



DRAFT 2020 Action Plan

City of Sacramento

Prepared by the Sacramento Housing and Redevelopment Agency

September 3, 2019

Resolution

Draft City of Sacramento Annual Action Plan
2020

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 to address needs.

The most ambitious project to be funded will be the Twin Rivers project, which is currently part of a HUD-approved, \$16.49 million, Section 108 loan for infrastructure improvements.

Twin Rivers is the oldest development in the Sacramento public housing inventory. It consists of 218 public housing units located on 21.3 acres. In 2015, the Housing Authority along with Co-applicant City of Sacramento, were awarded a \$30 million Choice Neighborhood Implementation (CNI) grant. The CNI grant will support services and improve the surrounding neighborhood.

The housing strategy for Twin Rivers includes the replacement of all 218 public housing units with a 487-unit mixed-income community. The Section 108 loan will finance the infrastructure necessary to begin vertical construction of the residential component, including demolition of existing public improvements and construction of three new streets, including bike lanes, curbs, gutters, sidewalks, lighting, traffic signal, park installation, landscaping, sewer and drainage, and wet and dry utilities. For Phase 1 of the housing, funding is anticipated to Low-Income Housing Tax Credits and potentially other grants sources to support the housing development.

The City's Housing Trust Fund (HTF) will supplement the HUD block grants. The HTF ordinance was adopted in 1989 to raise local funds for affordable housing near employment centers. Fees imposed on non-residential development generate revenue based on an economic nexus analysis which determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. The fee generated revenue is therefore used to develop affordable housing units with the goal of increasing the supply available for lower-income workers.

The amount of fees generated depends upon the market for new commercial construction. The average level of fees collected from 2005 through 2018 was \$1.2 million with the lowest total of \$130,000 in 2012 and the highest in 2006 at \$2.9 million. The City collected \$1.9 million in 2018.

On September 1, 2015, the City Council (Council) repealed Chapter 17.712 of the City Code, known as the Mixed Income Housing Ordinance (No. 2000-039), and adopted a revised citywide Mixed Income Housing Ordinance (No. 2015-0029) effective November 1, 2015 (Ordinance). As part of this revision,

the City contracted with a consultant to perform a residential nexus analysis which demonstrates the relationship between the development of market-rate residential units and the need for additional workforce housing. The revised Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to provide housing for a variety of incomes and family types. The fee-generated revenue is placed in a citywide Housing Trust Fund and used to develop affordable housing units with the goal of increasing the supply available for low-income households earning up to 80 percent of the area median income.

The City has collected fees generated from MIHO for three years with an overall, average annual collection of \$765,000. The City collected approximately \$627,000 in 2018. Fee revenue varies with the housing construction market.

Anticipated Resources. Anticipated resources are based on the PY2019 allocation of funds and are shown in the table below.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,798,618	52,833	2,603,581	7,455,032	19,194,472	Annual Allocation, Anticipated Program Income and Prior Years Resources (including prior year's program income). Expected PI includes proposed transfer of NSP PI to CDBG.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,442,993	336,396	0	2,779,389	9,771,972	Annual Allocation, Anticipated Program Income and Prior Years Resources (including prior year's program income)
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,330,405	0	662,539	1,992,944	5,321,620	Annual Allocation, Anticipated Program Income and Prior Years Resources (including prior year's program income)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	412,742	0	0	412,742	1,650,968	Annual Allocation, Anticipated Program Income and Prior Years Resources (including prior year's program income)

Table 1 - Expected Resources – Priority Table

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

Affordable housing developers and SHRA must be as creative as possible to find other sources of funding from state programs targeted to low and moderate-income households, other non-HUD federal sources, private loan funds, federal and state tax-credits, and local funding, such as the housing trust funds, and mixed income housing funds, local transportation improvement funds and local fee waivers or credits. SHRA will comply with applicable federal regulations for the matching requirements for the HOME and ESG programs, and the match for both programs will be reported annually in the CAPER. In order to win tax credits, multiple sources of funding are required and the minimum matching requirements are typically far exceeded in each project.

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

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

SHRA does have a limited inventory of publicly owned developable land, including both residential and commercial sites, within 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.

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Annual Goals and Objectives

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

Goals Summary Information. This table details the anticipated allocation of funds and outcomes for the 2020 program year. The funding amounts include program income and prior year resources.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2020	2024	Non-Housing Community Development	Sacramento Region Priority Areas Citywide	Non-Housing Community Development	CDBG: \$ 1,946,782	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,999 Families Assisted
2	Housing Development, Preservation & Homeownership	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG: \$ 2,242,187 HOME: \$2,779,389 HOPWA: \$ 1,992,944	CDBG: Homeowner Housing Rehabilitated: 120 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted HOME: Rental units constructed: 11; Rental units rehabilitated: 11 HOPWA: Tenant-based rental assistance / Rapid Rehousing: TBD Households Assisted Housing for People with HIV/AIDS added: TBD

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Homelessness Prevention Non-Housing Community Development	CDBG: \$598,207 ESG: \$412,742	CDBG: Public service activities other than Low/Moderate Income Housing Benefit: 2,575 Persons Assisted ESG: Tenant-based rental assistance / Rapid Rehousing: TBD Households Assisted Homeless Person Overnight Shelter: TBD Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: TBD Beds Homelessness Prevention: TBD Persons Assisted

Table 2 – 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 Sponsor.

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AP-35 Projects - 91.220(d)

Introduction

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

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

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

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	HOPWA Funding	ESG Funding
1	Meadowview Rd. Complete Street Project Phases 1 and 2	3,853	250,000			
2	Meadowview Park	2,146	430,000			
3	Robla Community Park		200,000			
4	Broadway Complete Street		250,000			
5	Sim Center Traffic Signal/Wayfinding	1,000	200,000			
6	River District Basketball Court		70,000			
7	Del Paso Boulevard Road Diet		100,000			
8	Nielsen Park		70,000			
9	Small Public Facility NOFA	-	150,000			
10	Capital Improvement Project Scoping and Environmental	-	25,000			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	HOPWA Funding	ESG Funding
11	Public Improvements Delivery	-	201,782			
12	Minor Repair Program	90	50,000			
13	Home Repair Program (formerly ERP)	30	150,000			
14	Affordable Housing Rehab Program	11	1,765,071			
15	Housing Programs Implementation and Delivery		277,116			
16	Homeless Activities	75	63,000			
17	Meals on Wheels	2,500	535,207			
18	Promise Zone Planning and Administration	-	75,881			
19	Fair Housing Activities	-	135,000			
20	Del Paso Boulevard Infrastructure Study	1,000	60,000			
21	CDBG Planning and Administration	-	540,292			
22	Section 108 Loan Repayment (Del Paso Nuevo)	-	640,000			
23	Section 108 Loan Repayment (Twin Rivers)	-	722,000			
24	Capital Reserve (2015)		8,247			
25	Capital Reserve (2016)	-	56,803			
26	Capital Reserve (2017)	-	4,113			
27	Capital Reserve (2018)	-	154,824			
28	Capital Reserve (2019)	-	145,922			
29	Capital Reserve (2020)		119,934			

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	HOPWA Funding	ESG Funding
30	Multi-Family Housing Acquisition and Rehabilitation	11		1,250,725		
31	Multi-Family Housing New Construction	11		1,250,725		
32	HOME Program Administration	-		277,939		
33	Emergency Solutions Grant					412,742
34	HOPWA - City and County of Sacramento	369			634,000	
35	HOPWA - Yolo County	30			40,000	
36	HOPWA - El Dorado and Placer Counties	76			111,826	
37	HOPWA - Multi-Family Housing Acquisition and Construction	2			1,167,206	
38	HOPWA - Program Administration	-			39,912	

Table 3 – Project Information

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

To meet underserved and unmet needs identified during the development of the 2019 Action Plan, the City has allocated \$598,207 in PY2019 CDBG funds for public service activities (senior nutrition and homeless activities). This level of support for public service activities funding complies with HUD's annual public services category cap.

The City considered community goals and priorities identified in the 2013-2019 Consolidated Plan, as amended, in allocating its Program Year 2019 CDBG funds.

Other Program Year 2019 activities funded with CDBG resources were identified during the citizen participation process for development of the 2019 Action Plan and support Sacramento's overarching goal of developing a viable community in which all residents, but especially those in low to moderate income households and those who have special needs, enjoy:

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

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

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

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

AP-38 Project Summary

Project Summary Information. Additional details on the proposed projects are captured in the following tables.

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1	Project Name	Meadowview Road Complete Street Project Phases 1 & 2
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$250,00
	Description	Design and construction of bicycle and pedestrian improvements on Meadowview Road between approximately 600 feet west of 24 th Street and Detroit Blvd.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	3,853
	Location Description	See above
	Planned Activities	See above
2	Project Name	Meadowview Park
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$430,000
	Description	Design of the renovation of existing tot lot and adventure area playgrounds.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	2,146
	Location Description	7760 24TH ST, SACRAMENTO, CA 95832
Planned Activities	See above	
3	Project Name	Robla Community Park
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: 200,000
	Description	Design, engineering and construction of parking improvements including ADA accessible walkways, playfield improvements and amenities.
	Target Date	12/31/21
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	625 Bell Avenue
	Planned Activities	See above
4	Project Name	Broadway Complete Streets
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$250,000
	Description	This project would develop engineering plans for the project that will provide complete street facilities, including but not limited to new pedestrian and bicycle facilities, .pedestrian crossings, on street parking, and other improvements.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Broadway from 3 rd Street to 24 th Street
	Planned Activities	See above
5	Project Name	Sim Center Traffic Signal/Wayfinding
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development

	Funding	CDBG: \$200,000
	Description	Design and installation of pedestrian, bicycle, and vehicle safety measures and ADA-compliant curb ramps, signaling Elder Creek Road intersection, and Logan St and flashing beacon at Lemon Hill Ave.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,000
	Location Description	See above
	Planned Activities	See above
6	Project Name	River District Basketball Court Park
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$70,000
	Description	Design and engineering of a new basketball court and park facilities. The park will include facilities for tots and young children.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	North D Street and North 11 th Street
	Planned Activities	
7	Project Name	Del Paso Boulevard Road Diet
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Design of traffic calming and improved bicycle and pedestrian safety improvements.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Del Paso Boulevard between Marysville and O'Farrell Drive
	Planned Activities	See above
8	Project Name	Nielsen Park
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$70,000
	Description	Design and engineering plans to for ADA walkway, park amenities, shade structure, trees, and improve the tennis courts and play fields.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	7596 Center Parkway
	Planned Activities	See above
9	Project Name	Small Public Facility NOFA
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000
	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	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0

	Location Description	TBD
	Planned Activities	TBD
10	Project Name	Capital Improvement Project Scoping and Environmental
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility of activity.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	TBD
	Planned Activities	See above
11	Project Name	Public Improvements Delivery
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$201,782
	Description	Staffing and supportive services for capital improvement projects.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	TBD
Planned Activities	See above	
12	Project Name	Minor Repair 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 Safe at Home Program and the Home Assistance Repair Program for Seniors (HARPS).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	90
	Location Description	Citywide
	Planned Activities	See above
13	Project Name	Home Repair Program (formerly ERP)
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	30
	Location Description	Citywide
	Planned Activities	See above
14	Project Name	Housing Programs Implementation and Delivery
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$277,116
	Description	Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, and emergency repair/accessibility programs and activities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Citywide
	Planned Activities	See above
15	Project Name	Homeless Activities
	Target Area	Administration
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$63,000
	Description	Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	75
	Location Description	TBD
	Planned Activities	See above
16	Project Name	Meals on Wheels
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development

	Funding	CDBG: \$535,207
	Description	Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	2,500
	Location Description	Citywide
	Planned Activities	See above
17	Project Name	Promise Zone Planning and Administration
	Target Area	Sacramento Region Priority Areas 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: \$75,881
	Description	Funds to provide staffing and grant application activities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Promise Zone
	Planned Activities	See above
18	Project Name	Fair Housing Activities
	Target Area	Administration Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing Homelessness Prevention

	Funding	CDBG: \$135,000
	Description	Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Citywide
	Planned Activities	See above
19	Project Name	Del Paso Boulevard Infrastructure Study
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$60,00
	Description	Prepare an infrastructure analysis and cost study for the Del Paso corridor to make it shovel ready and stimulate development on vacant lots.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1000
	Location Description	See above
	Planned Activities	See above
20	Project Name	CDBG Planning and Administration
	Target Area	Administration Citywide
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development

	Funding	CDBG: \$545,132
	Description	Administrative and Planning Services for CDBG activities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Citywide
	Planned Activities	See above
21	Project Name	Section 108 Loan Repayment (Del Paso Nuevo)
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing Non-Housing Community Development
	Funding	CDBG: \$640,000
	Description	Annual debt service payment on Section 108 loan funds (3 years remaining).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
22	Project Name	Section 108 Loan Repayment (Twin Rivers)
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing Non-Housing Community Development
	Funding	CDBG: \$722,000

	Description	Annual debt service payment on Section 108 loan funds (22 years remaining).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Twin Rivers CNI Project
	Planned Activities	See above
23	Project Name	Capital Reserve (2015)
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$8,247
	Description	Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	see above
24	Project Name	Capital Reserve (2016)
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$56,803

	Description	Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	see above
25	Project Name	Capital Reserve (2017)
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$ 4,113
	Description	Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
26	Planned Activities	See above
	Project Name	Capital Reserve (2018)
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$154,824

	Description	Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
27	Project Name	Capital Reserve (2019)
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$145,922
	Description	Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
28	Planned Activities	See above
	Project Name	Capital Reserve (2020)
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$119,934

	Description	Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
29	Project Name	Multi-Family Housing Acquisition and Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,250,725
	Description	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	11
	Location Description	TBD
	Planned Activities	See above
30	Project Name	Multi-Family Housing New Construction
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,250,725
	Description	Provides loans for the construction of low- and moderate-income multi-family housing.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	11
	Location Description	TBD
	Planned Activities	See above
31	Project Name	HOME Program Administration
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$277,939
	Description	Administrative services for the implementation of HOME-funded activities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above
32	Project Name	Emergency Solutions Grant
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention
	Funding	ESG: \$412,742
	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	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	See below
	Location Description	Citywide
	Planned Activities	See above
33	Project Name	HOPWA - City and County of Sacramento
	Target Area	Countywide Citywide Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	HOPWA: \$634,000
	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	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	369
	Location Description	City and Countywide
	Planned Activities	See above
34	Project Name	HOPWA - Yolo County
	Target Area	Countywide Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention
	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	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	30
	Location Description	Countywide
	Planned Activities	See above
35	Project Name	HOPWA - El Dorado and Placer Counties
	Target Area	Countywide Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	HOPWA: \$111,826
	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	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	76
	Location Description	See above
	Planned Activities	See above
36	Project Name	HOPWA - Multi-Family Housing Acquisition and Construction
	Target Area	Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOPWA: \$1,167,206

	Description	Provides loans or grants for the acquisition or construction of low- and moderate-income multi-family housing for HOPWA-eligible clients.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	See above
36	Project Name	HOPWA - Program Administration
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Homelessness Prevention
	Funding	HOPWA: \$39,912
	Description	Administrative services for the implementation of HOPWA-funded activities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	n/a
	Planned Activities	See above

AP-50 Geographic Distribution - 91.220(f)

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

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

Geographic distribution is not used.

Geographic Distribution

Target Area	Percentage of Funds
Sacramento Region Priority Areas	0
Countywide	0
Administration	0
Citywide	0
Eligible Metropolitan Service Area (EMSA)	0
Agreement Cities	0

Table 4 - Geographic Distribution

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.

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 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 225 persons in the emergency shelters (approximately 29,200 bed nights) and 75 persons receiving rapid re-housing assistance.

The goals below also include acquisition of 11 units for HOPWA (Courtyard Inn Project).

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

Table 5 - 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	120
Acquisition of Existing Units	11
Total	142

Table 6 - 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 in conjunction with mortgage revenue bonds and tax credits.
- 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 (MRB) to be used as a financing tool for qualified multifamily projects; and
- SHRA will also compete for affordable housing funds from the State Department of Housing and Community Development such as the CalHome program which provides funds for down payment assistance and the Local Housing Trust Fund Matching Program which can help SHRA fund more affordable housing units.

AP-60 Public Housing - 91.220(h)

Introduction

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

The \$30 million Choice Neighborhoods Implementation Grant (CNI) continues to redevelop the Twin Rivers public housing community (Housing Authority of the County of Sacramento asset located in the City of Sacramento) and is focused on three core goals:

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

The transformation includes a 487 unit mixed-income community with public, workforce, and market rate housing.

The Housing Authority issued HUD Tenant Protection Vouchers to facilitate the relocation of a percentage of existing on-site households in the fall of 2017. 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. 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 City of Sacramento initiated the West Broadway Specific Plan in the spring of 2018. The Specific Plan Area includes both Marina Vista and Alder Grove public housing communities. SHRA suspended the Section Se Section 106 consultation, for Alder Grove until the specific Plan is approved.

The Housing Authority's Jobs Plus Pilot program grant for the Marina Vista and Alder Grove communities

continues. This grant is being 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.

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

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

The Housing Authority will continue to 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.

2020 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 CNI Grant for the Twin Rivers public housing development.
- Undertake the Section 106 Historic Preservation consultation to frame options for the eventual rehabilitation and redevelopment of Marina Vista and Alder Grove following the completion of the specific plan update.
- Utilize the Rental Assistance Demonstration (RAD) program to leverage the private capital markets to make capital improvements.

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

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

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

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

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

HA programs are reviewed on an annual basis and new programs are added or deleted based on requests from residents or in response to legislation. Resident Services staff strives to stay knowledgeable about what services are available in the community to assist residents and to bring 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 at Marina Vista and Alder Grove.

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

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

N/A

Discussion

N/A

DRAFT

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

Introduction

The City will invest CDBG and ESG funds to address high priority needs identified in the current Consolidated Plan including resolving and preventing homelessness and providing public services, including emergency shelter services, to special needs populations including literally and chronic homeless. SHRA on behalf of the City will assist literally homeless and some at-risk of homelessness households to access permanent housing through ESG (i.e., rental application fees, security/utility deposits, first/last month rent, and direct short-term rental assistance) and with funding through the County's Bringing Families Home Program. SHRA will also provide ESG and CDBG to fund single men (A Street) and men/women (Center for Hope and North 5th Street) emergency shelters. In partnership with the City of Sacramento, the County and SHRA may issue a joint Request for Proposals during the 2019 program year for ESG and CDBG funds for homeless programs; to better direct resources with community goals and to fund programs that can align with those goals.

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

State of California – Emergency Solutions Program

In April 2016, the Sacramento Housing and Redevelopment Commission and the Sacramento County Board of Supervisors authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's ESG. In 2019, Volunteers of America (SHRA procured provider) will continue to provide countywide RRH services. Beginning the summer 2019, First Step Communities (SHRA procured provider) will begin providing emergency shelter services.

New State Homeless Funding

In June of 2018, the Governor signed Senate Bill 850, which allocated over \$553 million in one-time State funding for two new programs: the Homeless Emergency Aid Program (HEAP) and the California Emergency Solutions and Housing Program (CESH). Each program operates as a block grant intended to get funding to the Continuum of Care (CoC) entities and localities quickly and efficiently for emergency response programs.

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

HEAP funds are to be fully expended by June 30, 2021 and CESH within five years.

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

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

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

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 2-1-1 will continue as the entry point for sheltered and unsheltered homeless persons. SSF is in the process of developing and implementing in-person access points.

SSF Navigators outreach team will meet clients where they are and provide case management through a person centered model, helping them end their cycle of homelessness by overcoming barriers and accessing and utilizing programs for which they are eligible. Navigators operate in a variety of settings and can be deployed to fixed site locations or within specific geographic boundaries.

Also continuing during the program year: The Sacramento Police IMPACT team provides outreach and engagement services throughout the City of Sacramento, coordinating with community outreach and navigation programs and other social service providers. They are the city's initial point of contact with people experiencing unsheltered homelessness. The team seeks out and engages homeless persons and works to get them in contact with service providers who can provide housing and other services. The teams work together to assess the homeless person's problems, and identify how to help them from a range of solutions. Whether their homelessness had been caused by loss of income, psychological problems, substance abuse, lack of job training, or other problems, multiple options are available to assist each person.

Addressing the emergency shelter and transitional housing needs of homeless persons

SHRA, SSF, and the City and County subcontracts with local providers to assist families and individuals address barriers that help households move quickly from homelessness to self-sufficiency and

independent living. Programs can provide eligible households with security and utility deposits, and short or medium-term rental assistance. Households receive case management targeted to gaining employment and budgeting and financial competency. In addition to the programs mentioned above, additional examples of homeless-related services/programs include:

Continuum of Care

In the FY2018 CoC Program NOFA competition, Sacramento was awarded over \$20 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, Friendship Housing Permanent Supportive Housing, and Step Up Sacramento Permanent Supportive Housing among others. Refer to the Continuum of Care application on file with SSF for proposed and actual accomplishments.

Public Housing Authority (PHA) Homeless Initiatives

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

Sacramento P3 Program

The Sacramento P3 Program is a three-year comprehensive service-delivery system that coordinates and integrates a multidisciplinary approach to providing services to 100 disconnected youth, especially foster youth, youth on probation, homeless youth and youth at risk of becoming homeless. P3 adopts a housing-first model to promote stability for participants. The federal regulation waivers granted under this program are designed to increase the efficiency of service delivery in two ways: 1) by removing barriers to housing and expanding housing eligibility; and, 2), by leveraging existing resources and increasing services to the target population. The Program is based on collaboration with local and state partners and coordination of currently funded services. The Sacramento County Housing Authority applied for and was successfully awarded the P3 grant. P3 youth families will be issued a voucher and will follow all HCV program policies and regulations. 100 vouchers will be issued for this program over a three year period (2017-2020).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

Other examples:

- Over 20 agencies in the Sacramento Region offer various homeless services for assistance or information contact Sacramento 2-1-1.
- Legal Services of Northern California provides eviction defense with funding coming from a combination of federal, state, local, and private sources.
- A collaborative of hospital systems, community based organizations and the County have come together to create the Interim Care Program (ICP) - a respite care shelter for homeless patients discharged from hospitals. Kaiser Permanente; Mercy; Sutter Medical Center, Sacramento; UC Davis Medical Center; and the County of Sacramento provide on-going funding for the program.
- WellSpace coordinates nursing and social services to support clients in their recuperation and help them move out of homelessness. The case manager links clients with mental health services, substance abuse recovery, housing workshops and provides disability application assistance. Sutter Medical Center and WellSpace have also created and implemented the T3 Program (Triage, Transport, and Treat) for frequent users of emergency rooms.
- The Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County of Sacramento, was formed in 1978. From its inception SETA has been an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope to many Sacramento area residents.
- Homeless youth can find assistance from Wind Youth Services which provides supportive services and opportunities to youth. Waking the Village's Tubman House, the Doorway, and Audre's Emporium of New Tomorrows are all housing programs that provide stable and nurturing home environments for young families experiencing homelessness. Lutheran Social Services serves homeless people and emancipating foster youth in Sacramento County by providing transitional housing for homeless families, individuals, and youth; permanent supportive housing for disabled individuals, families, and youth emerging from foster care; and case management for individuals and families who are permanently housed.

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

The crisis of unsheltered homelessness is one that impacts an entire community, both those experiencing homelessness and the broader community of housed residents, businesses and neighborhoods. The City has made significant investments to increase access to and availability of housing of people and families experiencing homelessness, including:

- Developing and implementing the Pathways to Health + Home Program, bringing up to \$64 million in local and federal funds to provide assertive outreach, engagement, care coordination and housing supportive services to up to 3,000 people over four years; and
- In partnership with Sacramento County and the Housing Authority, re-allocating 450 Housing Choice Vouchers specifically to serve persons and households experiencing homelessness over three years; and
- Working with Sacramento County Department of Health Services to allocated \$44 million in Mental Health Services Act funding to enhance and expand access, treatment and housing opportunities for people experiencing homelessness who also have behavioral health needs; and
- In partnership with SHRA, managing a portion of the City's allocation of federal Emergency Solutions Grant funding to support a City/County rapid re-housing program; and
- Supporting the development and implementation of the Coordinated Entry System, managed by SSF, lowering barriers to over 2,000 housing units funded through the federal CoC grant; and
- In partnership with SHRA, providing administrative funding for SSF since 2013 to ensure the coordinated implementation of the CoC funding.

In addition to these current efforts, HEAP will provide approximately \$19.9 million to the City, County and SSF to help create a new Flexible Housing Program with wrap around supportive services.

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

In 2019, the City of Sacramento will continue its homeless initiatives. Please go to <https://www.cityofsacramento.org/City-Manager/Homeless-Coordination> for additional information on various City programs, such as, Winter Triage Shelter, Pathways to Health, and emergency shelters.

Discussion

Please see above.

DRAFT

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

DRAFT

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

Staff works 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. The 2013-2021 Housing Element serves 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. It is also intended to address listed residential development and housing needs strategies during that planning period.

The City of Sacramento considers housing development a priority, particularly the development of affordable housing. The City's Long Range Planning Division has been working on a housing streamlining program to encourage housing development. As part of that program, the City Council has passed ordinances to encourage the development of Accessory Dwelling Units and has instituted a zero fee policy for affordable housing projects.

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 locally generated housing funds, as well as its capacity as an issuer of mortgage revenue bonds to provide gap financing.

The Housing Trust Fund (HTF) 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 Housing Element includes a policy to update the HTF 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 HTF Ordinance to the Development Impact Fee (DIF) Ordinance, which is combined with other development impact fee articles. This updated HTF Ordinance 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 also coordinates with the Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento Region. 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.

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

Goal 1. Incentivize development of affordable homeownership products. Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low income homebuyers, and affirmatively market to under-represented homeowners.

Goal 2. Expand affordable rental opportunities.

- a) ***Require/incentivize reasonable policies for tenant criminal history, rental history, and credit history.*** Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicant with poor rental/credit histories on a case-by-case basis.
- b) ***Increase accessible and affordable housing opportunities.*** Set a goal for developing a range of affordability levels, handicapped-accessible housing units or otherwise incorporate affordable, handicapped-accessible housing in housing elements.
- c) ***Encourage residential infill opportunities.*** Increase residential infill opportunities through changes in zoning and long range plans.

- d) **Engage the private sector in solutions.** Through affirmative marketing requirements, development incentives, and mandatory affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goal 3. Expand equity in access to economic opportunity.

- a) **Improve infrastructure and public facilities** in disadvantaged communities.
- b) **Connect low income residents to job opportunities.** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.
- c) **Reduce housing instability by closing service gaps.** Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of re-institutionalization.

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. In 2019, SHRA will complete the AI, and will continue implementing fair housing activities.

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 California 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.

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

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. This support is anticipated to continue.

Actions planned to address obstacles to meeting underserved needs

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

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

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

and programs intact and available.

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

Actions planned to foster and maintain affordable housing

Refer to AP-55-Affordable Housing for discussion on the 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

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

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

Change in Persons Living in Poverty, 2010 to 2016

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

Source:
American Community Survey, 2006-2010 and 2012-2016

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

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

- Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County of Sacramento has been an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope for many Sacramento area residents. Annually, SETA serves over 45,000 customers.
- SETA is the designated Community Action Agency for Sacramento County for the provision of Community Services Block Grant (CSBG) services. CSBG funding originates with the U.S.

Department of Health 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

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

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

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

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Program Specific Requirements

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	87,159
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.	\$16.4M
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:	87,159

Other CDBG Requirements

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

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

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

SHRA administers the HOME program on behalf of the City of Sacramento. HOME funds will only be used for eligible activities as described in the HOME regulations (24CFR§ 92.205). During the 2019 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 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 based on the amount of HOME subsidy provided to the homebuyer. The City will recapture the amount then due on the HOME-funded loan, including all principal and interest, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance. Additionally, the 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:

The terms of recapture are structured after the HOME Program Period of Affordability requirement and are based on the amount of HOME subsidy provided to the homebuyer. The City will recapture the amount then due on the HOME-funded loan, including all principal and interest, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance. Additionally, the 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

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

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

Purpose

Refinancing shall maintain current affordability and/or create additional affordable units. Refinancing shall be conditioned on adoption of management practices that will ensure the housing's long term habitability and sound financial operations. 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.

General Eligibility Rules

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

Rehabilitation Requirements

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

Affordability Requirements

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

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.

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.

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Emergency Solutions Grant (ESG)
Reference 91.220(I)(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 and its own written policies 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 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.

In addition administering the City and County of Sacramento's federal ESG entitlement on behalf of the two jurisdictions, SHRA is also the Continuum of Care's Administrative Entity for the State of California's Housing and Community Development (HCD) ESG funds (entitlement and state). The 2018 State ESG funds are to be fully expended by June 30, 2020. As of this writing, HCD has not issued the 2018 Grant Award, and the allocation below is the estimated amount. Anticipated start date is July 1, 2019 and June 30, 2020 is the expected expenditure deadline.

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 2019, SSF will continue to implement the coordinated entry system (CES). This system will ensure that people in need of assistance are served in order of vulnerability, receive the permanent housing placement most appropriate to their needs, and resolve their homelessness quickly and efficiently. CES targets veterans and the chronically homeless. Recent system expansion includes singles, families, and transitional age youth.

Like many CoCs, Sacramento's CES uses the VI-SPDAT to assess homeless households' vulnerability and identify the most appropriate permanent housing placement. The VI-SPDAT is also conducted at emergency shelters, day centers, County Department of Human Assistance bureaus, and other places that people experiencing homelessness already visit for other services. In addition, SSF in 2018 and continuing in 2019, will utilize "designated points of entry," or "access points" as set forth in the 2012 CoC Program interim rule 24 CFR 578.7(a)(8) and HUD Coordinated Entry Notice: Section I.B which requires CoC to establish and operate a coordinated entry process for people experiencing homelessness that covers the entire geographic area claimed by the CoC, is easily accessed by individuals and families seeking housing or services, and is well advertised, among other requirements, by February 2018. SSF met this requirement. Households are placed on the Community Queue following the VI-SPDAT assessment, and SSF then refers households to programs that best fit household needs.

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

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

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

Discussion

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

placement. This program covers two fiscal years (2017/2018 and 2018/2019), ending June 30, 2019. . The agreement was extended to 2020 as additional funds were awarded.

Sacramento County Child Protective Services (CPS) BFH program administrator has requested federal ESG funds to cover a portion of the County-match requirement. The County report requested authorization to accept BFH funds to pass through SHRA to SHRA's procured ESG Rapid Re-Housing Program provider, to fund a BFH Housing Specialist and minimal housing start-up costs (e.g., furniture, dishes, and appliances). In April 2018, CPS received authorization from the Sacramento County Board of Supervisor for its entire BFH grant (\$860,100) to pass through SHRA to VOA to rapidly re-house at-risk and literally homeless households, thereby reunifying families.

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

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