



2018 Action Plan

City of Sacramento

Prepared by the Sacramento Housing and Redevelopment Agency

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Resolution 2017-0410

City of Sacramento Annual Action Plan
2018

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Executive Summary

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

1. Introduction

The annual Action Plan is the implementation tool identifying the various programs and projects to be undertaken in support of the Consolidated Plan for U.S. Dept. of Housing and Urban Development (HUD) Community Planning and Development Grants. HUD transformed the Consolidated Plan into a tool for priority-setting and targeted investment planning for housing and community development. These tools are designed to support need-driven, place-based decisions and informed public participation in guiding funding decisions in the next five years for specific federal funds Community Development Block Grant (CDBG), Neighborhood Stabilization Program (NSP), HOME Investment Partnerships Program, Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) to identify needs and adopt strategies that address those needs, focusing primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address "special-needs" identified by HUD, such as the needs of the elderly, persons with disabilities and homeless individuals.

The Sacramento Housing and Redevelopment Agency (SHRA) was selected by HUD to participate as a community to create a pilot regional Consolidated Plan covering the City and County of Sacramento for the period covering 2013-17. The Consolidated Plan was extended through 2019 by the Sacramento City Council approval to allow for the development and completion of the HUD mandated Assessment of Fair Housing (AFH) which is due to HUD on or before October 4, 2019. The next Consolidated Plan will begin development in early 2019 with adoption in late 2019 for the next five year period: 2020-2025. This regional Plan includes the Sacramento Urban County Agreement Cities of Folsom, Isleton, and Galt, and the Consortium of the unincorporated County that includes the Cities of Citrus Heights and Rancho Cordova. SHRA administers the Consolidated Plan on behalf of the City and County of Sacramento.

The City of Sacramento (City) has a population of approximately 480,000 people. Sacramento County, with a population of approximately 1.5 million, is the eighth most populated county in the State of California, consisting of urbanized neighborhoods, suburban cities and rural communities.

The range of issues confronting the City is as diverse as its residents. The diverse population of the Sacramento Region is also accompanied by divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Sacramento is struggling to balance limitations on available resources and the need to address some very critical issues including: a severe shortage of housing affordable to low- and moderate-income residents, homelessness, aging infrastructure and

community facilities, inadequate services, and underemployment. A segment of the population faces increasingly challenging issues as the regional economy continues to grow and the housing costs continue to rise faster than local incomes. To address barriers, the Consolidated Plan is guided by three overarching goals that are applied according to its community's needs including:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, greater homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

2. Summarize the objectives and outcomes identified in the Plan

There is an ongoing gap within Sacramento, in various degrees, in the availability of services across most categories of special need. This includes seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers. The Consolidated Plan proposes that the public infrastructure funds be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community. Several potential funding sources have been identified to implement the objectives and outcomes of the Consolidated Plan.

CDBG: The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Potential programs include: housing rehabilitation, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers or public services.

NSP: Consistent with the objectives of the CDBG program, the goals of NSP include rapidly arresting the decline of targeted low-income neighborhoods negatively affected by abandoned, foreclosed, or vacant properties and the subsequent stabilization of these neighborhoods through improved economic

opportunities, the provision of decent, affordable housing, and the development of a sustainable living environment.

HOME: The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote a suitable living environment, decent and affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, removal of architectural barriers and tenant-based rental assistance.

ESG: The ESG program provides homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds can be used for a variety of activities, including: rapid re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities, essential supportive services, and homeless prevention.

HOPWA: The HOPWA Program provides grant funds to design long-term, comprehensive strategies for meeting the decent and affordable housing sustainable living environment needs for low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

3. Evaluation of past performance

SHRA measures performance using the Housing, Homeless and Community Development Needs Tables, which project and measure outputs and outcomes for CDBG, NSP, HOME, ESG and HOPWA. These tables summarize key data related to each of the Consolidated Plan goals.

These goals include:

- Develop, preserve, provide, and maintain affordable housing;
- Revitalize the low- and moderate-income neighborhoods with various infrastructure improvements including park, street, sidewalk, and sewer improvements; and
- Provide assistance to various public services, including homeless, youth, and senior programs.

HUD implemented this ongoing performance evaluation process to assess productivity, cost effectiveness, and the impact of projects and programs in City and County neighborhoods. SHRA prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, SHRA and its partners have been successful in implementing its public improvement and community service projects and programs and meeting the

objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

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

4. Summary of Citizen Participation Process and consultation process

The preparation of the One-Year Action Plan began with "in-reach" among City and County's Departments of Public Works, Economic Development and Park Districts to identify potential needs, services gaps and key issues on which to focus the community outreach process. Outreach included consultation and conversations with groups such as Loaves and Fishes, WEAVE, Well Space Health, Next Move, Mutual Housing, El Hogar Community Service, Veterans Resource of America, Women's Empowerment, Sacramento Self-Help Housing, Legal Services of Northern California, Sacramento Employment and Training Agency, Sacramento Housing Alliance, California Coalition for Youth, and various Sacramento County departments including, Public Health Officer, Departments of Human Assistance and Health and Human Services. SHRA also consulted with Sacramento Steps Forward (SSF) on homelessness prevention issues and policies, including the ESG's emergency shelter and Rapid Re-Housing program. SHRA also actively participates in the Continuum of Care's through various committees and meetings to give and gather input from the region's public service providers on client's needs.

In addition, to the regular coordination and consultation with the Housing Authority, SHRA and Housing Authority staff have updated the Citizen Participation Plan to include the Affirmatively Furthering Fair Housing (AFFH) Final Rule and the Housing Authority's Public Housing Plan.

Per the Citizen Participation Plan, SHRA published a 30-day notice for public comments, date of the public hearing and where the public can obtain the draft Annual Action Plan on the following mediums: its webpage, Sacramento Bee, Sacramento Observer, The Russian Observer and Hai Van News between July 31 – August 7 with the 30-day comment period ending on September 20, 2017. The public hearing **will be held** before the Sacramento Housing and Redevelopment Commission (SHRC) on October 4, 2017. The public also had an opportunity to ask questions at City Council on October 24, 2017.

5. Summary of public comments

Public comments were received during the SHRC meeting on October 4, 2017, regarding the Sim Center Signal Project. Community members had concerns that the project was only for design and questioned if construction would occur. SHRA staff informed community members that the intent is to fund

construction, but due to timeliness requirements SHRA must ensure that the project is shovel ready before issuing construction funds. Community members are in support of the project.

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

N/A

7. Summary

The overall priority for these federal funds is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. Sacramento is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low-incomes (less than 30 percent of area median income), are particular priorities. Sacramento has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities. Priorities can be achieved through a combination of 1) decent and affordable housing; 2) investment in community development activities in targeted lower-income and deteriorating neighborhoods and in facilities that serve lower-income populations; and 3) supportive services to maintain independence. Sacramento, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional decent and affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for Sacramento's lowest income residents;
- Programs that improve community facilities and services laying the foundation for increased private investment, particularly in low-income areas;
- Coordinating network of shelters, affordable housing, and services that prevent homelessness, including rapid re-housing and permanent housing, and the elimination of homelessness;
- Programs that promote economic development and create jobs and programs that increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SACRAMENTO	
CDBG Administrator	SACRAMENTO	SHRA, Development Department/Federal Programs
HOPWA Administrator	SACRAMENTO	SHRA, Development Department/Federal Programs
HOME Administrator	SACRAMENTO	SHRA, Development Department/Finance
ESG Administrator	SACRAMENTO	SHRA, Development Department/Federal Programs
HOPWA-C Administrator	n/a	

Table 1 – Responsible Agencies

Narrative

Created as a Joint Powers Agency in 1981 by the Sacramento City Council and Sacramento County Board of Supervisors, SHRA brings together financial resources and staff expertise to revitalize lower-income communities, create affordable housing opportunities and serve the public housing residents in Sacramento. The members of the Joint Powers Agency are the City of Sacramento, the County of Sacramento, the Housing Authority of the City of Sacramento, and the Housing Authority of the County of Sacramento. SHRA is the lead agency for the Consolidated Plan; SHRA administers the CDBG, NSP, HOPWA, HOME and ESG funds on behalf of the City and County. Operating under the umbrella organization of SHRA is the Housing Authority for the County of Sacramento. The Housing Authority acts as the City and County's Public Housing Agency, managing public housing units and an array of affordable housing programs. The Housing Authority is currently a High Performer as determined by HUD. As a Joint Powers Agency, SHRA can address a number of cross-jurisdictional and regional problems. Many housing and community

development issues transcend geographic boundaries. For example, homelessness is a regional issue that recognizes no geographic boundaries. As a Joint Powers Agency, SHRA has the ability to work on either side of political boundaries for the jurisdictions of the County of Sacramento, and the Cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, and Rancho Cordova when implementing HUD Office of Community Planning and Development (CPD) programs.

To address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for Sacramento's lowest-income residents;

- Programs that improve community facilities and services laying the foundation for increased private investment, particularly in low-income areas;
- A network of shelters, housing, and services that prevent homelessness, including rapid re-housing and permanent housing, and the elimination of homelessness along the lines detailed in the 10-Year Plan to end chronic homelessness;
- Programs that promote economic development and create jobs and programs that increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

Consolidated Plan Public Contact Information

La Shelle Dozier, Executive Director, (916) 440-1319

Geoffrey Ross, Assistant Director, Development & Federal Programs, (916) 440-1393

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

As part of the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)) include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdictions housing and non-housing community development issues. SHRA follows its adopted Citizen Participation Plan in the development of the One-Year Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

During the year in preparation of developing the Action Plan, SHRA works closely with its subrecipients and other service providers to develop better coordination and collaboration, examples of consulted agencies/entities:

Fair Housing Activities: The Rental Housing Association, Legal Services of Northern California, Sacramento Housing Alliance, County of Sacramento and the Cities of Sacramento, Citrus Heights, Elk Grove, Folsom and Rancho Cordova.

Health Services: County of Sacramento's Department of Health and Human Services (DHHS) and nonprofit health service providers.

Homeless Services: SSF, various nonprofits and the County of Sacramento's Department of Human Assistance and emergency shelter/transitional/prevention/rapid re-housing providers. The consultation included ESG and HOPWA to address the needs of the homeless and persons with HIV/AIDS and their families.

Housing Services/Affordable Housing: Affordable housing providers and supportive service agencies.

Lead-Based Paint Hazards: DHHS-Public Health Division's Childhood Lead Poisoning Prevention Program (CLPP).

Metropolitan Planning: Various departments within the City and County of Sacramento regarding problems and solutions for economic development, infrastructure and capital improvements, affordable housing, public services and transportation.

Public Housing Agency: Housing Authority for the City and County of Sacramento.

Sacramento Area Council of Governments (SACOG)/Adjacent Governments: SACOG provides regional planning for affordable housing, transit, bicycle networks, clean air and airport land uses and a regional Analysis of Impediments for Fair Housing Choice. Members of SACOG include but are not limited to the Cities of Citrus Heights, Folsom, Galt, Isleton, Sacramento, and the Counties of El Dorado, Placer and Sacramento.

Social Services: State Department of Social Services and nonprofit social service agencies.

State of California: Met with the Housing and Community Development Department's Homeless and Policy Division to discuss homeless services, including rapid re-housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Significant aspects of the Action Plan development process included meetings with SSF (lead agency for the Continuum of Care in the Sacramento Region), City and County staff, as well as agencies and organizations that serve Sacramento's residents. These meetings helped identify priority needs and the level of need for various community development, housing, homeless, and economic development needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

SHRA administers the ESG program on behalf of the City and County of Sacramento. ESG Providers are required to utilize the ESG Desk Manual and ESG Rapid Re-Housing Desk Guide which includes performance standards and evaluation of program outcomes per 24 CFR 576.107 and 24 CFR 576.500. SHRA requires emergency shelter, prevention/at-risk, and rapid re-housing providers to enter client demographics into the Homeless Management Information System (HMIS) which is then utilized to complete the CAPER. SSF was consulted during the development of the 2018 Action Plan. The Action Plan with City Council approval, allocates federal Community Development Program funds to various eligible activities, including ESG, and updates the Consolidated Plan. SHRA will continue to participate in SSF committees, including the Continuum of Care (CoC) Advisory Board, Coordinated Entry, Rapid Re-Housing Collaborative, Sacramento Performance Review, Emergency Shelters, and others as needed. SHRA continues to collaborate and coordinate with Sacramento Steps Forward on implementing Coordinated Entry for the ESG-funded Rapid Re-Housing Program. In 2018, SHRA will issue a request for proposal for the rapid re-housing program per its adopted Procurement Policy. The current contract with Volunteers of America expires June 2019. Volunteers of America invites eligible households to Rapid Re-Housing Orientation to explain the program before the client decides if the household wishes to participate. SSF continues to implement its HMIS Data Quality Plan. The Plan includes data quality standards and protocols for ongoing data quality monitoring that meets requirements set forth by HUD. The Plan was developed in coordination with the CoC Advisory Board's HMIS & Data Committee. The Plan is updated as needed to include the latest HMIS Data Standards and locally developed performance goals. ESG providers are required to enter client data into HMIS or follow Sacramento Steps Forwards' protocol for domestic violence clients.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MERCY HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization which is dedicated to providing housing and/or other support services that prevent homelessness among people with AIDS or HIV related illnesses in a way that enhances the dignity and independence of all participants. The AIDS Housing Alliance (AHA) folded in 2013 and they took over part of the supportive services role at the Colonia San Martin community.
2	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless Regional organization Business and Civic Leaders Major Employer

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and TSA staff met on an ongoing basis to discuss the development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing homeless prevention services. This organization is also a member of the CoC.
3	Agency/Group/Organization	CARES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing health services to persons with AIDS and HIV related illnesses.
4	Agency/Group/Organization	COMMUNICARE HEALTH CARE
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with an existing HOPWA provider.

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5	Agency/Group/Organization	COMMUNITY LINK
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA staff sit on the advisory board for this organization. This organization and SHRA staff discuss its past role in the Homelessness Prevention and Rapid Re-Housing program as central intake, also discussed depending on availability of funds, its role in the providing similar services to the CoC.
6	Agency/Group/Organization	FLORIN ROAD PARTNERSHIP
	Agency/Group/Organization Type	Business and Civic Leaders Neighborhood Organization

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	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA staff sit is on the board of the Florin Road Partnership.
7	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
	Agency/Group/Organization Type	PHA Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA staff consulted with the PHA on resident issues; most notably Jobs Plus, which works with the residents at Alder Grove and Marina Vista to become employed or to participate in activities leading to employment such as education and/or job training opportunities.
8	Agency/Group/Organization	REBUILDING TOGETHER
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Planning organization

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by preserving homes for low-income, elderly and the disabled residents.
9	Agency/Group/Organization	SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION
	Agency/Group/Organization Type	Housing PHA Regional organization Grantee Department

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Sacramento Housing and Redevelopment Commission acts as the public hearing for the Action Plan. They also submit their recommendations Sacramento City Council.
10	Agency/Group/Organization	SACRAMENTO AREA COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Housing Regional organization Civic Leaders

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA staff consults with SACOG in its regional planning efforts related to transportation, affordable housing, market analysis, fair housing. This organization is also a member of the CoC.
11	Agency/Group/Organization	CITY OF SACRAMENTO
	Agency/Group/Organization Type	Other government - Local Major Employer

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and City of Sacramento staff meet on an ongoing basis to discuss their program(s) and the development of the Action Plan.
12	Agency/Group/Organization	SACRAMENTO CITY COUNCIL
	Agency/Group/Organization Type	Other government - Local Business and Civic Leaders

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<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Sacramento City Council is the governing body for the jurisdiction. SHRA staff meet with executive staff regularly as the Action Plan is being developed.</p>

13	Agency/Group/Organization	COUNTY OF SACRAMENTO DEPARTMENT OF HUMAN ASSISTANCE
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and County of Sacramento staff meet on an ongoing basis to discuss their program(s) and the development of the Action Plan.

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14	Agency/Group/Organization	SACRAMENTO STEPS FORWARD
	Agency/Group/Organization Type	Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan.
15	Agency/Group/Organization	SACRAMENTO EMPLOYMENT AND TRAINING AGENCY
	Agency/Group/Organization Type	Services-Employment Other government - Local Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and SETA in partnership with the Greater Sacramento Urban League on programs that creates pathways to employment for Housing Authority residents including Marina Vista, Alder Grove, Twin Rivers Public Housing communities, and other low-income persons of Sacramento.
16	Agency/Group/Organization	TRANSITIONAL LIVING AND COMMUNITY SUPORT INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing services for persons with disabilities and HIV/AIDS.

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17	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation is to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing homeless prevention services. This organization is also a member of the CoC. The AIDS Housing Alliance (AHA) folded in 2013 and VOA absorbed three properties formerly managed by AHA.
18	Agency/Group/Organization	SIERRA FOOTHILLS AIDS FOUNDATION
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation are to improve coordination with an existing HOPWA provider.

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19	Agency/Group/Organization	SACRAMENTO SELF-HELP HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and Sacramento Self Help Housing met to discuss impediments to fair housing and homeless related issues.

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20	Agency/Group/Organization	HIV HEALTH SERVICES PLANNING COUNCIL
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA is a member of this council which meets on a monthly basis. The council consists of representatives from the private, public and non-profit sectors as well as individuals from the affected and underserved community. The primary responsibilities of the council include assessing the needs of people living with HIV in El Dorado, Placer, Yolo and Sacramento Counties; establishing service priorities and allocating federal grant funding
21	Agency/Group/Organization	GREATER SACRAMENTO URBAN LEAGUE
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and the Greater Sacramento Urban League in partnership with SETA on programs that creates pathways to employment for Housing Authority residents including Marina Vista, Alder Grove and Twin Rivers Public Housing communities, and other low-income persons of Sacramento.

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22	Agency/Group/Organization	SACRAMENTO COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcome of the consultation was to improve coordination with a regional organization whose mission is to promote health and safety, and to enhance the quality of life for the Sacramento community.
23	Agency/Group/Organization	LEGAL SERVICES OF NORTHERN CALIFORNIA
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote fair housing within the Sacramento Region.

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24	Agency/Group/Organization	RENTAL HOUSING ASSOCIATION OF SACRAMENTO VALLEY
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA met with the Rental Housing Association of Sacramento Valley to discuss solutions to impediments to fair housing choice.
25	Agency/Group/Organization	MEALS ON WHEELS BY ACC
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is provide food for the elderly in their homes at congregate sites, and to enhance the quality of life for the Sacramento community.

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26	Agency/Group/Organization	NEXT MOVE
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is homelessness prevention, and to enhance the quality of life for the Sacramento community.
27	Agency/Group/Organization	LA FAMILIA COUNSELING CENTER
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is offers a range of programs to meet the needs of our diverse community in the following program areas: behavior and physical health, employment and adult education; and youth and family for the Sacramento community. This organization is a Promise Zone partner.

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28	Agency/Group/Organization	STANFORD SETTLEMENT NEIGHBORHOOD CENTER
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to help build healthy communities through individual, family and neighborhood services.
29	Agency/Group/Organization	SIERRA HEALTH FOUNDATION
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.

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30	Agency/Group/Organization	BUILDING HEALTHY COMMUNITIES
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
31	Agency/Group/Organization	HEALTHY SACRAMENTO COALITION
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
32	Agency/Group/Organization	KAISER PERMANENTE
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.

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33	Agency/Group/Organization	UNIVERSITY OF CALIFORNIA, DAVIS
	Agency/Group/Organization Type	Services-Education Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
34	Agency/Group/Organization	UNITED WAY
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment Regional organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
35	Agency/Group/Organization	SACRAMENTO POLICE DEPARTMENT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
36	Agency/Group/Organization	SACRAMENTO VIOLENCE INTERVENTION PROGRAM(WELLSPACE)
	Agency/Group/Organization Type	Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
37	Agency/Group/Organization	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
38	Agency/Group/Organization	LOS RIOS COMMUNITY COLLEGE DISTRICT
	Agency/Group/Organization Type	Services-Education Regional organization Major Employer

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	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
39	Agency/Group/Organization	CALIFORNIA STATE UNIVERSITY, SACRAMENTO
	Agency/Group/Organization Type	Services-Education Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.

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

All groups were either consulted or invited to participate. There was no decision to exclude any group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	SACRAMENTO STEPS FORWARD	SHRA and Sacramento Steps Forward meet bi-monthly to discuss the ongoing goals of the Consolidated Plan and its Strategic Plan
Promise Zone	SHRA	The Promise Zone is a locally driven, place-based strategy for revitalization of Sacramento. The partner agencies encompass health, jobs, economic development, sustainably built communities and education.
Choice Neighborhood Implementation Grant	SHRA and the City of Sacramento	This \$30 million grant will provide a blueprint for change in the River District which includes Twin Rivers a Housing Authority complex. The planning process discussed the revitalization of the neighborhood with the intent to replace housing, improve the transportation connections and implement a number of social services that will benefit area residents.
Downtown Housing Initiative	SHRA and the City of Sacramento	Locally driven initiative to create 10,000 places to live in the central city bounded by the American River to the North, Sacramento River to the West, Interstate 50 to the South, and Business 80 to the East.
State ESG	SHRA	Implement the State ESG Program in Solano County to provide Rapid Re-Housing services to the homeless individuals in the county.
AFH	SHRA	Effort to identify and address fair housing impediments in the Sacramento region and to develop a strategy to implement activities to remove or reduce such impediments.

Table 3 – Other local / regional / federal planning efforts

Narrative

N/A

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OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-12 Participation - 91.105, 91.200(c)

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

The Citizen Participation Plan was previously revised to merge the City and County Citizen Participation Plans into one document to make it consistent with the regional Consolidated Plan. The Citizen Participation Plan also includes language related to the AFFH.

Efforts to reach out to the community and neighborhood population for citizen comments began during the 2013-2019 Consolidated Plan process and continued with the development of the 2018 Action Plan. Draft copies of the 2018 Proposed One-Year Action Plan Activities were displayed for public comment beginning August 21, 2017 on the SHRA web site located at www.shra.org and a hard copy made available upon request. Also on July 31 – August 7, 2017, the public notice was published in the Sacramento Bee, Sacramento Observer, The Russian Observer, and Hai Van News 30-days prior to the scheduled public hearing. Citizens could also send their public comments to SHRA’s Development Department; contact information is in the notice. The public hearing **will be held** before the Sacramento Housing and Redevelopment Commission (SHRC) on September 20, 2017 and subsequent final approval by the Sacramento City Council on October 17, 2017.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: various</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	N/A	Summary of comments here if any received during comment period	N/A	www.shra.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ads	Non-targeted/broad community	N/A	Summary of comments here if any received during comment period	N/A	
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	Summary of comments here if any received during comment period	N/A	www.shra.org

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

SHRA anticipates that over the course of the Annual Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdiction. Along with these entitlements, the jurisdictions anticipate the capacity for up to \$24 million in Section 108 borrowing, \$45 million of Low-Income Housing Tax Credits to support housing development, housing funds in the amount of \$1.5 million from the State of California Housing Successor Redevelopment (20 percent housing set-aside) funding is available for a limited time to support affordable housing development. While it is unclear at this point, the California Legislature could restore redevelopment housing funding in some form or devise other ways to provide local development funding sources such as Infrastructure Finance Districts, loans from the California Infrastructure and Economic Development Bank, or other local tax-district funding. The Housing Trust Fund program is now beginning to be capitalized, but at this time there aren't sufficient enough funds available for projects. The previous local Housing Trust Fund monies have been depleted as commercial development which generates these funds has stalled in recent years, but it is possible over a five-year period for commercial development to increase thereby generating growth in the trust funds to use for projects or matches.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,442,443	\$156,253	\$231,581	\$4,830,277	\$8,800,000	Annual Allocation, Anticipated Program Income and Prior Years Resources
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	1,872,310	\$2,032,633	\$0	\$3,904,943	\$4,200,000	Annual Allocation, Anticipated Program Income and Prior Years Resources

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Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$1,039,607	\$0	\$199,411	\$1,239,018	\$1,800,000	Annual Allocation, Anticipated Program Income and Prior Years Resources
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$397,932	\$0	\$0	\$397,932	\$397,932	Annual Allocation

Table 5 - Expected Resources – Priority Table

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

The sources and types of matching funds are more limited now with the demise of California redevelopment tax-increment funds and housing set-aside funds and the draw-down of local housing trust funds. However, as in the past, the jurisdictions will be as creative as possible to find other sources of funding from state, federal, private developers including, the Neighborhood Stabilization Program, state tax-credits, California Infrastructure and Economic Development Bank Loans, or local funding, such as the housing trust funds, local transportation improvement funds and Choice Neighborhoods, in order to develop and deliver efficient and cost effective projects. SHRA will comply with applicable federal regulations for the matching requirements for the HOME and ESG programs, and the match for both programs will be reported annually in the CAPER.

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

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. Funding within California and federal and private funding sources for housing and community development programs is and will remain limited for the foreseeable future due to the current economic situation.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

SHRA does have a limited inventory of publicly owned developable land, including both residential and commercial sites, within the Sacramento Region. To the extent possible, and conditioned upon adequate funding sources and development opportunities, these properties may be

developed to meet the purposes of the Strategic Plan. The real estate assets previously owned by the Redevelopment Agency that might have represented developable sites to be funded with CDBG or HOME dollars have been transferred to the successor agency of the City and County for disposal under the Redevelopment Dissolution Law AB 26X. These sites will generally no longer be available for development to meet the goals of the Strategic Plan.

Discussion

N/A

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2013	2019	Non-Housing Community Development	Sacramento Region Priority Areas Citywide	Non-Housing Community Development	CDBG:\$1,735,415	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 101,000 Persons Assisted
2	Housing Development, Preservation & Homeownership	2013	2019	Affordable Housing	Citywide	Affordable Housing	CDBG:\$1,218,782 HOPWA: \$0 HOME:\$3,904,943	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 200 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2013	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Homelessness Prevention Non-Housing Community Development	CDBG: \$674,736 HOPWA:\$1,239,018 ESG:\$397,932	Public service activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 14600 Beds Homelessness Prevention: 600 Persons Assisted HIV/AIDS Housing Operations: 80 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure and Public Improvements
	Goal Description	The infrastructure and public improvement projects recommended in the Consolidated Plan are determined by priority need within targeted low- and moderate-income areas in the Sacramento Region.
2	Goal Name	Housing Development, Preservation & Homeownership
	Goal Description	Provides loans for the construction acquisition and rehabilitation of low- and moderate-income multi-family housing; emergency repair/accessibility grants; provides loans or grants to owner-occupant low- and moderate-income homeowners; and minor repair and ADA for seniors and low-income homeowners.
3	Goal Name	Public Services
	Goal Description	Provides funding to support human assistance programs in the Sacramento Region. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and program income, for ESG, HUD limits funding for administration of the public service at 7.5 percent of entitlement; and for HOPWA, HUD limits funding for administration to 3 percent for HOPWA grantee and 7 percent for Project Sponsors.

Table 7 – Goal Descriptions

AP-35 Projects - 91.220(d)

Introduction

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

The adopted Five-Year Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, ESG and HOPWA funds for the period 2013-19. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development. Below are the 2018 Action Plan activities.

#	Project Name
1	Car Share (Marina Vista)
2	My Sister's New Kitchen and Storage
3	Sutterville Pedestrian Crossing
4	Sim Center Pedestrian/Street Light Project
5	Dos Rios Light Rail Design Match
6	Midtown Street Lights
7	Small Public Facility Improvement Notice of Funding Availability (NOFA)
8	Capital Improvements Scoping and Environmental
9	Public Improvements Delivery
10	Emergency Repair Program
11	Minor Repair & ADA for Seniors and Low Income Homeowners Program
12	Twin Rivers Transit Oriented Development and Light Rail Station Project
13	Multi-Family Housing Acquisition and Rehabilitation
14	Multi-Family Housing New Construction
15	Meals on Wheels
16	Downtown SRO
17	Homeless Activities
18	Emergency Solutions Grant
19	HOPWA - City and County of Sacramento
20	HOPWA - Yolo County

#	Project Name
21	HOPWA – El Dorado and Placer Counties
22	Section 108 Loan Repayment
23	Promise Zone Planning (Admin)
24	Consolidated Planning
25	Fair Housing Activities
26	HOME Program Administration
27	HOPWA Program Administration
28	CDBG Planning and Administration
29	Capital Reserve

Table 8 – Project Information

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

Per the January 2017 Sacramento Business Review economic forecast report stated in part:

The Sacramento region has recently reported strong labor market and employment growth. The growth rate has been in line with the state average and outpaced the growth rate for the nation. This could be partially attributable to the fact that the labor market recovery started later in the Sacramento region, and it is now playing catch-up to the nation’s post-recession labor market and employment growth. It is also possible that the Sacramento region is riding a wave of strong employment trends affecting California as a whole. Either way, it is worth noting that the Sacramento region has now surpassed the national averages for post-2008 labor market and employment growth.

The Sacramento region has ranked near the middle of the nine California regions for employment growth, consistently behind Southern California and the San Francisco Bay Area. However, on a relative performance basis, the Sacramento region has improved from a below-average rank to an above average rank in the past year. The Sacramento region was led by Sacramento, Placer, and El Dorado counties, which each reported employment growth over 3%, a strong improvement from their sub- 2% growth rate from 2015.

Two other areas of concern for the Sacramento region are the slower pace of income growth and an increase in income inequality. Per capita income in the Sacramento region kept pace with the state up until 2004. Since then, income growth for California as a whole has outpaced

that of the region so that per capita income in the Sacramento region is now 87% that of the state wide average. Of added concern is that the region's per capita income declined 1.15% in 2015 while the statewide average increased 5.40%. This may be a sign that while the Sacramento region is posting job growth in-line with that of the state, it is attracting lower-income jobs.

Income inequality has been a national, if not global, problem that has received a lot of press throughout the current economic recovery. Unfortunately, the Sacramento region has been no exception. Over the past five years, the number of households with income less than \$25,000 per year increased by 13.6%, while the number of households with income over \$100,000 per year increased by an average of 9.6%. The number of households in the middle-income brackets (between \$25,000 and \$100,000) decreased over that same period. A concern is that income inequality may lead to reduced economic stability in future years as high income households – with a greater share of income tied to investments, business ownership, or real estate holdings – are often impacted more during recessions.

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

Refer to AP-85 Other Actions for a description of poverty demographics.

AP-38 Project Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Car Share (Marina Vista):
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$20,000
	Description	Funding to construct and install battery electric vehicle parking/charging stations at the Marina Vista Public Housing site located at 240 Seavey Circle.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Marina Vista Public Housing
	Planned Activities	See project description above
2	Project Name	My Sister's New Kitchen and Storage:
	Target Area	Sacramento Region Priority Areas

	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000
	Description	Design and construction of a kitchen and storage area.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Unable to disclose due to privacy issues
	Planned Activities	See project description above
3	Project Name	Sutterville Pedestrian Crossing
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$250,000
	Description	Provide funds for the design and installation of a Pedestrian Hybrid Beacon (HAWK) system with new signage and construct two new curb ramps along Sutterville Road.
	Target Date	12/31/2019

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	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Improvements to occur along Sutterville Road
	Planned Activities	See description above
4	Project Name	Sim Center Pedestrian/Street Light Project
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000
	Description	Provide funds for the design of street lights and a pedestrian actuated traffic signal at Elder Creek Road and Logan Street and construct pedestrian flashers at Lemon Hill and Wilkinson Street.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Elder Creek Road and Logan Street ; Lemon Hill and Wilkinson Street
	Planned Activities	See project description above

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5	Project Name	Dos Rios Light Rail Design Match:
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$225,000
	Description	Funds will be used for environmental clearance, design and engineering services to build a new light rail station at 12th and 16th Streets to serve the nearby public housing community.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	12th and 16th
	Planned Activities	See project description above
6	Project Name	Midtown Street Lights
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$600,000

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	Description	Provide funds for the installation of approximately 60 pedestrian scale street lights on G, H, and I between 16th and 19th Streets.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	G, H, and I between 16th and 19th Streets.
	Planned Activities	See project description above
7	Project Name	Small Public Facility Improvement Notice of Funding Availability (NOFA)
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas.
	Target Date	12/31/2019

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	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	See description above.
8	Project Name	Capital Improvements Scoping and Environmental
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility of activity.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	See above.

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	Planned Activities	See description above.
9	Project Name	Public Improvements Delivery
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$190,415
	Description	Staffing and supportive services for Choice Neighborhoods Initiative, Section 3 related activities, environmental and capital improvement projects in 2018.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	See description above.
10	Project Name	Emergency Repair Program
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing

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	Funding	CDBG: \$150,000
	Description	This program provides grants of up to \$5,000 each to very-low income homeowners for emergency health and safety repairs as well as grants to low-income disabled residents for accessibility modifications.
	Target Date	12/31/18
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	See above.
	Planned Activities	See description above.
11	Project Name	Minor Repair & ADA for Seniors and Low Income Homeowners Program
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Home Assistance Repair Program for Seniors .
	Target Date	12/31/2018

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	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 units.
	Location Description	TBD
	Planned Activities	See description above.
12	Project Name	Twin Rivers Transit Oriented Development and Light Rail Station Project
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$750,000
	Description	Delivery, environmental review/clearance/remediation, real property acquisition, predevelopment costs, commercial, public facilities, and proposed light rail station.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Twin Rivers
	Planned Activities	See description above.

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13	Project Name	Multi-Family Housing New Construction
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,874,546
	Description	Provides loans for the construction of multi-family housing.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 housing units.
	Location Description	TBD
	Planned Activities	See description above.
14	Project Name	Multi-Family Housing Acquisition and Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,874,547
	Description	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.

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	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 housing units.
	Location Description	TBD
	Planned Activities	See description above.
15	Project Name	Meals on Wheels
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$521,736
	Description	Provides meals to homebound seniors and to non-homebound seniors at over 20 dining sites.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,200 unduplicated elderly to be served.
	Location Description	Citywide
	Planned Activities	See description above.

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16	Project Name	Downtown SRO
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$90,000
	Description	Provides coordination of health and human services, crisis intervention, independent living skills, drug and alcohol recovery, and community building activities at four downtown hotels. The service center is located at 719 J Street.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 unduplicated persons to be served.
	Location Description	719 J Street, Sacramento CA 95814
	Planned Activities	See description above.
17	Project Name	Homeless Activities
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$63,000

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	Description	Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and the provision of food.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 emergency shelter clients to be served.
	Location Description	Citywide
	Planned Activities	See description above.
18	Project Name	Emergency Solutions Grant
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Homelessness Prevention
	Funding	ESG: \$397,932
	Description	Funds to provide homeless prevention and rapid re-housing in addition to emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Includes administration.
	Target Date	12/31/2018

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	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 emergency shelter clients and 150 rapid re-housing clients to be served.
	Location Description	Citywide
	Planned Activities	See description above.
19	Project Name	HOPWA - City and County of Sacramento
	Target Area	Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	HOPWA: \$714,000
	Description	Provides for short-term emergency housing and tenant-based rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide

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	Planned Activities	See description above.
20	Project Name	HOPWA - Yolo County
	Target Area	Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	HOPWA: \$40,000
	Description	Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in Yolo County.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Yolo County
	Planned Activities	See description above.
21	Project Name	HOPWA - El Dorado and Placer Counties
	Target Area	Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development

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	Funding	HOPWA: \$122,000
	Description	Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in El Dorado and Placer Counties.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Placer and El Dorado Counties
	Planned Activities	See description above.
22	Project Name	Section 108 Loan Repayment
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$376,704
	Description	Annual debt service payment on Section 108 loan funds. If program income is utilized towards the debt service payment then unused entitlement funds will be utilized towards project costs.
	Target Date	12/31/2018

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	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Section 108 loan repayment.
	Planned Activities	See description above.
23	Project Name	Promise Zone Planning
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$46,795
	Description	Funds to provide staffing and grant application activities.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Citywide

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	Planned Activities	See description above.
24	Project Name	Consolidated Planning
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$80,000
	Description	Planning related to public facility and infrastructure improvements, affordable housing and homeless/HEARTH Act activities.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Citywide
	Planned Activities	See description above.
25	Project Name	Fair Housing Activities
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing

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	Funding	CDBG: \$120,000
	Description	Provides funds to further fair housing including, outreach, referral and other eligible activities to affirmatively further fair housing.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
	Planned Activities	See description above.
26	Project Name	HOME Program Administration
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$229,392
	Description	Administrative services for the implementation of HOME funded activities in 2018.
	Target Date	12/31/2018

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	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Citywide
	Planned Activities	See description above.
27	Project Name	HOPWA Program Administration
	Target Area	Administration Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	HOPWA: \$22,361
	Description	Administrative services for the implementation of HOPWA funded activities in 2018.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	EMSA
	Planned Activities	See description above.

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28	Project Name	CDBG Planning and Administration
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$388,296
	Description	Administrative & Planning services for CDBG programs in 2018.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	
	Planned Activities	See description above.
29	Project Name	Capital Reserve
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements

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Needs Addressed	Non-Housing Community Development
Funding	CDBG: \$388,296
Description	Reserve account for overruns in capital improvement activities and to fund budgeted activities in 2018 if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities.
Target Date	12/31/2018
Estimate the number and type of families that will benefit from the proposed activities	NA
Location Description	Citywide
Planned Activities	See description above.

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AP-50 Geographic Distribution - 91.220(f)

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

HUD defines a minority neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than the minority's percentage in the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.

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

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

Lower-income households continue to pay a higher percentage of their income for housing, compared to other income groups. A large proportion of lower income renter-households also tend to experience other housing problems such as overcrowding and inadequate housing conditions. In order to help provide decent and affordable housing, and improve the social and economic status for extremely low-, very low-, low-, and moderate-income households in the City of Sacramento, the following programs will be available during the next program year: HOME-funded new construction and rental rehabilitation, allocation of CDBG to homeowner housing rehabilitation and CDBG-funded multifamily. In addition, CDBG and ESG will provide funding for homeless shelters and the rapid re-housing program; an estimated 200 persons in the emergency shelters (approximately 14,600 bed nights) and 150 persons receiving rapid re-housing assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	350
Non-Homeless	0
Special-Needs	0
Total	350

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	11
Acquisition of Existing Units	0
Total	22

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

SHRA will continue to provide homeownership assistance programs such as:

- The Mortgage Credit Certificate (MCC) Program which provides a 20 percent federal income tax credit based on the mortgage interest paid thus providing the homebuyer with more disposable income. Lenders are able to use the anticipated tax savings when they calculate the monthly payment a buyer can afford.

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

- Preservation of projects, which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions.
- Substantial rehabilitation of projects with affordability restrictions, including projects that have reached the expiration of their 15-year tax credit compliance period, but only in conjunction with new mortgage revenue bonds, tax credits, and/or other affordable housing resources to the greatest extent feasible.
- New construction to meet inclusionary housing requirements under the City of Sacramento Mixed Income Housing Ordinance, but only in conjunction with mortgage revenue bonds, tax credits, a state subsidy, and/or a contribution of land and monetary financial assistance from the master developer.
- Substantial rehabilitation of other projects and new construction of affordable housing including extremely low-income, very low-income, low-income, mixed-income, or workforce housing, with preference to projects in census tracts where the poverty rate is less than 30 percent; projects located within one-quarter mile of a transit hub; or development of sites identified as being appropriate for affordable housing in the Housing Element.

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

Other assistance may include:

- CHDO set-aside funds for the development of new rental housing or preservation of existing affordable housing through direct financial assistance;

- Low-interest loans with long-term affordability restrictions for housing preservation, recapitalization, and rehabilitation of substandard housing;
- Low-interest loans with long-term affordability restrictions for new construction of multifamily housing;
- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds to be used as a financing tool for qualified multifamily projects;
- When combining HOME with Mortgage Revenue Bonds, HOME funds may be disbursed for HOME eligible expenses and held in a non-bearing interest account by senior lender until IRS disbursement requirements have been met for the bond issuance.

AP-60 Public Housing - 91.220(h)

Introduction

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

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

The transformation includes a 499 unit mixed-income community with public, workforce, and market rate housing. Preliminary design for an on-site Phase One of approximately 170 units and management/community space is in process, and is anticipated to be complete in fall of 2017.

By summer of 2017, the Housing Authority anticipates to issue HUD Tenant Protection Vouchers to facilitate the relocation of a percentage of existing on-site households. In addition, the Housing Authority requested approval from HUD to dispose and demolish all of the existing units on-site, and to dispose of a portion of the site to an entity other than the Housing Authority for purposes of accessing Low Income Housing Tax Credits and other funding sources. Construction on Phase One is anticipated to begin in summer of 2019. The Housing Authority also anticipates making additional submissions to HUD in connection with the redevelopment of Twin Rivers under the Mixed-Finance development method.

The Neighborhood Transformation Plan for the Upper Land Park-Broadway (Marina Vista/Alder Grove) community was completed in late 2015 and submitted to HUD. The Housing Authority has contracted with a historic consultant to initiate the Section 106 consultation process, as Alder Grove has been designated as a National Historic District. The timeframe for completion, and potential modifications that be required as a result of the Section 106 process, has not been determined.

In December 2015, HUD awarded the Housing Authority with a Jobs Plus Pilot program grant for the Marina Vista and Alder Grove communities. This grant will be used to develop locally-based, job-driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy for residents of public housing. The place-based Jobs Plus Pilot program addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families, and a set of services designed to support work including employer linkages, job placement and

counseling, educational advancement and financial counseling. Ideally, these incentives will saturate the target developments, building a culture of work and making working families the norm.

The Housing Authority provides affordable housing for over 6,300 residents through its Public Housing Program and serves over 12,000 extremely low-, very low- and low-income families, seniors, and disabled individuals through the Housing Choice Voucher Program.

Housing Authority staff continues to implement a series of internal audits and monitoring systems. The HA will manage assets by continuing to strategically reposition public housing units and implement site-based waiting lists that remain open to allow for greater resident unit selection and a more efficient lease-up and housing administrative process. Both of these actions will help the Housing Authority maintain high occupancy rates.

In 2018, the Housing Authority will continue to develop and implement repositioning strategies outlined in the property assessment plan that evaluated immediate and long-term financial viability of the public housing units. The Housing Authority will continue to use innovative techniques to leverage limited existing resources providing the greatest potential return on investment to the Housing Authority.

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

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

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

- Extended the useful life of some aging properties.
- Altered and/or retrofitted facilities to consolidate space or accommodate new functions and technologies.
- Improved residential property-based standards for safety, environmental quality, and accessibility.
- Disposed of excess property.
- Found innovative ways and technologies to maximize limited resources.

2018 Initiatives:

- Continue to implement the expansion of HUD approved home ownership opportunities through the sale of public housing single family homes subsidized by NSP funds and Purchase and Resale

Entity (PRE) initiative.

- Implement activities related to a Choice Neighborhood Implementation Grant for the Twin Rivers public housing development.
- Undertake the Section 106 Historic Preservation consultation to frame options forth eventual rehabilitation and redevelopment o Marina Vista and Alder Grove following the completion of the specific plan update.

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

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

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

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

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

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

- Quarterly newsletter with information about services available in the community
- Neighborhood Security Homeownership Program
- Senior Nutrition Program
- Summer recreation and lunch programs
- After School activities (Marina Vista and Alder Grove)

The Housing Authority updates its Admissions and Continued Occupancy and Administrative Plans annually to incorporate changes required by federal regulations, guidance and notices.

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

N/A

Discussion

N/A

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

Over \$20 million has been budgeted to assist homeless and other special needs activities. The following sources of funds will be used to address homeless issues in the Sacramento Region:

- federal resource funds including CDBG, ESG, HOPWA; Continuum of Care program competition: permanent and supportive housing which includes the Shelter Plus Care program administered by SHRA
- local funds from the City of Sacramento, SHRA and the County of Sacramento
- private funds
- state funds provided through the Mental Health Services Act

As funding allows, public and private monies, will continue to be utilized for the jurisdiction's current and proposed Continuum of Care programs. Any new funding acquired through McKinney-Vento will be used to create additional beds in permanent supportive housing programs.

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

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

Sacramento Steps Forward (SSF), as the lead Agency for the Continuum of Care (CoC), will continue to meet with the CoC Advisory Board, the City and County, SHRA, and other interested organizations to discuss how best to reach out to homeless persons and how to assess individual needs. SSF continues the development of Coordinated Entry per CPD Notice 17-001. This Notice establishes new requirements that CoC and recipients of CoC Program and ESG Program funding must meet related to the development and use of a centralized or coordinated assessment system. It also provides guidance on additional policies that CoCs and ESG recipients should consider incorporating into written policies and procedures to achieve improved outcomes for people experiencing homelessness. Beginning in 2016, and continuing in 2018, SSF is leading a team of homelessness providers, Sacramento 2-1-1, the City and County, and SHRA on developing a Coordinated Entry Policies and Procedures Manual that will be a valuable resource to connect homeless individuals with services and affordable housing options. Households seeking assistance can currently receive information on a variety of services and affordable housing options by contacting Sacramento 2-1-1. The Policy and Procedures Manual will be adopted by the Continuum of Care Advisory Board by January 2018.

Coordinated entry relies on common assessment, prioritization based on vulnerability, and matching individuals with the appropriate housing and services. Individuals are assessed using a common assessment tool, regardless of the agency or organization. This results in a uniform, comprehensive overview of the needs of the individual. The CoC uses the VI-SPDAT (Vulnerability Index – Service

Prioritization Decision Assistance Tool). Agencies receiving federal funds as part of the US Department of Housing and Urban Development Continuum of Care Program participate in coordinated entry, as do other organizations who provide homeless services in Sacramento County.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

SSF has held the responsibility of conducting the Point-in-Time count for the past several years. In December 2016, SSF commissioned researchers at California State University, Sacramento (CSUS) to supervise and enhance the methodology of the 2017 Point-in-time count. Below is a summary of Sacramento's unduplicated population of people experiencing homelessness. Contact SSF for the full report.

- 3665 total homeless persons, including 2052 unsheltered and 1613 in emergency shelter and transitional housing
- 3076 homeless individuals, including 3073 adults and 3 unaccompanied minors
- 186 homeless families comprised of 589 people, including 202 adults and 367 children
- 1126 chronically homeless
- 469 veterans
- 242 transition age youth (18-24 year-olds)

SSF's 2017 Emergency Shelter Bed Inventory reported that there are a total of 763 beds, including 463 beds for individuals and 303 beds/103 units for families with children. ESG funding along with funding from the City and County of Sacramento will continue to provide assistance for emergency shelter needs

for homeless persons throughout the Sacramento Region (City and County of Sacramento). As part of implementing the Homeless Emergency and Rapid Transition to Housing Act (HEARTH) in the Sacramento Region, SHRA continues to consult with the CoC on the programs currently receiving ESG funding.

Beginning in 2014 and continuing in 2018, SHRA contracts with Volunteers of America (VOA) for the ESG funded Rapid Re-Housing Program and A Street emergency shelter, and provides CDBG funds for the Salvation Army's Lodge emergency shelter. It continues to be the goal of the community to align ESG and CoC funding in a seamless and integrated coordinated entry system. SHRA will continue to attend and participate in the CoC committee and sub-committees to launch this effort. Continuing in 2017-18, the Winter Sanctuary will provide an 18-week emergency shelter program, operating from late November through March 31st. It is funded through County funds, private grants and donations to SSF and operated by Capital Christian Center. The program is for adult men and women who do not have any other options during the coldest months of the year. The participants meet nightly at an intake center and are transported to the participating congregation where they are greeted by volunteers. Twenty-five faith-based congregations participate in the program, volunteering to host guests for a few nights to a couple of weeks at a time. The congregations welcome up to 100 guests each night, offering participants hot meals, sleeping bags, sense of community and a safe place to sleep.

As part of the Action Plan, CDBG, ESG and HOPWA funding is expected to continue for established programs such as the Comprehensive Alcohol Treatment Center, emergency shelters, rapid re-housing, and numerous programs for people living with HIV/AIDS, and other actions related to the prevention of homelessness. SHRA administers approximately \$12 million serving approximately 4,500 people.

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

In the FY2016 CoC Program NOFA competition, Sacramento was awarded over \$19 million to administer a number of homeless programs, including: Boulevard Court Permanent Supportive Housing, Stepping Stones Rapid Re-Housing, Home at Last, New Direction Permanent Housing Program , Omega Permanent Supportive Housing Project , Quinn Cottages Permanent Supportive Housing, Saybrook Permanent Supportive Housing Project, Transitional Housing Program for Youth, Friendship Housing Permanent Supportive Housing, and Step Up Sacramento Permanent Supportive Housing among others. SHRA and SSF are committed to coordinating the use of ESG and CoC Program funds to rapidly re-house approximately 150 households (individuals and families).

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

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

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

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

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

The California Department of Corrections and Rehabilitation's (CDCR) Division of Rehabilitation Programs (DRP) top priority is to provide rehabilitative programming and skills to inmates and parolees in an effort to reduce their likelihood of reoffending by the time they return to their homes and communities. Below is a partial list of rehabilitative programs and services offered in prison and during parole.

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

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

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

The Sacramento CoC launched its Coordinated Entry System (CES) in January 2015, with street outreach workers conducting the VI-SPDAT standard assessment in the field. CES began making referrals into permanent housing projects in the fall of 2015, starting with newly funded projects. In 2016, almost all CoC projects and ESG RRH joined the CES. As of mid-2017, SSF is operationalizing the implementation of CES in the few CoC projects that are not yet participating due to unique enrollment or eligibility requirements.

In addition to a focus on bringing the remaining mandated projects into the CES, SSF is utilizing HUD's CES Self-Assessment and Compliance Checklist to ensure the system is responsive to HUD requirements by the January 2018 deadline. SSF CES staff and the CoC Advisory Board CES Committee are actively engaged in the compliance assessment process and the CoC is on track to meet all requirements on time. The CES Committee updates the CoC Advisory Board on the implementation and operation of CES through periodic committee reports and through action items when needed. The SSF Board of Directors is also advised of CES implementation progress through regular updates from staff and the monthly CoC

Advisory Board Chair's Report.

Discussion

In addition to the above, in 2017, the City received a federal allocation of \$32 million Whole Person Care (WPC) funding with an additional match of \$32 million from the local hospital systems and the City's general fund. WPC is a four-year pilot program for vulnerable, high-risk and high-utilizing Medi-Cal patients to improve health and housing outcomes and reduce unnecessary use of emergency rooms and avoidable hospital stays. WPC promotes deeper collaboration and coordination between service providers by requiring the formation of partnerships that work together to identify target populations, assess the range of health and housing needs, share data cross systems, coordinate care in real-time, and evaluate health and housing outcomes. The goal is to move 2,000 individuals off the streets and into housing by 2020.

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

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	340
Tenant-based rental assistance	5
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	5
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	70
Total	420

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

Introduction

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

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

Staff continues to collaboratively work with the City to implement and revise as necessary existing housing ordinances and policies currently in place through the General Plan. These housing policies aim to expand affordable housing opportunities and strategies for extremely low-, very low-, low-, and moderate-income households, and provide additional supportive services and homeless assistance throughout the City of Sacramento. The 2013-2021 Housing Element was adopted by Council in 2013. The purpose of the housing element is to serve as the City's overall strategy and plan for the housing needs, constraints, and resources as well as policies and programs to address those issues. The City's housing element includes a series of policies and program actions that are intended to address the listed residential development and housing needs strategies during the 2013-2021 planning period.

On September 1, 2015, the City Council repealed the existing Mixed Income Housing Ordinance and adopted a new ordinance that went into effect on November 1, 2015. The new ordinance will give developers some certainty about their obligation for affordable housing. Residential developers pay a square foot amount into the Housing Trust Fund. Staff is currently working on the Mixed Income Housing Ordinance Guidelines to aid applicants, landowners, landowners, developers, homebuyers and others in understanding and complying with the Mixed Income Housing Ordinance. In the next program year, SHRA will continue to review and approve agreements required under the ordinance. SHRA, through its Multifamily Lending and Mortgage Revenue Bond Policies has historically provided reduced-interest-rate gap financing to multifamily housing projects that are developed to meet the ordinance's requirements. SHRA uses HOME, CDBG and HOPWA program funds, and Housing Trust Funds, as well as its capacity as an issuer of mortgage revenue bonds to provide gap financing.

The Housing Trust Fund fee is an impact fee on non-residential development. The fee is based on the nexus between jobs created by new commercial development and the increased demand for affordable housing. The 2013-2021 Housing Element includes a policy to update the Housing Trust Fund Ordinance,

in part, “to apply the fees equally throughout the City and modify aspects of the ordinance that have been proven to be ineffective over the years” (HA-1 and H-9.2). In 2016, staff collaborated with the City to move the Housing Trust Fund Ordinance to the Development Impact Fee (DIF) Ordinance, which is combined with other development impact fee articles. This updated Housing Trust Fund Ordinance was presented to the Sacramento Housing Commission in August 2016 and was presented to the City Council for review in September 2016 and City Council approved the new ordinance in October 2016, which took effect in April 2017.

Staff collaborated with the City and stakeholders to update the 2006 Relocation Benefits Pertaining to Residential Hotel Unit Conversion or Demolition Ordinance that affects ten specific hotel developments. The purpose of the ordinance is to mitigate adverse effects on displaced low income elderly and disabled persons caused by withdrawal from rent or lease of residential hotel (single room occupancy) units in the downtown area, maintain 712 single room occupancy (SRO) units, and provide replacement housing units (SRO’s, studios, one-bedroom) at 40% area median income with a 55-year regulatory agreement.

In 2015, the City Council adopted the Downtown Housing Initiative and Initiation of Downtown Specific Plan, to bring 10,000 places to live Downtown Sacramento by year 2025. This includes new construction and/or rehabilitation of affordable, mixed-income and market rate housing, as well as the rapid rehousing homeless assistance program. Staff continues to work towards meeting the 2025 year goal.

In the 2016 Action Plan, the City Council allocated proceeds from NSP to the Purchase and Resale Entity (PRE) Program, now known as the Welcome Home Program, which is designed to rehabilitate and sell vacant and blighted single-family homes to low-income first time homebuyers. The properties being targeted as part of the Welcome Home Program are in the same targeted neighborhoods identified under NSP. By combining these two separate programs into a coordinated effort that leverages the resources of both programs for the benefit of the community will directly benefit from the rehabilitation and occupancy by first-time homebuyers of 54 single family homes. In 2018, staff will continue to work towards meeting the goals and objectives of the Welcome Home Program.

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

Discussion

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

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

AP-85 Other Actions - 91.220(k)

Introduction

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

As discussed in AP-75, SHRA, on behalf of the City and County of Sacramento, under direction of the HUD, has a responsibility to affirmatively further fair housing. SHRA strives through the implementation of its programs and outreach efforts to reduce housing discrimination in the housing rental, sales and lending on the basis of race, sex, color, religion, national origin, familial status, gender identity, or disability, in compliance with the Fair Housing Act. In 2018, SHRA will conduct significant public outreach in coordination with surrounding cities and county staff on implementing fair housing activities.

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

In 2015, SHRA Substantially Amended the Consolidated Plan to add the Downtown Housing Initiative which has a goal of developing 10,000 places to live in the Downtown Sacramento area within the next ten years. The goal builds upon the momentum taking place in Downtown Sacramento and is based on four key elements: 1) Transit-Oriented Development that links transportation to housing and jobs; 2) Housing Conversion that repurposes vacant and blighted buildings; 3) Smart Housing that integrates seamless cutting-edge technology with flexible live/work environments; and 4) Rapid Re-housing focusing on off-street solutions for homeless individuals.

In 2015, HUD announced Sacramento as one of the communities to receive a Promise Zone designation. The Promise Zone includes eight Property and Business Improvement Districts (PBIDs), one Implementation Grant Finalist community and one Choice Neighborhoods Initiative (CNI) Planning Grant community, and a myriad of diverse and eclectic neighborhoods each with its own unique identity. SHRA in partnership with key partners will work to coordinate resources, build capacity and create public-private partnerships to drive area revitalization. The partners have adopted the following five goals to improve the quality of life and accelerate revitalization: 1) create jobs; 2) increase economic activity; 3) improve educational opportunities; 4) improve health and wellness; and 5) facilitate neighborhood revitalization.

The Downtown Housing Initiative and the Promise Zone Initiative have been integrated and incorporated into the 2013-2019 Consolidated Plan Target Areas. The revised Target Areas reflective of

these initiatives can be found on the revised 2015 Consolidated Plan Target Areas map. The target areas will be used to help guide CDBG public facility and infrastructure investments.

Actions planned to address obstacles to meeting underserved needs

SHRA will continue to implement housing and community development activities that meet the underserved needs in the City of Sacramento. The 2013-19 Consolidated Plan lists the following obstacles to meeting underserved needs as: Limited availability of funding from both federal, state and other sources; high cost of housing and provisions in Sacramento which increases the difficulty of meeting affordable housing needs; ordinances and regulations limiting housing for low-and moderate-income households and special needs groups. However, over the past several years, the economic climate changed dramatically and new obstacles emerged including: reduced or frozen funding from state and other sources due to inadequate state revenue; the housing and credit crisis causing a negative ripple effect; high rate of unemployment and foreclosures continue to strain the ability to meet affordable housing needs; and the credit crisis has limited the availability of capital to develop housing for low-and moderate-income households and special needs groups.

SHRA staff will address the challenges of existing and new obstacles in 2018 by focusing on three programmatic and administrative areas. First and foremost staff will concentrate on project and program delivery of the funds. Additionally, SHRA staff will continue to research availability of future funding resources especially as part of the Promise Zone initiative. Staff will use proactive approaches toward future applications for potential leverage funds. These efforts will assist SHRA to strategically place future activities in line to address obstacles.

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

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

Actions planned to foster and maintain affordable housing

Refer to AP-55-Affordable Housing for discussion on the City Affordable Housing strategy and goals.

Actions planned to reduce lead-based paint hazards

SHRA will coordinate activities with the County Department of Health and Human Services to reduce lead-based paint hazards in accordance with federal regulations. Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard.

The County's Health Education Unit and Public Health Nurses (PHNs) in the Public Health Nursing Field Services Unit provide outreach and education regarding lead poisoning and prevention practices. Health Educators and PHNs train community-based agency staff and medical providers on lead screening protocols and testing services. Additional outreach efforts include health fairs and media campaigns. PHNs provide case management and follow-up for children with elevated blood lead levels detected by the Public Health Lab Lead Testing Program and all tests reported to the State Childhood Lead Poisoning Prevention Branch. Children with elevated blood lead levels meeting the State Branch case definitions receive comprehensive/specific case management and follow-up by PHNs. Home visitation assessments/ investigations by the PHN and a contracted Registered Environmental Health Specialist are done to determine possible causes of lead poisoning. Outreach and education is provided to children with elevated blood lead levels that do not meet case definitions. Lead Poisoning Prevention is a collaborative effort between Childhood Lead Poisoning Prevention Program and Childhood Illness and Injury Prevention Program.

The Real Estate and Construction Services Department routinely tests and abates lead from all pre-1978 units whenever structural improvements are made. The Housing Authority continues to visually inspect their multi-family and single-family housing units. Residents are provided with information about lead-based paint hazards. Staff attends training and seminars to stay current with State of California Lead Awareness Training requirements. All lead-based paint testing and abatement is performed using qualified consultants and abatement contractors.

SHRA requires the ESG Rapid Re-Housing (RRH) Provider to conduct a Habitability Standards Certification, Visual Assessment for Potential Lead-Based Paint Hazards and a ESG RRH Unit Verification Checklist.

Actions planned to reduce the number of poverty-level families

Poverty status is determined by comparing annual income to a set of dollar values called poverty thresholds that vary by family size, number of children, and age of householder. If a family's before tax money income is less than the dollar value of their threshold, then that family and every individual in it are considered to be in poverty. For people not living in families, poverty status is determined by

comparing the individual's income to his or her poverty threshold. Per the Census Sacramento Quick Facts, the estimated 2013 population for Sacramento is 479,686 of which 20.2 percent of the population (approximately 96,900 people) is below the poverty level.

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

- Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County of Sacramento has been an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope for many Sacramento area residents. Annually, SETA serves over 45,000 customers.
- SETA is the designated Community Action Agency for Sacramento County for the provision of Community Services Block Grant (CSBG) services. CSBG funding originates with the U.S. Department of Health and Human Services and remains one of the last remaining efforts of the War on Poverty. The purpose of the CSBG program is to reduce the incidence and effects of poverty and empower low-income families and individuals to become self-sufficient. The program operates through neighborhood-based organizations that provide resources and services to produce measurable impacts on the causes and symptoms of poverty experienced by challenged families and communities.
- Sacramento Works is designed to offer universal access to customers through a system of Job Centers. The Centers integrate employment, education, and training resources from over 17 federally funded, employment and training-related programs, and offer an array of services designed to enhance the effectiveness and coordination of employers and job seekers.
- Sacramento County Office of Education (SCOE) plays a leadership role in the delivery of quality education to the students in Sacramento County. SCOE directly educates more than 30,000 children and adults, and provides support services to over 230,000 students in 16 school districts.

Actions planned to develop institutional structure

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

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

The Development Department includes the following Divisions:

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

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

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

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

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

- Preference points and additional consideration on certain competitive federal grants for activities that take place within the Promise Zone or that impact residents residing within the Promise Zone;
- A dedicated Federal Liaison to navigate the federal bureaucracy and assist in identifying additional resources across federal agencies;
- AmeriCorps VISTA staff to assist Promise Zone Lead Agencies and partner organizations in

- building capacity and engaging residents;
- Tax credits for businesses investing in, or hiring residents of, the Promise Zone (if enacted by Congress).

SHRA will continue to collaborate with its Promise Zone partners on grant opportunities in 2018.

Starting in 2016, SHRA began meeting with department level staff from the City Economic Development, Public Works, Utilities and Parks and Recreation to identify, evaluate and prioritize a coordinated list of eligible CDBG projects.

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

In 2018, SHRA will continue its many partnerships with the community, non-profits, and the City and County in developing and implementing the Action Plan.

Discussion

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

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

- Voluntary Renewable Electricity Program
- Compliance Offset Program

Program Specific Requirements

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

Introduction

SHRA and its regional partners entered into a Collaboration Agreement to develop a regional Assessment of Fair Housing (AFH). With HUD's approval and following the adopted Citizen Participation Plan, SHRA will continue to provide an update on the Affirmatively Further Fair Housing and the Analysis of Impediments to Fair Housing Choice until the AFH is completed and provided to HUD. The regional partners include:

- City of Sacramento (SHRA)
- County of Sacramento, including the Cities of Folsom, Isleton and Galt (SHRA)
- City and County of Sacramento Housing Authorities (SHRA)
- Cities of Citrus Heights, Elk Grove and Rancho Cordova
- Cities of Woodland, Davis, Roseville, Rocklin and West Sacramento
- Housing Authorities of Roseville and Yolo

Affirmatively Furthering Fair Housing (AFH) Final Rule:

HUD will provide each grantee with data and an AFH assessment tool to use in assessing fair housing issues in its community. In addition, HUD will provide technical assistance to aid in submitting the AFH. Using the HUD provided data, local data and knowledge and community participation, SHRA will develop goals and identify strategies in the submitted AFH. SHRA will provide annual updates to the AFH in the Consolidated Annual Performance Report (CAPER). It is anticipated that the first AFH submission will be due October 2019 and the first performance measures will be reported in the 2017 CAPER due to HUD by March 31, 2018.

Regional Analysis of Impediments to Fair Housing Choice (AI)

With the new AFH, reporting on the past AI will be phased out. Until the AFH is submitted, SHRA will update strategies to remove impediments as identified in 2010.

Impediment: Weak Fair Housing Enforcement by the Human Rights/Fair Housing Commission (Commission).

Update: In 2014, the Joint Powers Authority (JPA) decided to dissolve the Commission due to withdrawal of the JPA participants and discontinued funding. In its place, SHRA, the City and County have started to

re-establish fair housing services through a central intake under the renter hotline and a partnership between SHRA, the City and County, LSNC, SSHH, RHA, and Project Sentinel.

Impediment: In Folsom, (a) a continued shortage of affordable housing, (b) restrictive Conditional Use Permit and parking requirements for group homes, and (c) a discriminatory definition of “family” in the zoning code. Folsom has modified its code to remove the second of these three factors, but current data suggests that affordable housing for low and moderate income families remains in very short supply, and the definition of “family” still needs to be amended or removed.

Update: In its 2013 Housing Element, Goals and Policies, states that the city to provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population. An additional sub-goal is for the City to ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City’s regional share of housing. Two other main goals are removing barriers to the production of housing by minimizing governmental constraints on the development of housing for all income levels and for persons with disabilities. The other is to facilitate affordable housing opportunities to serve the needs of people who live and work in the community. The City will continue to work with SHRA on keeping the 2009 level of Housing Choice Vouchers in the community. The City is committed to ensuring that there is equal opportunity for fair housing choice for all of its citizens.

Folsom’s current zoning code defines family as follows: “Family” shall mean one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit. (Ord. 1144 § 3 (part), 2011: prior code § 3104.26).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

5. The amount of income from float-funded activities 0
Total Program Income:

Other CDBG Requirements

1. The amount of urgent need activities 0

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

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

SHRA administers the HOME program on behalf of the City of Sacramento. HOME funds will only be used for eligible activities as described in the HOME regulations (24CFR§ 92.205). During the 2018 Program Year, other forms of investment not described in §92.205(b) which the City may use for housing activities include CDBG, NSP, and other local funds.

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

SHRA on behalf of the City of Sacramento has elected to use both the recapture and resale options to comply with the Period of Affordability requirement under §92.254 of HOME rules. The City's recapture and resale clauses are included in the City's security documents for HOME-funded loans and identify the events that trigger either recapture of City HOME funds or resale of the home to a low-income purchaser at an affordable price.

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

foreclosure by a senior lien holder.

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

Resale provisions shall be followed if a new homebuyer qualifies for a loan under the HOME Program and the First-Time Homebuyer Program, and intends to occupy the property as their primary residence. To qualify for a loan, the buyer shall have a household income (as adjusted for the buyer's household size) which does not exceed eighty percent (80 percent) of the median income for the Sacramento Metropolitan Statistical Area as determined by HUD, and shall agree in writing to loan terms established by SHRA.

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

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

1. Purpose

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

2. General Eligibility Rules

Multifamily developments within the Sacramento Region will be eligible for refinancing. Priority will be given to acquisition and rehabilitation of deteriorated properties including preservation of existing at-risk affordable housing.

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

plan.

3. Rehabilitation Requirements

Rehabilitation must be a component of any refinancing activity. Rehabilitation requirements are below:

Projects must provide substantial rehabilitation of at least \$15,000 per unit of hard construction costs excluding overhead, profit, and general conditions.

All major systems have an expected life of at least 15 years upon completion of the renovation.

4. Affordability Requirements

Housing preserved through refinancing and rehabilitation shall carry a regulatory agreement that is consistent with HOME program rules.

At least 20 percent of all assisted units must be affordable to persons earning no more than 50 percent of the area median income; the balance of assisted units shall house persons earning no more than 65 percent of the area median income.

5. Management Practices

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

If deficiencies are found in the property's management systems (financial, maintenance, work order efficiency, tenant screening, etc.), SHRA may require the replacement of the property manager or place other conditions to ensure that the physical and financial needs of the housing in question are met.

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

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

SHRA's ESG rapid re-housing (RRH) provider (Volunteers of America) utilizes the ESG RRH Desk

Manual to administer the program per 24 CFR Parts 91 and 576. SHRA also has a contract with VOA to utilize ESG funds to operate and provide essential services to the A Street Shelter. ESG funds will only be used for eligible activities as described in the ESG regulations. ESG Subrecipient agreements will not exceed the federal mandated cap of 40 percent for rapid re-housing /prevention activities and 60 percent towards emergency shelter activities. SHRA requires that its Subrecipients / Providers enter client demographic data into HMIS in a timely fashion. HMIS client data is utilized to complete the CAPER.

The Sacramento Region's ESG program will follow similar priority of Homelessness Prevention and Rapid Re-Housing Program (HPRP): all clients, regardless of who assessed them, would receive the same eligibility determination based on a standardized assessment and scoring criteria. Eligibility will be determined based on the household's income, barriers to housing and available resources; the household's unique combination of strengths and challenges will be weighted to produce a score. ESG Providers are required to utilize the CoC's coordinated entry assessment tool, the (Vulnerability Index and Service Prioritization and Decision Assistance Tool) VI-SPDAT. Clients are also invited to a Rapid Re-Housing Orientation to learn about the program and for the household to decide if they would like to participate.

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

In 2018, Sacramento Steps Forward (SSF) will continue to implement the CoC's coordinated entry system (CES). This system will ensure that people in need of assistance are served in order of vulnerability, receive the permanent housing placement most appropriate to their needs, and resolve their homelessness quickly and efficiently. CES targets veterans and the chronically homeless. Recent system expansion includes singles, families, and transitional age youth.

Like many CoCs, Sacramento's CES uses the VI-SPDAT to assess homeless households' vulnerability and identify the most appropriate permanent housing placement. The VI-SPDAT is also conducted at emergency shelters, day centers, County Department of Human Assistance bureaus, and other places that people experiencing homelessness already visit for other services.

Households on the CQ are referred to programs based on their VI-SPDAT "score," with the most vulnerable placed into permanent housing first. Referrals are made based on the housing type identified by the VI-SPDAT (permanent supportive housing, transitional housing, or rapid re-housing), program eligibility criteria and target population, and bed/unit availability. The entire process, from assessment to permanent housing placement, is done within the CoC's Homeless Management Information System (HMIS).

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

The rapid re-housing component of ESG was launched in 2014 after being competitively bid. The shelter component funding is allocated as part of the One-Year Action Plan approval process which includes a public hearing before the Sacramento Housing and Redevelopment Commission and approval by the Board of Supervisors. SHRA follows its adopted Procurement Policy to enter into agreements/contracts with subrecipients.

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

N/A

5. Describe performance standards for evaluating ESG.

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

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

Discussion

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

Sacramento County Child Protective Services (CPS) BFH program administrator has requested federal Emergency Solutions Grant (ESG) funds to cover a portion of the County-match requirement. This report

requests authorization to accept BFH funds to pass through the Agency to Volunteers of America (VOA), the Agency's previously procured ESG Rapid Re-Housing Program provider, to fund a BFH Housing Specialist and minimal housing start-up costs (e.g., furniture, dishes, and appliances).

The County of Sacramento, including CPS, SHRA, and Sacramento Steps Forward (Continuum of Care lead entity), met to discuss the ESG-match request, and agreed to amend the existing ESG Rapid Re-Housing Program to assist CPS to refer city and county ESG-eligible households (households meeting U.S. Department of Housing and Urban Development's [HUD] definition of households that are literally homeless or at risk of homelessness) to VOA through Sacramento Steps Forward's Coordinated Entry system. CPS and/or VOA will enter households into the Homeless Management Information System (HMIS) for reporting purposes and conduct the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT). Utilizing the HMIS, VOA will supply the Agency and County with requested data for annual performance reports.

\$390,000 (\$195,000 in Year 1 – 2017/2018 and \$195,000 in Year 2 – 2018/2019) in ESG funds will be used as BFH Program match for 30 families annually to obtain affordable housing and/or retain housing during the two-year funding term. The contract amendment with VOA includes a modified scope of work, budget for costs associated with BFH program, and client financial assistance, as well as a new Housing Specialist position. The BFH Housing Specialist will be a VOA employee and will work solely with BFH clients. The Housing Specialist will provide intake, intensive case management and housing stabilization services per ESG regulations at 24 Code of Federal Regulations (CFR) Part 576. BFH will fund this position for two fiscal years with \$145,398 (\$73,199 in Year 1- 2017/2018, and \$72,199 in Year 2 – 2018/2019). Additionally, \$20,000 (\$10,000 in Year 1 and \$10,000 in Year 2) in BFH funds will be used for housing start-up costs (e.g. basic furniture items and housing necessities) for a total of \$165,398. There is no continued funding for the BFH Housing Specialist position or housing start-up costs at the conclusion of the BFH grant.