority of respondents ranked the homeless preference options in the following order:

1. Limited Homeless Allocation
2. Site Specific (Project Based) Allocation
3. Move-On Allocation
4. General Homeless

#### HUD Consultation

After consulting and providing demographic information of SHRA's public housing and HCV waitlist applicants/participants and comparing this data to homeless populations within Sacramento County as reported by Sacramento Steps Forward (SSF), HUD FHEO determined that many protected classes would experience a range of adverse impacts as it relates to the general preference option under Federal Fair Housing regulations. Based on HUD's analysis, if a general homeless preference is adopted:

- Females would be significantly adversely affected
- Households with minor children would be adversely affected
- Blacks would be adversely affected
- Asians would be modestly adversely affected

Furthermore, HUD determined that more than 70 percent of SHRA's applicants, and over 60 percent of its current program participants have incomes less than \$1,100 a month, meaning that they would be unable to afford the median Sacramento-area rent of \$1,188 each month on their own income, and would likely be homeless, but for housing assistance programs provided by SHRA.

Based on the initial guidance from HUD, SHRA is not recommending a general homeless preference for turnover vouchers with an active waitlist. In addition, other factors which make this option problematic are self-certification, which could lead to a significant increase of the number of families needing assistance through self-declaration of homelessness. Also, families are not required to receive services, which is a key component to successfully stabilizing housing.

#### Homeless or Rent Burden Preference

When the current tenant-based wait list is exhausted, SHRA recommends creating a new HCV tenant based preference for homelessness equal to the rent burden preference. This enables families who are homeless and those on the verge of homelessness to have equal access to housing resources. This consultation with HUD FHEO will continue as staff works through the planning and implementation process to ensure that fair housing compliance issues related to creating new homeless preference options are fully addressed.

### National Trends on Serving Homeless

In 2013, HUD provided guidance for increasing housing for homeless populations in PIH Notice 2013-15. In 2014, Abt Associates released a *Study of Public Housing Authority's (PHA's) Efforts to Serve People Experiencing Homelessness*. The study concluded with recommendations that called for HUD to:

- Encourage large housing authorities to create limited preferences for homeless households
- Encourage all housing authorities to modify screening and other policies, consistent with the guidelines set forth in PIH Notice 2013-15
- Strongly encouraging housing authorities to participate in Continuums of Care (CoC)

Upon research of these national trends, SHRA has developed recommendations to serve the homeless, partner with service provider agencies and is developing revised screening policies related to the criminal activity of families. SHRA is also actively engaged with the Continuum of Care and its lead agency, Sacramento Steps Forward, to further opportunities to serve homeless families.

### RECOMMENDATIONS

Based on feedback from the extensive public outreach, consultation with HUD and national trends, SHRA recommends a combination of strategies over a three year period to serve homeless families. Recommendations presented by SHRA are built upon the following guiding principles:

- Fair Housing rights are protected throughout the admissions process
- Policy changes will require system alignment and development
- Funding for services must be identified and aligned
- Preservation of utilization rates for the Housing Choice Voucher and Public Housing programs

The following recommendation includes strategies utilizing public housing units and housing vouchers. Through this multi-faceted strategy, homeless families are served with the utilization of the voucher, the HUD-VASH program (for veterans), P3 grant to serve homeless youth, development of affordable housing, and utilizing public housing. In addition, families on the existing waiting lists are also served to create a balance of serving homeless families and families on the verge of homelessness.

### **Housing Choice Voucher Program (County Housing Authority)**

Staff recommends the following options:

1. Limited Homeless Allocation
  - Allocates a certain number of turnover vouchers for homeless households
  - Requires independent verification of homelessness
  - Connects homeless families to the County's Flexible Support Rehousing Program



**Rationale:** This option increases assistance to homeless families but does not exclude non-homeless families from the waiting lists and provides a connection to social services.

2. Site Specific (Project Based Vouchers) Allocation

- Allocates vouchers to developments with access to on-site services
- Project based vouchers can be attached to new and existing multi-family developments such as micro units and acquisition/rehabilitation such as motel conversions

**Rationale:** PBVs address challenges with finding landlords on the private rental market to accept vouchers. This option will add new units and preserve access to existing units at risk of losing affordability for homeless individuals/families where on-site services are easily accessible. The Housing Authority will return to the governing boards with an updated PBV strategy.

3. Move On Allocation

- Allocates vouchers to formerly homeless individuals/families exiting permanent supportive housing

**Rationale:** This option allows families no longer in need of intensive services to exit permanent supportive housing and find a unit on the private rental market and live independently. This creates space within the permanent supportive housing inventory to serve homeless families in need of intensive services.

4. Homeless Youth (P3 Grant)

- Allocates turnover vouchers to homeless youth
- Youth are linked to services

**Rationale:** This option provides housing to homeless youth in addition to support services to provide stabilization. Upon stabilization, these youth will be connected to job training and other services.

### **Public Housing (City Housing Authority)**

The City Council directed SHRA to establish a special wait list to serve homeless families so that all City public housing unit turnovers within the jurisdiction of the City of Sacramento would be available to house homeless families. Average annual unit turnover for the past several years is about 160 units in the City. This is a mix of all bedroom sizes.

Staff consulted with HUD FHEO and was advised that there is an adverse impact to minorities or families with children under a general preference. Staff will continue to work in consultation with HUD to use Public Housing to serve homeless families and address identified adverse effects.

Many families moving from homelessness to housing are likely to need services to assist with this transition in order to access funds for the security deposit and furniture, as well as referrals to services for substance abuse treatment, behavioral services,

employment assistance and/or applying for public assistance. These needs exceed the resources and capabilities of current Housing Authority staff; therefore the City will be an important partner in securing these additional supports that are so important to the success of the participating families.

County Public Housing units are not recommended to serve homeless families as it is anticipated that the rehabilitation scheduled for the Twin Rivers public housing community (owned by the County Housing Authority) will affect availability of public housing units for occupancy. Families currently residing in the units scheduled for rehabilitation will receive a housing choice voucher for temporary relocation. However, some of these families may choose to move to a public housing unit instead of using their voucher.

**Alignment of Housing Authority Resources**

**Three Year Plan  
Serving 1,755 Homeless**

	<b>Preference Option</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Housing Choice Voucher Program</b>	Limited Allocation	150	150	150	450
	Project Based Vouchers (PBV)	175*	100	100	375
	Move On	0	25	25	50
	Homeless Youth (P3)	50	25	25	100
<b>PBV Leverage**</b>		100	100	100	300
<b>Public Housing Program</b>	Homeless Preference (City)	160	160	160	480
	<b>TOTAL</b>	<b>635</b>	<b>560</b>	<b>560</b>	<b>1,755</b>

*\*This includes 75 HUD-VASH vouchers.*

*\*\*For every Project Based Voucher awarded, SHRA should be able to leverage construction funding to create additional affordable/homeless units.*

Through these various options, 50 percent of the individuals/families still on HCV waitlists will continue to be served. SHRA will roll out these programs in a manner that maximizes the utilization rates and does not jeopardize future funding. The remaining resources will be dedicated to serving homeless individuals/families including veterans and youth. The recommended program mix addresses the fairness issues imbedded in serving the entire spectrum of residents' need with limited resources.

**Funding Preservation of Existing Housing**

On February 21, 2017, Mayor Steinberg announced that \$20 million of funding was identified and that the City was applying for the "Whole Person Care Grant." This could potentially bring the total funding to \$40 million. These exciting opportunities to enhance

social services and construction are very much needed. These local funds are needed to finance permanent supportive housing units that are at risk of losing funding and in need of additional subsidies. In all cases, preservation of the permanent supportive housing units must be a priority.

### **Local Strategies Required to Solve Homelessness**

Given current budget considerations, Sacramento can no longer afford to rely on federal and state funding for affordable housing and homeless solutions. Options for consideration should include:

- **Tenant Based Rental Assistance (TBRA)** – Create a locally funded flexible program that provides assistance to individual households to help them afford the housing costs of market-rate units. TBRA would provide payments to make up the difference between the amount a household can afford to pay for housing and the local rent standards, and help tenants pay for costs associated with their housing, such as security and utility deposits. A local program could address individuals who may not qualify for the aforementioned federal programs.
- **Motel/Multi-family Conversions** – Explore motel/multi-family conversions to create permanent supportive housing. Boulevard Court is a good example of a successful renovation of a motel originally built in 1961, converting 100 motel rooms to 75 permanent supportive housing units.
- **Local Homeless Bond Initiative** - Similar to Los Angeles and San Francisco, Sacramento should explore a local measure that would use a portion of property taxes designated to the construction/rehabilitation of new and existing housing units for the homeless. A recent example of this is Los Angeles' Measure HHH that approved \$1.2 billion bond measure to create 1,000 apartment units a year over 10 years. The measure approves a new property tax averaging \$10 for each \$100,000 in assessed valuation over 29 years. Similarly, Los Angeles recently passed Measure H, which would increase the county's sales tax a quarter cent, which is projected to generate \$355 million annually for homeless programs over 10 years. Sacramento County should consider a similar local initiative potentially through Measure B.

### **Next Steps**

If staff recommendations are approved, SHRA will embark on the following activities (See Attachment 4: Next Steps Timeline):

- Publish a draft of the HCV Administrative Plan and Public Housing ACOP reflecting staff recommendations
- Continue consultation with HUD FHEO to determine how to avoid any adverse impacts
- Implement Limited Homeless Allocation with FSRP and Move-On programs once the County has developed the funding and infrastructure
- Implement a homeless preference once the City has secured funding and developed infrastructure for services for public housing residents
- Update PBV policies
- Initiate P3 program for homeless youth
- Return to the governing boards to adopt recommended changes

**Policy Considerations:** If staff recommendations are approved, SHRA plans to amend the Housing Choice Voucher Administrative Plan and the Conventional Public Housing Admissions for Continued Occupancy (ACOP) to include homeless preference to program admissions. In accordance to HUD regulations, SHRA will need to open a 45-day public comment period due to significant changes that are recommended to these admission policies.

**Economic Impacts:** Housing homeless individuals and families will reduce costs related to hospitals, law enforcement, emergency responders and businesses.

**Environmental Considerations:** The proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment and therefore does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4).

The proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(3).

**Sustainability Considerations:** not applicable to this report.

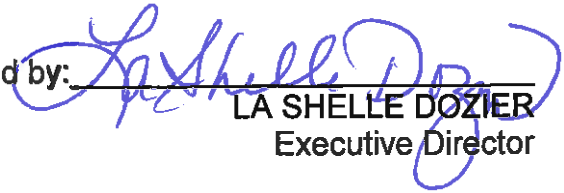
**Commission Action:** At its meeting of March 15, 2017, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. Staff will notify the Board of the outcome of their vote at the March 21<sup>st</sup> meeting.

**Rationale for Recommendation:** Establishing a homeless preference for up to 160 public housing turnover units within the public housing communities owned by the Housing Authority of the City will contribute to the realignment of SHRA resources to further assist persons experiencing homelessness. The recommended action supports the realignment recommendations that SHRA staff is making to the Housing Authority of the County.

**Financial Considerations:** Aligning SHRA's resources to prioritize and increase efforts to serve homeless families will require additional resources as the program is developed to cover coordination and intake costs. Additionally, serving individuals/families that require a greater subsidy may limit the number of people that can be served. However, staff will monitor this fiscal impact and report back to the governing boards.

**LBE - M/WBE and Section 3 requirements:** 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. LBE Considerations are not applicable to this report.

Respectfully Submitted by:



LA SHELLE DOZIER  
Executive Director

**Attachments**

- 01 Description/Analysis and Background
- 02 Housing Authority Resolution
- 03 Applicant and Participant Demographics
- 04 Notice of Public Hearing and Comment Period
- 05 Stakeholder Engagement Report
- 06 Housing Authority Homeless Resource Alignment Implementation Timeline

# **RESOLUTION NO. 2017 -**

## **Adopted by the Housing Authority of the City of Sacramento**

ON DATE OF

## **SERVING THE HOMELESS WITH HOUSING AUTHORITY RESOURCES**

### **BACKGROUND**

- A. On January 31, 2017 the County of Sacramento and the City of Sacramento along with their respective Housing Authorities held a Joint Special Meeting to direct the Sacramento Housing and Redevelopment Agency (Agency) to present a summary of its existing resources, explore new resources and to align all resources to alleviate homelessness.
- B. At that joint meeting the Housing Authority of the City of Sacramento approved resolution 2017-0001 directing Agency staff to initiate an amendment to the City and County of Sacramento Admissions and Continued Occupancy Policy to establish a special waitlist(s) for all of the public housing units under the control of the Housing Authority of the City of Sacramento to add a local homeless preference for all of the turnover units for a twenty four month period, which is expected to create 200 housing units annually to house homeless persons and families. Priority for these units will be for literally homeless households and households who are at imminent risk of homelessness, including those currently on the existing waitlist(s). Staff was directed to return to the City Council within 45 days to report back on the implementation of the amendment process.
- C. That resolution also directed the Agency to enter into consultation with the United States Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) and Office of Public and Indian Housing (PIH) with options and recommendations for increasing Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice 2013-15) and to conduct outreach and solicit comments from the Resident Advisory Boards (RABs), program participants, families on the waiting lists, service providers, Legal Services of Northern California, and the general public to solicit their participation in, and recommendations on preferences on the waiting lists for Agency housing and tenant assistance programs.

- D. The Agency has engaged in the before mentioned outreach and is continuing consultation with HUD regarding compliance with federal regulations and fair housing, and has received and considered comments. HUD has concluded that adoption of a homeless preference to replace housing current applicants on the Agency's waiting list adversely affect Blacks, Asians, and persons with minor children. HUD also stated that if a homeless preference were adopted, females would be significantly adversely affected. HUD noted that more than 70% of applicants, and over 60% of current program participants have incomes so low that they would be unable to afford the median Sacramento-area rents with their own incomes, and would likely be homeless but for the housing assistance programs provided by the Agency. Consultation with HUD will continue.
- E. The City of Sacramento has identified Five Million Dollars (\$5,000,000) to be used for support services to assist persons experiencing homelessness find and remain in housing. Additionally, the Mayor of Sacramento announced a potential match of up to Twenty Million Dollars (\$20,000,000) and that that money can potentially be leveraged into Forty Million Dollars (\$40,000,000) for social services, new housing, and preservation of existing housing, targeted to the needs of Sacramento's homeless population.
- F. The proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment. As such, the proposed action does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4).
- G. The proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(3).

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

- Section 1: After due consideration of the evidence presented, the findings, including the environmental findings regarding this action, are hereby approved and adopted.
- Section 2: The Agency is directed to provide the notice and hold the public hearing required under 24 CFR 903.17 stating the Agency 's intention to amend the Housing Authority of the City of Sacramento's Annual Plan's Admission and Continued Occupancy Policy (ACOP) to include at homeless preference for public housing owned and operated by the

Housing Authority of the City of Sacramento for up to 160 turn-over units annually (up to 480 total).



**SHRA Homeless Preference  
Applicant and Participant Demographic Analysis**

	Public Housing Program Applicants	Public Housing Program Participants	HCV program Applicants	HCV program Participants
<b>TOTAL NUMBERS*</b>	<b>45,505</b>	<b>2,875</b>	<b>42,283</b>	<b>11,926</b>
# White/non-Hispanic	15,881	966	12,727	4,378
%White/non-Hispanic	35%	34%	30%	37%
# Black/non-Hispanic	27,030	1,485	25,962	5,797
%Black/non-Hispanic	59%	52%	61%	49%
#Asian/non-Hispanic	3,458	241	3,890	1,561
%Asian/non-Hispanic	8%	8%	9%	13%
# Hispanic (any race)	10,739	446	7,822	1,280
% Hispanic (any race)	24%	16%	19%	11%
#Male Head of Household	11,403	728	10,782	2,746
%Male Head of Household	25%	25%	26%	23%
#Female Head of Household	34,102	2,147	31,495	9,180
%Female Head of Household	75%	75%	75%	77%
# Head of Household or household member with disability	15,427	1,285	18,367	7,924
% Head of Household or household member with disability	34%	45%	43%	66%
# Families with minor child in household	21,832	1,409	20,844	4,784
% Families with minor child in household	48%	49%	49%	40%
# Households with incomes less than \$1,100/mo**	33,189	1,831	30,345	6,578
% Households with incomes less than \$1,100/mo**	73%	64%	72%	55%
# Households with incomes less than \$2,200/mo**	43,043	2,625	40,776	10,568
% Households with incomes less than \$2,200/mo**	95%	91%	96%	89%



February 10, 2017

Dear Public Housing Resident,

The Sacramento Resident Advisory Board (RAB) is hosting several workshops to discuss options the Housing Authority is considering in order to serve more homeless families. On January 31, a joint meeting of the County Board of Supervisors and the Council members of the City of Sacramento directed Sacramento Housing and Redevelopment Agency (SHRA) to explore and solicit participation on four options to reduce homelessness using different options for our housing program wait lists. SHRA staff will be present to explain some of the options under consideration that give priority to homeless families on the wait lists for the Housing Choice Voucher Program and the Public Housing Program. They are interested in your comments about how to provide more public housing to homeless families currently living on the street.

Several workshops and public meetings will be held where SHRA staff will discuss the various options that will be presented to both the City Council, acting as the City Housing Authority Board and the County Board of Supervisors, acting as the County Housing Authority Board in March and they want to hear from you. You are invited to join us in attending the meetings listed below.

Resident Meetings with SHRA staff:

**6pm on Thursday, Feb 16**  
Alder Grove  
816 Revere Street  
Sacramento, CA

**11am on Tuesday, Feb 21**  
Capitol Terrace Apartments  
1820 Capitol Avenue  
Sacramento, CA

**2pm on Tuesday, Feb 28**  
Alta Arden Apartments  
3241 Alta Arden Express  
Sacramento, CA

A public workshop:

**Wednesday, February 15, 2017 at 4pm**  
Sacramento Housing and Redevelopment Commission Chambers  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

Recommendations will be presented at the following public meetings:

Sacramento Housing and Redevelopment Commission  
**Wednesday, March 15, 2017 at 6pm**  
Sacramento Housing and Redevelopment Commission Chambers  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

Housing Authority of the County of Sacramento  
**Tuesday, March 21, 2017 at 2:00pm**  
Sacramento County Board Chambers  
700 H Street  
Sacramento, CA 95814

For more information, go to [www.saccounty.net](http://www.saccounty.net).

Housing Authority of the City of Sacramento  
**Tuesday, March 21, 2017 at 6pm**  
Sacramento City Council Chambers  
915 I Street  
Sacramento, CA 95814

For more information, go to [www.cityofsacramento.org](http://www.cityofsacramento.org).

(over)

Information about these meetings can also be found at [www.sacrab.com](http://www.sacrab.com)

You can submit your comments for any of these meetings in one of the following ways:

1. Present your comments at any of the public meetings above; or
2. Submit written comments to:  
Sacramento Housing and Redevelopment Agency  
801 12<sup>th</sup> Street  
Sacramento, CA 95814  
Attention: Agency Clerk
3. Send your comments to [tenantfocus@sacrab.com](mailto:tenantfocus@sacrab.com)

Comments must be received no later than the hearings on March 21, 2017.



# NOTICE OF COMMUNITY MEETINGS



February 10, 2017

Sacramento Housing and Redevelopment Agency  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

The Sacramento Housing and Redevelopment Agency (SHRA) administers subsidized housing assistance through the Housing Choice Voucher (previously known as "Section 8") and Conventional Public Housing Programs. Currently, there are approximately 50,000 individuals served through these programs, with approximately 70,000 unduplicated families on waiting lists.

The Housing Authorities of the County and City of Sacramento are considering establishing a homeless preference for the Housing Choice Voucher and Public Housing programs. This will impact the priority of families offered subsidized housing assistance from the various waiting lists.

You are invited to attend any of the following meetings to discuss this issue:

**Wednesday, February 15, 2017 at 4:00 pm**  
SHRA Commission Room  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

**Friday, February 24, 2017 at 11:00 a.m.**  
SHRA Commission Room  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

**Wednesday, March 1, 2017 at 6:00 p.m.**  
Arden Dimick Library  
891 Watt Avenue  
Sacramento, CA 95864

**Thursday, March 2, 2017 at 6:00 p.m.**  
Sam and Bonnie Pannell Center  
2450 Meadowview Road  
Sacramento, CA 95832

You are also invited to attend any of the following meetings where recommendations regarding preferences will be discussed and then forwarded to the Housing Authorities of the County and City for action:

Sacramento Housing and Redevelopment Commission  
**Wednesday, March 15, 2017 at 6:00 p.m.**  
Sacramento Housing and Redevelopment Commission Chambers  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

Housing Authority of the County of Sacramento  
**Tuesday, March 21, 2017 at 2:00 p.m.\***  
Sacramento County Board Chambers  
700 H Street  
Sacramento, CA 95814  
For more information, go to [www.saccounty.net](http://www.saccounty.net).

Housing Authority of the City of Sacramento  
**Tuesday, March 21, 2017 at 6:00 p.m.\***  
Sacramento City Council Chambers  
915 I Street  
Sacramento, CA 95814  
For more information, go to [www.cityofsacramento.org](http://www.cityofsacramento.org).

You can submit your comments in one of the following ways:

1. Present your comments at any of the public meetings above; or
2. Submit written comments to:

Sacramento Housing and Redevelopment Agency  
801 12<sup>th</sup> Street  
Sacramento, CA 95814  
Attention: Agency Clerk

Written comments must be received no later than the hearings on March 21, 2017.

**\*Actual meeting times for the Housing Authority of the County and Housing Authority of the City public hearings will be posted on the above-listed websites.**



## STAKEHOLDER ENGAGEMENT REPORT

### I. General Notice

**Goal:** Provide a 45 day published general notice of public workshops, Commission meetings and public hearings

**Outcome:** 1) Used local media outlets to reach the community including those with Limited English Proficiency (Sacramento Bee, Observer, El Hispano, Hai Van News, Russian Observer, Hmong radio 2) Digital media strategy: SHRA website, social media and video, 3) Utilized community resources including 211 and metro cable.

### II. HUD Consultation

**Goal:** Receive clarification of Fair Housing concerns and guidance on how to proceed

**Outcome:** Consulted with HUD FHEO and provided demographic data on SHRA Public Housing and HCV applicants/participants. Received initial analysis on fair housing compliance as it relates to homeless general preference. Further consultation will continue.

### III. City Stakeholders (Incorporated Municipalities and Unincorporated Communities)

**Goal:** Increase awareness and solicit feedback from Mayors and City Managers of Sacramento County incorporated and cities on the Homeless Vouchers and Public Housing discussion and upcoming meetings.

**Outcome:** Met with the City Managers of each municipality and participated in two City Council Meetings (Cities of Elk Grove and Rancho Cordova)

### IV. Resident and Applicant Outreach

**Goal:** Educate public housing residents, HCV participants and waitlist applicants about upcoming meetings (General Notice) and provide a channel for collecting feedback

**Outcome:** Residents, participants and waitlist applicants were notified by posting notices on doors, posters in lobby, call center recording and video loops in the reception area. Resident Advisory Boards actively participated. Collected comment cards from participants.

Numbers of People in Attendance		
2/16/2017	Resident Meeting – Alder Grove	16
2/21/2017	Resident meeting – Capitol Terrace	26
2/27/2017	Resident Meeting – I St.	41
2/28/2017	Resident Meeting – Alta Arden	12
<b>SHRA Participants</b>		<b># Comment Cards Submitted</b>
Public Housing Residents		39
HCV Participants		15
Applicant/Waitlists		11

### V. Community Stakeholders

**Goal:** Inform CBO's of upcoming meetings, offer two-way communication and provide a channel for collecting feedback

**Outcome:** More than 800 homeless advocates, developers, landlords, and the general public were emailed with a 48% open rate. Notices were also mailed to nearly 140 individuals. Collected comment cards from participants.

Numbers of People in Attendance		
2/15/2017	Public Workshop – SHRA Commission Room	43
2/15/2017	Public Workshop – Commission meeting	26
2/24/2017	Public Workshop – SHRA Commission Room	16
3/1/2017	Public Workshop - Arden Dimmick Library	8
3/2/2017	Public Workshop – Samuel and Bonnie Pannell Community Center	10
<b>Participant Group</b>		<b># Comment Cards Submitted</b>
Community Based Organization		25
Developer		7
Landlord		3
Property Management		3

#### Community Based Organizations Represented

Associated Prison Ministries  
ICS Agency  
Justice Reform Coalition  
Legal Services of Northern California  
LifeSteps  
Next Move  
North Natomas Community Coalition  
Rio Linda/Elverta CPAC  
Sac Area Congregations Together  
Sacramento Stand Down Association  
Sacramento Steps Forward  
Sacramento Regional Coalition to End Homelessness  
Sacramento Self Help Housing  
Wind Youth  
Women's Empowerment  
Youth Softball League

## HOUSING AUTHORITY HOMELESS RESOURCE ALIGNMENT IMPLEMENTATION TIMELINE

	<b>TIMELINE</b>	<b>DATES</b>
Admission Policy Amendments (HCV Administrative Plan and Public Housing ACOP)	Release draft HCV Administrative Plan and Public Housing ACOP Commence public comment period for 45 days	April 2017
	First Sacramento Housing and Redevelopment Commission Meeting. Close public comment period on draft HCV Administrative Plan and Public Housing ACOP	May 2017
	Second Sacramento Housing and Redevelopment Commission Meeting to provide final HCV Administrative Plan and Public Housing ACOP (based on comments received from the public)	June 2017
	Housing Authority of the County and City Boards. Present final HCV Administrative Plan and Public Housing ACOP	July 2017
	Final HCV Administrative Plan and Public Housing ACOP to HUD	July 2017
	75 day HUD review of documents	August - mid October 2017
Other Implementation Tasks	Consultations with HUD FHEO and HUD PIH	March 2017 - ongoing
	Initiate discussions with City staff on supportive services for public housing residents	April 2017 – ongoing
	Commence work with County staff and partners on Flexible Supports Re-Housing Program and Move On Program	April 2017-ongoing
	Launch P3 Program with City, County and partner agencies	May 2017 - ongoing
	PBV Strategy to Housing Authority of the County and City	August 2017



March 13, 2017

Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA

Honorable Members in Session:

**SUBJECT:**

**Serving the Homeless with Housing Authority Resources**

**SUMMARY**

The attached informational report is presented for your review prior to review by the County of Sacramento.

**RECOMMENDATION**

Staff recommends approval of the recommendation outlined in the attached report.

Respectfully submitted,

  
LA SHELLE DOZIER  
Executive Director

Attachment

# COUNTY OF SACRAMENTO

For the Agenda of:  
March 21, 2017  
2:00 pm

To: Housing Authority of the County of Sacramento  
From: Sacramento Housing and Redevelopment Agency  
Subject: Serving The Homeless With Housing Authority Resources  
Supervisory District: All  
Contact: La Shelle Dozier, Executive Director, 916-440-1319

## **Overview**

On January 24, 2017, the Sacramento Housing and Redevelopment Agency (SHRA) presented options to serve homeless families participating in the Housing Choice Voucher (HCV) and Conventional Public Housing programs. The options presented included:

- General Homeless
- Limited Homeless Allocation
- Site Specific (Project Based Voucher) Allocation
- Move-On Allocation

SHRA was directed to further explore and consider these options. As part of this exploration, Staff was directed to reach out to stakeholders and other jurisdictions to gain additional input and report back with a recommendation.

## **Recommendations**

Approve a Housing Authority Resolution:

- 1) Authorizing the Executive Director to initiate the process to align Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to Public and Indian Housing (PIH) Notice 2013-15), including preferences to targeted homeless populations for HCV turn-over vouchers (County Housing Authority) and turn-over public housing units (City Housing Authority) throughout Sacramento designed to assist up to 1,755 households experiencing homelessness during a three year period. The proposed breakdown of the HCV preferences is as follows:
  - a. Limited Homeless Allocation - for homeless or other highly-vulnerable homeless populations – up to 150 vouchers annually (up to 450 total over three years).
  - b. Site Specific (Project Based Voucher) Allocation – will allocate up to 375 vouchers including up to 75 HUD Veterans Affairs Supportive Housing Program Vouchers.
  - c. Project Based Vouchers may leverage up to 300 units over time to be allocated for new construction and preservation of existing units for households facing



homelessness.

- d. Move-On Allocation for current supportive housing tenants - up to 50 vouchers.
  - e. Vouchers for Homeless Youth participating in the Performance Partnership Pilot (P3) Program - 100 vouchers.
- 2) SHRA is authorized to provide the notice and hold the required public hearing under 24 CFR 903.17 stating the Agency's intention to amend the Housing Authority of the County of Sacramento's HCV Administrative Plan, if so approved by the Housing Authority of the County of Sacramento.
  - 3) Making related findings.

**Measures/Evaluation** - Staff will identify measures and evaluations related to specific implementation measures as they are brought to the Board for approval.

**Fiscal Impact** - Aligning SHRA's resources to prioritize and increase efforts to serve homeless families will require additional resources as programs are developed.

## **BACKGROUND**

Over the last decade, the County and City of Sacramento have worked strategically in collaboration with Sacramento Housing and Redevelopment Agency to end homelessness, including creating a 10 Year Plan to End Chronic Homelessness (2006-2016). As performance measures were being met in the initial years, the Great Recession occurred resulting in a loss of federal, state and local funds that impacted the ability of SHRA, local government and community based organizations to provide housing and other support services for the homeless. Additionally, due to the Great Recession, there was an increase in demand for affordable housing due to foreclosure, evictions and loss of jobs. At the same time, there was a decrease in funding for assistance for safety net services. Due to severe funding reductions some County programs and services were transferred to SHRA to administer including Shelter Plus Care, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

More recently, the County, City, SHRA and nonprofit partners have begun to expand and align the patchwork system that was able to be supported during the economic contraction. Starting last year, public workshops were held including the County's Board of Supervisor's (Board) 2016 "Homeless Crisis Response: Investing in What Works" and "Increasing Permanent Housing Opportunities for Persons Experiencing Homelessness." SHRA's role in these workshops was to strategize the alignment of federally-funded resources that offer housing assistance through the United States Department of Housing and Urban Development (HUD) including the Housing Choice Voucher (HCV) and Conventional Public Housing Programs (Public Housing). On January 24, 2017, County staff presented to the Board of Supervisors components of a comprehensive response for further development to include SHRA's resources to impact homelessness. The following two largest programs included:

- The Housing Choice Voucher program (formerly Section 8) is a significant rental assistance program that subsidizes housing costs on the private rental market for families. The Board of

Supervisors acting as the Housing Authority of the County (County Housing Authority) is the governing body for the HCV program, which has approximately 12,000 Housing Choice Vouchers (HCVs) available countywide, with an estimated turnover of 600 vouchers annually.

- Conventional Public Housing is another significant rental assistance program where the Housing Authority owns and operates approximately 2,700 public housing units with an estimated total turnover of 200 units annually. The County Housing Authority is the governing body for one-third of these units. The remaining two-thirds operate in the City of Sacramento. Bedroom size and location have an impact on the ability to serve specific populations.

#### Additional Housing Authority Homeless Programs

The Housing Authority also administers specialty vouchers targeted to persons experiencing homelessness, including approximately 555 homeless, disabled families through the Continuum of Care Shelter Plus Care program.

The Housing Authority administers 512 HUD-Veteran Affairs Supportive Housing (HUD-VASH) vouchers specifically serving veteran individuals/families experiencing homelessness. Recently, the Housing Authority was competitively awarded 75 new HUD-VASH project based vouchers (PBV's). These site based vouchers are used by families who are linked to supportive services through the U.S. Department of Veterans Affairs (VA) and local social service agencies.

Additionally, SHRA was awarded a Performance Partnership Pilots for Disconnected Youth (P3) grant through the U.S. Department of Education, which will increase flexibility to house 100 homeless or at-risk of becoming homeless youth. This program will allow youth (ages 16-24) to connect to services and attain housing through vouchers that may not have been available to this population due to age restrictions or other regulatory requirements.

#### Program Demographic Information

The HCV and Public Housing programs are rental subsidy programs that serve many of the hardest to house families. The vast majority of the participants are extremely low-income earning less than 30 percent of area median income (AMI), and but for this intervention would experience housing instability or be homeless themselves. There are approximately 70,000 unduplicated families on 11 waiting lists waiting for a housing voucher or public housing units. Of the families on the various lists, these families demonstrate the following characteristics (see Attachment 1: Applicant and Participant Demographics):

Approximately:

- 40 percent have a disabled family member
- 48 percent are families with children
- 60 percent are African American
- 75 percent are female Head of Household
- 75 percent have an annual income less than \$13,500 for a family of three

Housing Authority Resource Alignment Options

HUD’s Office of Public and Indian Housing (PIH), which has oversight responsibilities for PHA resources, issued Notice PIH 2013-15 to provide guidance on strategically using public housing resources to address homelessness. The notice highlighted local options for utilizing vouchers and public housing units for homeless. The options provided are still governed by parameters within the federal regulations, but flexibility is permitted through locally adopted policies as documented in the HCV Administrative Plan and Public Housing ACOP.

On January 31, 2017, the County and the City of Sacramento held a joint workshop on homelessness. SHRA provided a report on existing SHRA homeless activities averaging \$16 million annually, and strategies to align SHRA’s resources to further serve homeless families. The following options were presented to serve the homeless.

<b>Preference Option</b>	<b>Affected Programs</b>
General Homeless	Public Housing & HCV
Limited Homeless Allocation	Public Housing & HCV
Site Specific (Project-Based) Allocation	HCV
Move On Allocation	HCV

The Board acting as the Housing Authority of the County directed SHRA staff to seek input from stakeholders, other local jurisdictions, HUD Office of Fair Housing and Equal Opportunity (FHEO) and the Office of Public and Indian Housing (PIH) and to return with recommendations.

The City Council acting as the Housing Authority of the City directed the initiation of amending the ACOP to dedicate all public housing units to the homeless. In addition, the City requested the County Housing Authority to initiate an amendment to the HCV Administrative Plan to create local preferences dedicating all vouchers for homeless families for 24-months. The action was specifically related to the turnover of public housing units located within the City’s jurisdiction. The City Housing Authority also directed the Executive Director to report back within 45 days with an update on the details of this exploration which took place on February 21, 2017.

The remainder of this report focuses on the tasks completed by the Housing Authority to explore the four options listed above regarding serving homeless families. Based on SHRA’s experience working with the homeless population, any option(s) selected will only be successful if additional housing support services are made available to the homeless families. The staff at the County are exploring the development of a Flexible Supportive Rehousing Program (FSRP) available to rehouse a highly targeted homeless population, as well as options for additional funding to cover the costs of these support services. These supports would provide specialized engagement and services offered through intensive case management and housing location assistance.

## **DISCUSSION**

Currently, HUD does not have an adopted budget for 2017 and it is unknown what the federal impact will be on the Housing Authority. HUD recently informed the Housing Authority that rental subsidies paid to landlords have been reduced by 5 percent (approximately \$2.5 million) for six months, January through June 2017. However, SHRA has enough financial reserves to continue operating programs and services at existing levels through this six-month time period.

### **Community Outreach**

Immediately following the January 31, 2017 meeting, SHRA embarked on an ambitious public participation campaign to solicit feedback. SHRA staff has undertaken stakeholder engagement and including communication with local jurisdictions within the County's seven municipalities and HUD's FHEO and PIH offices.

On February 3, 2017, SHRA launched a public hearing and comment period with the publication of a (multi-lingual) 45-day notice of consideration of changes to SHRA's current program admission policies pertaining to waitlist preferences to house homeless (see Attachment 2: Notice of Public Hearing and Comment Period).

Extensive outreach was conducted to various entities to solicit feedback including:

- Service providers
- Community based organizations
- Cities within the County of Sacramento
- Resident Advisory Boards (RABs)
- Program participants
- Waiting list families
- Legal Services of Northern California
- Affordable Housing Developers
- Landlords
- General public
- Property managers
- Neighborhood associations

Please refer to see Attachment 3: Stakeholder Engagement Report for more details.

SHRA held nine public meetings consisting of five public workshops and four public housing resident meetings that provided information on the housing preference options. All participants were also provided an opportunity to give written comments that ranked the various preferences. Furthermore, all local jurisdictions among the seven municipalities within Sacramento County were consulted, resulting in additional presentations for Elk Grove and Rancho Cordova City Councils.

### **Public Comments**

More than 800 parties were contacted and approximately 200 individuals attended resident meetings and public workshops with more than 100 participants offering written feedback including mailed letters, emails, and comment cards.

During these meetings, participants shared the following feedback:

Participant Type	Feedback Highlights
Waitlist Applicants	<ul style="list-style-type: none"> <li>• General public and waitlist applicants attended to obtain more information on how to receive housing assistance</li> <li>• Concern about how long it is taking to receive housing assistance</li> <li>• Concern about being housed with individuals with substance abuse issues</li> </ul>
Elderly Attendees	<ul style="list-style-type: none"> <li>• Supported Limited allocation and wanted more housing for the elderly</li> <li>• Concern about increasing rents and not being able to afford increases due to their fixed incomes and inability to work because of disabilities</li> </ul>
Service Providers	<ul style="list-style-type: none"> <li>• Strong support for options that linked homeless families to services</li> <li>• Maximizing turnover vouchers for homeless</li> <li>• Services are needed for youth “timed out” of foster care and homeless youth</li> <li>• Concern that some homeless are unable to obtain services due to past criminal record</li> <li>• Requests to expand the definition of homeless</li> </ul>
Developers and Landlords	<ul style="list-style-type: none"> <li>• Critical to have PBV with supportive services</li> <li>• Concern about damages to their units and financial costs not covered by FSRP</li> </ul>
Current Residents	<ul style="list-style-type: none"> <li>• Support for serving the homeless because residents were formerly homeless before receiving SHRA housing assistance</li> <li>• Concerns for their safety due to homeless with mental health issues and criminal backgrounds; especially potential violence</li> <li>• Concern that providing a homeless preference would attract more homeless families from outside the region to Sacramento</li> <li>• Homeless from outside Sacramento will move ahead for housing assistance</li> </ul>

SHRA staff collected written feedback from public comment cards during these meetings to learn more about concerns and considerations, and also to identify the public’s input of four preference strategies that were presented. Overall feedback indicated that the majority of respondents ranked the homeless preference options in the following order:

1. Limited Homeless Allocation
2. Site Specific (Project Based) Allocation
3. Move-On Allocation
4. General Homeless

### HUD Consultation

After consulting and providing demographic information of SHRA's public housing and HCV waitlist applicants/participants and comparing this data to homeless populations within Sacramento County as reported by Sacramento Steps Forward (SSF), HUD FHEO determined that many protected classes would experience a range of adverse impacts as it relates to the general preference option under Federal Fair Housing regulations. Based on HUD's analysis, if a general homeless preference is adopted:

- Females would be significantly adversely affected
- Households with minor children would be adversely affected
- Blacks would be adversely affected
- Asians would be modestly adversely affected

Furthermore, HUD determined that more than 70 percent of SHRA's applicants, and over 60 percent of its current program participants have incomes less than \$1,100 a month, meaning that they would be unable to afford the median Sacramento-area rent of \$1,188 each month on their own income, and would likely be homeless, but for housing assistance programs provided by SHRA.

Based on the initial guidance from HUD, SHRA is not recommending a general homeless preference for turnover vouchers with an active waitlist. In addition, other factors which make this option problematic are self-certification, which could lead to a significant increase of the number of families needing assistance through self-declaration of homelessness. Also, families are not required to receive services, which is a key component to successfully stabilizing housing.

### Homeless or Rent Burden Preference

When the current tenant-based wait list is exhausted, SHRA recommends creating a new HCV tenant based preference for homelessness equal to the rent burden preference. This enables families who are homeless and those on the verge of homelessness to have equal access to housing resources. This consultation with HUD FHEO will continue as staff works through the planning and implementation process to ensure that fair housing compliance issues related to creating new homeless preference options are fully addressed.

### National Trends on Serving Homeless

In 2013, HUD provided guidance for increasing housing for homeless populations in PIH Notice 2013-15. In 2014, Abt Associates released a *Study of Public Housing Authority's (PHA's) Efforts to Serve People Experiencing Homelessness*. The study concluded with recommendations that called for HUD to:

- Encourage large housing authorities to create limited preferences for homeless households
- Encourage all housing authorities to modify screening and other policies, consistent with the guidelines set forth in PIH Notice 2013-15
- Strongly encouraging housing authorities to participate in Continuums of Care (CoC)

Upon research of these national trends, SHRA has developed recommendations to serve the homeless, partner with service provider agencies and is developing revised screening policies related to the criminal activity of families. SHRA is also actively engaged with the Continuum of Care and its lead agency, Sacramento Steps Forward, to further opportunities to serve homeless families.

## **RECOMMENDATIONS**

Based on feedback from the extensive public outreach, consultation with HUD and national trends, SHRA recommends a combination of strategies over a three year period to serve homeless families. Recommendations presented by SHRA are built upon the following guiding principles:

- Fair Housing rights are protected throughout the admissions process
- Policy changes will require system alignment and development
- Funding for services must be identified and aligned
- Preservation of utilization rates for the Housing Choice Voucher and Public Housing programs

The following recommendation includes strategies utilizing public housing units and housing vouchers. Through this multi-faceted strategy, homeless families are served with the utilization of the voucher, the HUD-VASH program (for veterans), P3 grant to serve homeless youth, development of affordable housing, and utilizing public housing. In addition, families on the existing waiting lists are also served to create a balance of serving homeless families and families on the verge of homelessness.

### **Housing Choice Voucher Program**

Staff recommends the following options:

1. Limited Homeless Allocation
  - Allocates a certain number of turnover vouchers for homeless households
  - Requires independent verification of homelessness
  - Connects homeless families to the County's Flexible Support Rehousing Program

**Rationale:** This option increases assistance to homeless families but does not exclude non-homeless families from the waiting lists and provides a connection to social services.

2. Site Specific (Project Based Vouchers) Allocation
  - Allocates vouchers to developments with access to on-site services
  - Project based vouchers can be attached to new and existing multi-family developments such as micro units and acquisition/rehabilitation such as motel conversions

**Rationale:** PBVs address challenges with finding landlords on the private rental market to accept vouchers. This option will add new units and preserve access to existing units at risk of losing affordability for homeless individuals/families where on-site services are easily

accessible. The Housing Authority will return to the governing boards with an updated PBV strategy.

3. Move On Allocation

- Allocates vouchers to formerly homeless individuals/families exiting permanent supportive housing

**Rationale:** This option allows families no longer in need of intensive services to exit permanent supportive housing and find a unit on the private rental market and live independently. This creates space within the permanent supportive housing inventory to serve homeless families in need of intensive services.

4. Homeless Youth (P3 Grant)

- Allocates turnover vouchers to homeless youth
- Youth are linked to services

**Rationale:** This option provides housing to homeless youth in addition to support services to provide stabilization. Upon stabilization, these youth will be connected to job training and other services.

## **Public Housing**

The City Council directed SHRA to establish a special wait list to serve homeless families so that all City public housing unit turnovers within the jurisdiction of the City of Sacramento would be available to house homeless families. Average annual unit turnover for the past several years is about 160 units in the City. This is a mix of all bedroom sizes.

Staff consulted with HUD FHEO and was advised that there is an adverse impact to minorities or families with children under a general preference. Staff will continue to work in consultation with HUD to use Public Housing to serve homeless families and address identified adverse effects.

Many families moving from homelessness to housing are likely to need services to assist with this transition in order to access funds for the security deposit and furniture, as well as referrals to services for substance abuse treatment, behavioral services, employment assistance and/or applying for public assistance. These needs exceed the resources and capabilities of current Housing Authority staff; therefore the City will be an important partner in securing these additional supports that are so important to the success of the participating families.

County Public Housing units are not recommended to serve homeless families as it is anticipated that the rehabilitation scheduled for the Twin Rivers public housing community (owned by the County Housing Authority) will affect availability of public housing units for occupancy. Families currently residing in the units scheduled for rehabilitation will receive a housing choice voucher for temporary relocation. However, some of these families may choose to move to a public housing unit instead of using their voucher.



**Alignment of Housing Authority Resources**

**Three Year Plan  
 Serving 1,755 Homeless**

	<b>Preference Option</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Housing Choice Voucher Program</b>	Limited Allocation	150	150	150	450
	Project Based Vouchers (PBV)	175*	100	100	375
	Move On	0	25	25	50
	Homeless Youth (P3)	50	25	25	100
PBV Leverage**		100	100	100	300
<b>Public Housing Program</b>	Homeless Preference (City)	160	160	160	480
<b>TOTAL</b>		<b>635</b>	<b>560</b>	<b>560</b>	<b>1,755</b>

*\*This includes 75 HUD-VASH vouchers.*

*\*\*For every Project Based Voucher awarded, SHRA should be able to leverage construction funding to create additional affordable/homeless units.*

Through these various options, 50 percent of the individuals/families still on HCV waitlists will continue to be served. SHRA will roll out these programs in a manner that maximizes the utilization rates and does not jeopardize future funding. The remaining resources will be dedicated to serving homeless individuals/families including veterans and youth. The recommended program mix addresses the fairness issues imbedded in serving the entire spectrum of residents’ need with limited resources.

**Funding Preservation of Existing Housing**

On February 21, 2017, Mayor Steinberg announced that \$20 million of funding was identified and that the City was applying for the “Whole Person Care Grant.” This could potentially bring the total funding to \$40 million. These exciting opportunities to enhance social services and construction are very much needed. These local funds are needed to finance permanent supportive housing units that are at risk of losing funding and in need of additional subsidies. In all cases, preservation of the permanent supportive housing units must be a priority.

**Local Strategies Required to Solve Homelessness**

Given current budget considerations, Sacramento can no longer afford to rely on federal and state funding for affordable housing and homeless solutions. Options for consideration should include:

- Tenant Based Rental Assistance (TBRA) – Create a locally funded flexible program that provides assistance to individual households to help them afford the housing costs of

market-rate units. TBRA would provide payments to make up the difference between the amount a household can afford to pay for housing and the local rent standards, and help tenants pay for costs associated with their housing, such as security and utility deposits. A local program could address individuals who may not qualify for the aforementioned federal programs.

- **Motel/Multi-family Conversions** – Explore motel/multi-family conversions to create permanent supportive housing. Boulevard Court is a good example of a successful renovation of a motel originally built in 1961, converting 100 motel rooms to 75 permanent supportive housing units.
- **Local Homeless Bond Initiative** - Similar to Los Angeles and San Francisco, Sacramento should explore a local measure that would use a portion of property taxes designated to the construction/rehabilitation of new and existing housing units for the homeless. A recent example of this is Los Angeles' Measure HHH that approved \$1.2 billion bond measure to create 1,000 apartment units a year over 10 years. The measure approves a new property tax averaging \$10 for each \$100,000 in assessed valuation over 29 years. Similarly, Los Angeles recently passed Measure H, which would increase the county's sales tax a quarter cent, which is projected to generate \$355 million annually for homeless programs over 10 years. Sacramento County should consider a similar local initiative potentially through Measure B.

### **Next Steps**

If staff recommendations are approved, SHRA will embark on the following activities (See Attachment 4: Next Steps Timeline):

- Publish a draft of the HCV Administrative Plan and Public Housing ACOP reflecting staff recommendations
- Continue consultation with HUD FHEO to determine how to avoid any adverse impacts
- Implement Limited Homeless Allocation with FSRP and Move-On programs once the County has developed the funding and infrastructure
- Implement a homeless preference once the City has secured funding and developed infrastructure for services for public housing residents
- Update PBV policies
- Initiate P3 program for homeless youth
- Return to the governing boards to adopt recommended changes

### **COMMISSION ACTION**

At its meeting of March 15, 2017, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. Staff will notify the Board of the outcome of their vote at the March 21<sup>st</sup> meeting.

### **MEASURES/EVALUATIONS**

Staff will identify measures and evaluations related to specific implementation measures as they are brought to the Board for approval.

### **FINANCIAL ANALYSIS**

Aligning SHRA's resources to prioritize and increase efforts to serve homeless families will require additional resources as the program is developed to cover coordination and intake costs. Additionally, serving individuals/families that require a greater subsidy may limit the number of people that can be served. However, staff will monitor this fiscal impact and report back to the governing boards.

### **POLICY CONSIDERATIONS**

If staff recommendations are approved, SHRA plans to amend the Housing Choice Voucher Administrative Plan and the Conventional Public Housing Admissions for Continued Occupancy (ACOP) to include homeless preference to program admissions. In accordance to HUD regulations, SHRA will need to open a 45-day public comment period due to significant changes that are recommended to these admission policies.

### **ENVIRONMENTAL REVIEW**

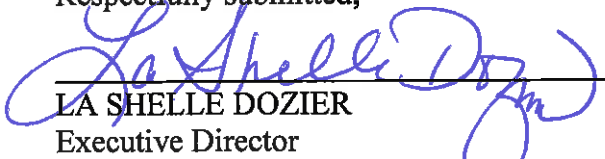
The proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment and therefore does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4).

The proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(3).

### **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.

Respectfully submitted,



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LA SHELLE DOZIER  
Executive Director  
Sacramento Housing and Redevelopment Agency

APPROVED

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NAVDEEP S. GILL  
County Executive

**Attachments:**

RES – HACOS Resolution

Attachment 1 – Applicant and Participant Demographics

Attachment 2 - Notice of Public Hearing and Comment Period

Attachment 3 – Stakeholder Engagement Report

Attachment 4 – Housing Authority Homeless Resource Alignment Implementation Timeline

**RESOLUTION NO. \_\_\_\_\_**

**ADOPTED BY THE HOUSING AUTHORITY OF THE  
COUNTY OF SACRAMENTO**

ON DATE OF

**SERVING THE HOMELESS WITH HOUSING AUTHORITY RESOURCES**

**WHEREAS**, on January 31, 2017 the County of Sacramento and the City of Sacramento along with their respective Housing Authorities held a Joint Special Meeting to direct the Sacramento Housing and Redevelopment to present a summary of its existing resources, explore new resources and to align all resources to alleviate homelessness;

**WHEREAS**, at that joint meeting the Housing Authority of the City of Sacramento passed resolution 2017-0001 directing Agency staff to initiate an amendment to the City and County of Sacramento Admissions and Continued Occupancy Policy to establish a special waitlist(s) for all of the public housing units under the control of the Housing Authority of the City of Sacramento to add a local homeless preference for all of the turnover units for a twenty four month period, which is expected to create 200 housing units annually to house homeless persons and families. Priority for these units will be for literally homeless households and households who are at imminent risk of homelessness, including those currently on the existing waitlist(s). Staff was directed to return to the City Council within 45 days to report back on the implementation of the amendment process;

**WHEREAS**, at that joint meeting the Housing Authority of the County of Sacramento passed resolution HA-2401 directing the Agency to align its resources to alleviate homelessness in Sacramento County by amending its public housing plans which may include public consideration of a homeless preference for various housing waiting lists and to consider four specific options or a combination thereof and return to the Board with options and recommendations on those including but not limited to consideration of preferences to targeted homeless populations for Housing Choice Voucher (HCV) "turn-over vouchers" and "turn-over" conventional housing units;

**WHEREAS**, both resolutions directed the Agency to enter into consultation with the United States Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) and Office of Public and Indian Housing (PIH) with options and recommendations for increasing Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice

2013-15) and to conduct outreach and solicit comments from the Resident Advisory Boards (RABs), program participants, families on the waiting lists, service providers, the various cities within the County of Sacramento, Legal Services of Northern California, and the general public to solicit their participation in, and recommendations on preferences on the waiting lists for Agency housing and tenant assistance programs;

**WHEREAS**, the Agency has and is continuing its consultations with HUD, has conducted outreach, and has received and considered comments. HUD has concluded that adoption of a homeless preference to replace housing current applicants on the Agency's waiting list adversely affect Blacks, Asians, and persons with minor children. HUD also stated that if a homeless preference were adopted, females would be significantly adversely affected. HUD noted that more than 70% of applicants, and over 60% of current program participants have incomes so low that they would be unable to afford the median Sacramento-area rents with their own incomes, and would likely be homeless but for the housing assistance programs provided by the Agency:

**WHEREAS**, the Housing Authority of the City of Sacramento is being directed to provide notice and open the public hearing process (24 CFR 903.17) for amendment to its Admissions and Continued Occupancy Policy (ACOP) to include a homeless preference for public housing owned and operated by the Housing Authority of the City of Sacramento for up to 160 units annually (up to 480 total).

**WHEREAS**, the City of Sacramento has identified Five Million Dollars (\$5,000,000) to be used for support services to assist persons experiencing homelessness find and remain in housing. Additionally, the Mayor of Sacramento announced a potential match of up to Twenty Million Dollars and that these funds can potentially be leveraged into Forty Million Dollars for social services, new housing and preservation of existing housing, targeted to the needs of Sacramento's homeless population.

**WHEREAS**, the proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment and therefore does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4); and

**WHEREAS**, the proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a) (3).

**NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO**

Section 1: The above recitals including the environmental recitals are determined to be true and correct and are hereby approved and adopted.

Section 2: The Executive Director is directed to initiate the process to increase Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice 2013-15), including preferences to targeted homeless populations for HCV “turn-over vouchers” and “turn-over” conventional housing units throughout Sacramento designed to assist up to 1,755 households experiencing homelessness during a three year period. This total includes the up to 160 public housing turn over units as directed by the Housing Authority of the City of Sacramento. The preference breakdown is as follows:

- a) Limited Preference Allocation - for chronically homeless or other highly-vulnerable homeless populations (HCV Program) for up to 150 vouchers annually (up to 450 total).
- b) Project Based Voucher Allocation - allocates up to 375 vouchers, including up to 75 HUD Veterans Affairs Supportive Housing Program vouchers.
- c) Project Based Vouchers Leverage may leverage up to 300 additional units over time to be allocated for new construction and preservation of existing units for households facing homelessness.
- d) Move-On Program for current supportive housing tenants (HCV only) - 50 vouchers.
- e) Homeless Youth (Performance Partnership Pilots P3 vouchers) - 100 vouchers.

Section 3. The Sacramento Housing and Redevelopment Agency is authorized to provide the notice and hold the public hearing required under 24 CFR 903.17. The notice shall include the Agency’s intention to amend the Housing Authority of the County’s 2017 HCV Administrative Plan to include the recommended limited preferences for the HCV turn over vouchers, Move-on vouchers, and the recommended strategy for the project based vouchers.

On a motion by Member \_\_\_\_\_, seconded by Member \_\_\_\_\_, the foregoing Resolution was passed and adopted by the Housing Authority of the County of Sacramento, State of California, this 21st day of March, 2017, by the following vote, to wit:

AYES: Members,

NOES: Members,

ABSENT: Members,

ABSTAIN: Members,

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

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Chair of the Housing Authority  
of Sacramento County, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk



**SHRA Homeless Preference  
Applicant and Participant Demographic Analysis**

	Public Housing Program Applicants	Public Housing Program Participants	HCV program Applicants	HCV program Participants
<b>TOTAL NUMBERS*</b>	<b>45,505</b>	<b>2,875</b>	<b>42,283</b>	<b>11,926</b>
# White/non-Hispanic	15,881	966	12,727	4,378
%White/non-Hispanic	35%	34%	30%	37%
# Black/non-Hispanic	27,030	1,485	25,962	5,797
%Black/non-Hispanic	59%	52%	61%	49%
#Asian/non-Hispanic	3,458	241	3,890	1,561
%Asian/non-Hispanic	8%	8%	9%	13%
# Hispanic (any race)	10,739	446	7,822	1,280
% Hispanic (any race)	24%	16%	19%	11%
#Male Head of Household	11,403	728	10,782	2,746
%Male Head of Household	25%	25%	26%	23%
#Female Head of Household	34,102	2,147	31,495	9,180
%Female Head of Household	75%	75%	75%	77%
# Head of Household or household member with disability	15,427	1,285	18,367	7,924
% Head of Household or household member with disability	34%	45%	43%	66%
# Families with minor child in household	21,832	1,409	20,844	4,784
% Families with minor child in household	48%	49%	49%	40%
# Households with incomes less than \$1,100/mo**	33,189	1,831	30,345	6,578
% Households with incomes less than \$1,100/mo**	73%	64%	72%	55%
# Households with incomes less than \$2,200/mo**	43,043	2,625	40,776	10,568
% Households with incomes less than \$2,200/mo**	95%	91%	96%	89%



# NOTICE OF COMMUNITY MEETINGS

February 10, 2017

Sacramento Housing and Redevelopment Agency  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

The Sacramento Housing and Redevelopment Agency (SHRA) administers subsidized housing assistance through the Housing Choice Voucher (previously known as “Section 8”) and Conventional Public Housing Programs. Currently, there are approximately 50,000 individuals served through these programs, with approximately 70,000 unduplicated families on waiting lists.

The Housing Authorities of the County and City of Sacramento are considering establishing a homeless preference for the Housing Choice Voucher and Public Housing programs. This will impact the priority of families offered subsidized housing assistance from the various waiting lists.

You are invited to attend any of the following meetings to discuss this issue:

**Wednesday, February 15, 2017 at 4:00 pm**  
SHRA Commission Room  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

**Friday, February 24, 2017 at 11:00 a.m.**  
SHRA Commission Room  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

**Wednesday, March 1, 2017 at 6:00 p.m.**  
Arden Dimick Library  
891 Watt Avenue  
Sacramento, CA 95864

**Thursday, March 2, 2017 at 6:00 p.m.**  
Sam and Bonnie Pannell Center  
2450 Meadowview Road  
Sacramento, CA 95832

You are also invited to attend any of the following meetings where recommendations regarding preferences will be discussed and then forwarded to the Housing Authorities of the County and City for action:

Sacramento Housing and Redevelopment Commission  
**Wednesday, March 15, 2017 at 6:00 p.m.**  
Sacramento Housing and Redevelopment Commission Chambers  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

Housing Authority of the County of Sacramento  
**Tuesday, March 21, 2017 at 2:00 p.m.\***  
Sacramento County Board Chambers  
700 H Street  
Sacramento, CA 95814  
For more information, go to [www.saccounty.net](http://www.saccounty.net).

Housing Authority of the City of Sacramento  
**Tuesday, March 21, 2017 at 6:00 p.m.\***  
Sacramento City Council Chambers  
915 I Street  
Sacramento, CA 95814  
For more information, go to [www.cityofsacramento.org](http://www.cityofsacramento.org).

You can submit your comments in one of the following ways:

1. Present your comments at any of the public meetings above; or
2. Submit written comments to:

Sacramento Housing and Redevelopment Agency  
801 12<sup>th</sup> Street  
Sacramento, CA 95814  
Attention: Agency Clerk

Written comments must be received no later than the hearings on March 21, 2017.

**\*Actual meeting times for the Housing Authority of the County and Housing Authority of the City public hearings will be posted on the above-listed websites.**



February 10, 2017

Dear Public Housing Resident,

The Sacramento Resident Advisory Board (RAB) is hosting several workshops to discuss options the Housing Authority is considering in order to serve more homeless families. On January 31, a joint meeting of the County Board of Supervisors and the Council members of the City of Sacramento directed Sacramento Housing and Redevelopment Agency (SHRA) to explore and solicit participation on four options to reduce homelessness using different options for our housing program wait lists. SHRA staff will be present to explain some of the options under consideration that give priority to homeless families on the wait lists for the Housing Choice Voucher Program and the Public Housing Program. They are interested in your comments about how to provide more public housing to homeless families currently living on the street.

Several workshops and public meetings will be held where SHRA staff will discuss the various options that will be presented to both the City Council, acting as the City Housing Authority Board and the County Board of Supervisors, acting as the County Housing Authority Board in March and they want to hear from you. You are invited to join us in attending the meetings listed below.

Resident Meetings with SHRA staff:

**6pm on Thursday, Feb 16**  
Alder Grove  
816 Revere Street  
Sacramento, CA

**11am on Tuesday, Feb 21**  
Capitol Terrace Apartments  
1820 Capitol Avenue  
Sacramento, CA

**2pm on Tuesday, Feb 28**  
Alta Arden Apartments  
3241 Alta Arden Express  
Sacramento, CA

A public workshop:

**Wednesday, February 15, 2017 at 4pm**  
Sacramento Housing and Redevelopment Commission Chambers  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

Recommendations will be presented at the following public meetings:

Sacramento Housing and Redevelopment Commission  
**Wednesday, March 15, 2017 at 6pm**  
Sacramento Housing and Redevelopment Commission Chambers  
801 12<sup>th</sup> Street  
Sacramento, CA 95814

Housing Authority of the County of Sacramento  
**Tuesday, March 21, 2017 at 2:00pm**  
Sacramento County Board Chambers  
700 H Street  
Sacramento, CA 95814

For more information, go to [www.saccounty.net](http://www.saccounty.net).

Housing Authority of the City of Sacramento  
**Tuesday, March 21, 2017 at 6pm**  
Sacramento City Council Chambers  
915 I Street  
Sacramento, CA 95814  
For more information, go to [www.cityofsacramento.org](http://www.cityofsacramento.org).

(over)

Information about these meetings can also be found at [www.sacrab.com](http://www.sacrab.com)

You can submit your comments for any of these meetings in one of the following ways:

1. Present your comments at any of the public meetings above; or
2. Submit written comments to:  
Sacramento Housing and Redevelopment Agency  
801 12<sup>th</sup> Street  
Sacramento, CA 95814  
Attention: Agency Clerk
3. Send your comments to [tenantfocus@sacrab.com](mailto:tenantfocus@sacrab.com)

Comments must be received no later than the hearings on March 21, 2017.

## STAKEHOLDER ENGAGEMENT REPORT

### I. General Notice

**Goal:** Provide a 45 day published general notice of public workshops, Commission meetings and public hearings

**Outcome:** 1) Used local media outlets to reach the community including those with Limited English Proficiency (Sacramento Bee, Observer, El Hispano, Hai Van News, Russian Observer, Hmong radio 2) Digital media strategy: SHRA website, social media and video, 3) Utilized community resources including 211 and metro cable.

### II. HUD Consultation

**Goal:** Receive clarification of Fair Housing concerns and guidance on how to proceed

**Outcome:** Consulted with HUD FHEO and provided demographic data on SHRA Public Housing and HCV applicants/participants. Received initial analysis on fair housing compliance as it relates to homeless general preference. Further consultation will continue.

### III. City Stakeholders (Incorporated Municipalities and Unincorporated Communities)

**Goal:** Increase awareness and solicit feedback from Mayors and City Managers of Sacramento County incorporated and cities on the Homeless Vouchers and Public Housing discussion and upcoming meetings.

**Outcome:** Met with the City Managers of each municipality and participated in two City Council Meetings (Cities of Elk Grove and Rancho Cordova)

### IV. Resident and Applicant Outreach

**Goal:** Educate public housing residents, HCV participants and waitlist applicants about upcoming meetings (General Notice) and provide a channel for collecting feedback

**Outcome:** Residents, participants and waitlist applicants were notified by posting notices on doors, posters in lobby, call center recording and video loops in the reception area. Resident Advisory Boards actively participated. Collected comment cards from participants.

Numbers of People in Attendance		
2/16/2017	Resident Meeting – Alder Grove	16
2/21/2017	Resident meeting – Capitol Terrace	26
2/27/2017	Resident Meeting – I St.	41
2/28/2017	Resident Meeting – Alta Arden	12
SHRA Participants		# Comment Cards Submitted
Public Housing Residents		39
HCV Participants		15
Applicant/Waitlists		11

### V. Community Stakeholders

**Goal:** Inform CBO's of upcoming meetings, offer two-way communication and provide a channel for collecting feedback

**Outcome:** More than 800 homeless advocates, developers, landlords, and the general public were emailed with a 48% open rate. Notices were also mailed to nearly 140 individuals. Collected comment cards from participants.

Numbers of People in Attendance		
2/15/2017	Public Workshop – SHRA Commission Room	43
2/15/2017	Public Workshop – Commission meeting	26
2/24/2017	Public Workshop – SHRA Commission Room	16
3/1/2017	Public Workshop - Arden Dimmick Library	8
3/2/2017	Public Workshop – Samuel and Bonnie Pannell Community Center	10
Participant Group		# Comment Cards Submitted
Community Based Organization		25
Developer		7
Landlord		3
Property Management		3

#### Community Based Organizations Represented

Associated Prison Ministries  
 ICS Agency  
 Justice Reform Coalition  
 Legal Services of Northern California  
 LifeSteps  
 Next Move  
 North Natomas Community Coalition  
 Rio Linda/Elverta CPAC  
 Sac Area Congregations Together  
 Sacramento Stand Down Association  
 Sacramento Steps Forward  
 Sacramento Regional Coalition to End Homelessness  
 Sacramento Self Help Housing  
 Wind Youth  
 Women's Empowerment  
 Youth Softball League

## HOUSING AUTHORITY HOMELESS RESOURCE ALIGNMENT IMPLEMENTATION TIMELINE

	<b>TIMELINE</b>	<b>DATES</b>
<b>Admission Policy Amendments (HCV Administrative Plan and Public Housing ACOP)</b>	Release draft HCV Administrative Plan and Public Housing ACOP Commence public comment period for 45 days	April 2017
	First Sacramento Housing and Redevelopment Commission Meeting. Close public comment period on draft HCV Administrative Plan and Public Housing ACOP	May 2017
	Second Sacramento Housing and Redevelopment Commission Meeting to provide final HCV Administrative Plan and Public Housing ACOP (based on comments received from the public)	June 2017
	Housing Authority of the County and City Boards. Present final HCV Administrative Plan and Public Housing ACOP	July 2017
	Final HCV Administrative Plan and Public Housing ACOP to HUD	July 2017
	75 day HUD review of documents	August - mid October 2017
<b>Other Implementation Tasks</b>	Consultations with HUD FHEO and HUD PIH	March 2017 - ongoing
	Initiate discussions with City staff on supportive services for public housing residents	April 2017 – ongoing
	Commence work with County staff and partners on Flexible Supports Re-Housing Program and Move On Program	April 2017-ongoing
	Launch P3 Program with City, County and partner agencies	May 2017 - ongoing
	PBV Strategy to Housing Authority of the County and City	August 2017

## **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**

**March 15, 2017**

### **SERVING THE HOMELESS WITH HOUSING AUTHORITY RESOURCES**

**WHEREAS**, on January 31, 2017 the County of Sacramento and the City of Sacramento along with their respective Housing Authorities held a Joint Special Meeting to direct the Sacramento Housing and Redevelopment Agency (Agency) to present a summary of its existing resources, explore new resources and to align all resources to alleviate homelessness;

**WHEREAS**, at that joint meeting the Housing Authority of the City of Sacramento passed resolution 2017-0001 directing Agency staff to initiate an amendment to the City and County of Sacramento Admissions and Continued Occupancy Policy to establish a special waitlist(s) for all of the public housing units under the control of the Housing Authority of the City of Sacramento to add a local homeless preference for all of the turnover units for a twenty four month period, which is expected to create 200 housing units annually to house homeless persons and families. Priority for these units will be for literally homeless households and households who are at imminent risk of homelessness, including those currently on the existing waitlist(s). Staff was directed to return to the City Council within 45 days to report back on the implementation of the amendment process;

**WHEREAS**, at that joint meeting the Housing Authority of the County of Sacramento passed resolution HA-2401 directing the Agency to align its resources to alleviate homelessness in Sacramento County by amending its public housing plans which may include public consideration of a homeless preference for various housing waiting lists and to consider four specific options or a combination thereof and return to the Board with options and recommendations on those including but not limited to consideration of preferences to targeted homeless populations for Housing Choice Voucher (HCV) "turn-over vouchers" and "turn-over" conventional housing units;

**WHEREAS**, both resolutions directed the Agency to enter into consultation with the United States Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) and Office of Public and Indian Housing (PIH) with options and recommendations for increasing Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice 2013-15) and to conduct outreach and solicit comments from the Resident Advisory Boards (RABs), program participants, families on the waiting lists, service providers, the various cities within the County of Sacramento, Legal Services of Northern California, and the general public to solicit their participation in, and recommendations on preferences on the waiting lists for Agency housing and tenant assistance programs;

**WHEREAS**, the Agency has and is continuing its consultations with HUD, has conducted outreach, and has received and considered comments. HUD has concluded that adoption of a homeless preference to replace housing current applicants on the Agency's waiting list adversely affect Blacks, Asians, and persons with minor children. HUD also stated that if a homeless preference were adopted, females would be significantly adversely affected. HUD noted that more than 70% of applicants, and over 60% of current program participants have incomes so low that they would be unable to afford the median Sacramento-area rents on their own incomes, and would likely be homeless but for the housing assistance programs provided by the Agency.

**WHEREAS**, the City of Sacramento has identified Five Million Dollars (\$5,000,000) to be used for support services to assist persons experiencing homelessness find and remain in housing. Additionally, the Mayor of Sacramento announced a potential match of up to Twenty Million Dollars and that these funds can potentially be leveraged into Forty Million Dollars for support social services, new housing, and preservation of existing housing, targeted to the needs of Sacramento's homeless population.

**WHEREAS**, the proposed action is an administrative activity and does not commit to any specific project which may result in potentially significant impacts on the environment and is therefore does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4); and

**WHEREAS**, the proposed action is considered an administrative and management activity and is exempt under the National Environmental Policy Act (NEPA) per 24 CFR 58.34(a)(3).



**BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:**

Section 1: The above recitals including the environmental recitals are determined to be true and correct and are hereby approve and adopted.

Section 2: The Executive Director is directed to initiate the process to increase Public Housing Authority resources in accordance with fair housing requirements, federal statutes and regulations (including, but not limited to PIH Notice 2013-15), including preferences to targeted homeless populations for HCV “turn-over vouchers” and “turn-over” conventional housing units throughout Sacramento designed to assist up to 1,755 households experiencing homelessness during a three year period. Proposed preferences are as follows:

Voucher Programs

- (1) Limited Preference for chronically homeless or other highly-vulnerable homeless population - 150 vouchers annually (up to 450 total).
- (2) Project Based Voucher - will allocate up to 375 vouchers, including 75 Veteran Affairs Supportive Housing Program vouchers.
- (3) Project Based Vouchers Leverage may leverage up to 300 additional units over time to be allocated for new construction and preservation of existing units for households facing homelessness.
- (4) Move-On Program for current supportive housing tenants - up to 50 vouchers.
- (5) Homeless Youth (Performance Partnership Pilot or P3 vouchers) - 100 vouchers.

Public Housing

- (1) Homeless Preference for Public Housing owned and operated by the Housing Authority of the City of Sacramento for up to 160 units annually (up to 480 total).

Section 3. The Executive Director or designee is authorized to provide the notice required under 24 CFR 903.17 of the Agency’s intention to amend the Housing Authority of the City of Sacramento’s Annual Plan’s Admission and Continued Occupancy Policy (ACOP) to include a homeless preference for public housing owned and operated by the Housing Authority of the City of Sacramento for up to 160 turn-over units annually (up to 480 total), if so approved by the Housing Authority of the City of Sacramento.

Section 4. The Executive Director or designee is authorized to is to provide the notice required under 24 CFR 903.17 stating the Agency 's intention to amend the Housing Authority of the County of Sacramento's HCV Administrative Plan to include the recommended limited preferences for the HCV turn over vouchers, Move On Vouchers, and the recommended strategy for the project based vouchers, if so approved by the Housing Authority of the County of Sacramento.

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CHAIR

ATTEST:

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CLERK