



DRAFT 2020 Action Plan

County of Sacramento

Prepared by the Sacramento Housing and Redevelopment Agency

September 3, 2019

Resolution

Draft County 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 in the jurisdiction.

The most ambitious project that will occur during PY2020 is the redevelopment of Twin Rivers. Twin Rivers was a public housing community that was built in the 1940's and included 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. All tenants were relocated by during 2018 and 2019, and all of the buildings were demolished in early 2019. The redevelopment strategy for Twin Rivers includes the replacement of all 218 public housing units with a 487-unit mixed-income community.

In August 2018, HUD approved a City of Sacramento \$16.49 million Section 108 loan for the Twin Rivers infrastructure project. 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. The Infrastructure contract will commence in 2019 and be completed in 2020. The first two phases of new construction include 227 units, and vertical construction will begin in 2020.

In addition to the HUD block grant resources, the County's Housing Trust Fund is capitalized by fees levied on commercial development and the County Affordable Housing fund is capitalized by fees levied on residential development. Both provide important sources of funds that can be used for projects and/or matches.

Anticipated Resources

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	5,767,322	707	2,466,728 <u>2,526,603</u>	8,234,757 <u>8,294,632</u>	23,069,288 (assumes annual allocation of \$5,767,322)	Annual allocation
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,992,126	871,404	5,548, 908 <u>3</u>	9,412, 156 <u>13</u>	11,968,504 (based on 2019 allocation)	Annual allocation

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	See City Action Plan
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	484,844	0	0	484,844	1,939,376 (based on 2019 allocation)	Annual allocation

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

SHRA anticipates that over the course of the Annual Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdiction. Along with these entitlements, the jurisdiction anticipates that, \$30 million of Low-Income Housing Tax Credits will be awarded to support housing development. The County's Housing Trust Fund is capitalized by fees levied on commercial development and the County Affordable Housing fund is capitalized by fees levied on residential development. Both provide important source of funds that can be used for projects and/or matches.

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

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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.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2020	2024	Non-Housing Community Development	Sacramento Region Priority Areas Countywide Agreement Cities	Non-Housing Community Development	CDBG: \$2,820,701 <u>2,776,072</u>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18,100 Persons Assisted
2	Housing Development, Preservation & Homeownership	2020	2024	Affordable Housing	Countywide	Affordable Housing	CDBG: \$ 2,666,647 <u>2,946,302</u> HOPWA: \$0 HOME: \$9,412,513 ESG: \$0	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 200 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Agreement Cities	2020	2024	Affordable Housing Non-Housing Community Development	Agreement Cities	Affordable Housing Non-Housing Community Development	CDBG: \$265,000 HOPWA: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Homeowner Housing Rehabilitated: 50 Household Housing Unit
4	Public Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Homelessness Prevention Non-Housing Community Development	CDBG: \$791,991 HOPWA: \$0 ESG: \$484,844	Public service activities other than Low/Moderate Income Housing Benefit: 2300 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 14600 Beds

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	Agreement Cities
	Goal Description	Provides CDBG funding allocations to the cities of Folsom, Isleton and Galt. The cities of Rancho Cordova, Elk Grove and Citrus Heights receive CDBG directly from HUD.
4	Goal Name	Public Services
	Goal Description	Provides funding to support human assistance programs in the Sacramento Region. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and program income, and for ESG, HUD limits funding for administration of the public service at 7.5 percent of entitlement.

AP-35 Projects - 91.220(d)

Introduction

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

The adopted Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, and ESG funds for the period 2020-2014. 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.

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

AP-38 Project Summary

Project Summary Information

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
1	District 2 LED Street Lights		675,000		
2	Watt Avenue Complete Streets Project (District 3)		400,000		
3	Arden Way Complete Streets Phase I Project (District 3)		400,000		
4	Countywide ADA Curb Ramps Project (County-Wide)		900,000		
5	Small Public Facility Notice of Funding Availability (NOFA)		150,000		
6	Capital Improvement Project Environmental Scoping		25,000		
7	Public Improvement Implementation and Delivery		220,701 <u>226,072</u>		
8	Minor Repair & ADA for Seniors and Low-Income Homeowners	50	50,000		
9	Home Repair Program (2019)		150,000		
10	Affordable Housing Rehabilitation Program	10	2,426,647		
11	Housing Programs Implementation and Delivery		316,315 <u>319,655</u>		
12	Residential Loan Servicing Program		153,933		
13 <u>12</u>	Homeless Activities		363,000		
14 <u>15</u>	Meals on Wheels	1,500	428,991		

#	Project Name	Outcomes: Families Assisted	CDBG Funding	HOME Funding	ESG Funding
165	Promise and Opportunity Zones Planning and Administration		36,212		
176	Fair Housing Activities		90,000		
187	Empowerment Park Improvements		100,000		
198	CDBG Planning and Administration		704,595		
1920	Folsom - Seniors Helping Seniors Handyman Program (Agreement City)	50	165,000		
2021	Galt – Capital Improvement Project		100,000		
2122	Capital Reserve (2020 and Previous Years')		533,193 566,606		
2223	Multi-Family Housing Acquisition and Rehabilitation	11		4,235,631	
2324	Multi-Family Housing New Construction	11		4,235,631	
2425	HOME Program Administration			941,251	
2526	Emergency Solutions Grant	75 RRH 225 emergency shelter			484,844

1	Project Name	District 2 LED Street Lights
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$675,000
	Description	This project includes installation of new LED Street Lights within the boundary of Stockton Boulevard, 53rd Avenue, Briggs Drive/Palmer House Drive, and Fleming Avenue.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Within the boundary of Stockton Boulevard, 53rd Avenue, Briggs Drive/Palmer House Drive, and Fleming Avenue.
	Planned Activities	See description above
2	Project Name	Watt Avenue Complete Streets Project (District 3)
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$400,000
	Description	The project will be for design and Right-of-Way acquisition for pedestrian improvements along Watt Avenue between Orange Grove Avenue and Winona Way.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	See project description above.
	Planned Activities	See project description above
3	Project Name	Arden Way Complete Streets Phase I Project (District 3)
	Target Area	Sacramento Region Priority Areas

	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$400,000
	Description	The project be for design of streetscape improvements to improve accessibility for pedestrians, bicyclists, and transit/bus riders along Arden Way between Watt Avenue and Morse Avenue.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Within the boundary of Arden Way between Watt Avenue and Morse Avenue
	Planned Activities	See description above
4	Project Name	County-Wide ADA Curb Ramps Project
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$900,000
	Description	The project will construct ADA compliant curb ramps to be installed at non-signalized intersections throughout the unincorporated county.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	See description above
	Planned Activities	See description above
5	Project Name	Small Public Facility Notice of Funding Availability (NOFA)
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000

	Description	SHRA to issue and award a NOFA for CDBG-eligible capital improvements to a public facility located in a low- and moderate-income area.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	See description above.
6	Project Name	Capital Improvement Project Environmental Scoping
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	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/ 2019 2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	See project description above
7	Project Name	Public Improvement Implementation and Delivery
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$ 197,647 226,072

	Description	Staffing and supportive services for Choice Neighborhoods initiative, Section 3 related activities, environmental and capital improvement projects in 2020.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	See description above
8	Project Name	Minor Repair & ADA for Seniors and Low-Income Homeowners
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Provides for administrative costs with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Home Assistance Repair Program for Seniors (HARPS)
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50
	Location Description	Countywide
	Planned Activities	See project description above.
9	Project Name	Home Repair Program (2020)
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.

	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Countywide
	Planned Activities	See description above
10	Project Name	Affordable Housing Rehabilitation Program
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,426,648
	Description	Provide loans/grants to rehabilitate low- and a moderate-income multi-family housing units
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 units
	Location Description	TBD
11	Planned Activities	See description above
	Project Name	Housing Programs Implementation and Delivery
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$ 138,636 319,655
	Description	Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, Section 3 related activities, environmental and emergency repair/accessibility programs and activities.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
1312	Project Name	Homeless Activities
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$363,000
	Description	Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and the provision of food.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	See description above
1413	Project Name	Meals on Wheels
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$428,991
	Description	Provides meals to homebound seniors and to non-homebound seniors at over 20 dining sites.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 unduplicated elderly to be served.
	Location Description	Countywide
	Planned Activities	See description above
1514	Project Name	Promise and Opportunity Zones Planning and Administration
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Non-Housing Community Development
	Funding	CDBG: \$24,710 <u>\$36,312</u>
	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	N/A
	Location Description	Promise Zone
	Planned Activities	See description above
	Planned Activities	See description above
1615	Project Name	Fair Housing Activities
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$90,000
	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	Countywide
	Planned Activities	See description above
1716	Project Name	Empowerment Park Improvements
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$ 90 100,000
	Description	Provide funds for the design of a vacant parcel for the development of an all-inclusive play space located at the S.E. corner of Bell Street and Irma Way.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
1817	Project Name	CDBG Planning and Administration
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services Agreement Cities
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$ 624,241 704,595
	Description	Administrative and planning services for CDBG programs in 2020.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
1918	Project Name	Folsom - Seniors Helping Seniors Handyman Program (Agreement City)
	Target Area	Agreement Cities
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$165,000
	Description	Funds to be used for the City's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Agreement City
	Planned Activities	See description above
2019	Project Name	Galt Infrastructure Project (Agreement City)
	Target Area	Agreement Cities
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Funds to be used for a capital infrastructure project within the low-mod areas of Galt.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	TBD

	Location Description	Agreement City
	Planned Activities	See description above
2120	Project Name	Capital Reserve (2020 and Previous Years')
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$1,155,294,566,606
	Description	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	See description above
2221	Project Name	Multi-Family Housing Acquisition and Rehabilitation
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$4,235,225,631
	Description	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 HOME units
	Location Description	TBD
	Planned Activities	See description above
2322	Project Name	Multi-Family Housing New Construction
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$4,235, 225 631
	Description	Provides loans for the construction of low- and moderate-income multi-family housing.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 HOME units
	Location Description	Countywide
	Planned Activities	See description above
2423	Project Name	HOME Program Administration
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$941, 164 251
	Description	Administrative services for the implementation of HOME-funded activities in 2020.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide

	Planned Activities	See description above
2524	Project Name	Emergency Solutions Grant
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	ESG: \$484,844
	Description	Funds to provide homelessness prevention, rapid re-housing, emergency housing/shelters, delivery, administration, operations and maintenance of facilities and essential supportive services per ESG regulations. County ESG Funding Breakdown: Admin (7.5% Cap):\$36,363 Rapid Re-Housing/Prevention (40% min): \$179,393 Emergency Shelter (60% Cap):\$269,088
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Unduplicated: 75 rapid re-housing clients and 225 emergency shelter clients
	Location Description	Rapid Re-Housing Program is countywide Emergency Shelter - TBD
	Planned Activities	See description above

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 2020 Action Plan, the County has allocated \$791,991 in PY2020 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.

Other Program Year 2020 activities funded with CDBG resources were identified during the citizen participation process for development of the 2020 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.

AP-50 Geographic Distribution - 91.220(f)

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

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

Geographic Distribution is not used.

Geographic Distribution

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

Table 34 - 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 Promise Zone.

Discussion

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

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 County of Sacramento, the following programs will be available during the next program year: HOME-funded new construction and rental rehabilitation, CDBG-funded multifamily housing, allocation of CDBG to housing rehabilitation and the City of Folsom for its Seniors Helping Seniors Handyman Program. In addition, CDBG and ESG will provide funding for homeless shelters and the rapid re-housing program; an estimated 225 persons in the emergency shelters (approximately 29,200 bed nights) and 75 persons receiving rapid re-housing assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	0
Special-Needs	0
Total	300

Table 45 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	353
Acquisition of Existing Units	0
Total	364

Table 56 - 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 or more units, offers various forms of financing to affordable housing developers, both for-profit and non-profit, in order to preserve and expand the supply of affordable housing. The priorities are outlined below:

- 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, tax credits, a state subsidy, and/or a contribution of land and monetary financial assistance from the master developer.
- Substantial rehabilitation of other projects and new construction of affordable housing including, extremely low-income, very low-income, low-income, mixed-income, or workforce housing, with preference to projects in census tracts where the poverty rate is less than 30 percent; projects located within one-quarter mile of a transit hub; or development of sites identified as being appropriate for affordable housing in the Housing Element.

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

Other assistance may include:

- CHDO set-aside funds for the development of new rental housing or preservation of existing affordable housing through direct financial assistance;
- Low-interest loans with long-term affordability restrictions for housing preservation, recapitalization, and rehabilitation of substandard housing;
- Low-interest loans with long-term affordability restrictions for new construction of multifamily

housing;

- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds (MRB) to be used as a financing tool for qualified multifamily projects;
- When combining HOME with MRB, HOME funds may be disbursed for HOME eligible expenses and held in a non-interest bearing account by senior lender until IRS disbursement requirements have been met for the bond issuance.

DRAFT

AP-60 Public Housing - 91.220(h)

Introduction

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

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

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

The transformation includes a 487 unit mixed-income community with public, workforce, and market rate housing. Design is complete and currently approved for an on-site Phase One of approximately 104 units and management/community space.

The Housing Authority issued HUD Tenant Protection Vouchers to facilitate the relocation of a percentage of existing on-site households in Fall 2017. The Housing Authority also received approval from HUD to dispose and demolish all of the existing units on-site, and to dispose of the site to an entity other than the Housing Authority for purposes of accessing Low Income Housing Tax Credits and other funding sources. Construction on Phase One is anticipated to begin in December 2018. The Housing Authority also anticipates making additional submissions to HUD in connection with the redevelopment of Twin Rivers under the Mixed-Finance development method.

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

The Housing Authority through competitive bid is in the process of updating the Asset Repositioning Study completed in 2007. This process updates the previous efforts to develop and implement

repositioning strategies outlined in the updated 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 Choice Neighborhood Implementation Grant for the Twin Rivers public housing development.
- Utilize the Rental Assistance Demonstration (RAD) program to leverage the private capital markets to make capital improvements.

Asset Repositioning: As a requirement from HUD the Housing Authority is updating the asset repositioning strategy or 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

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

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

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

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

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

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

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

N/A

Discussion

N/A

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

Introduction

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

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

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

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: approximately \$19.9 million

HEAP funds are to be fully expended by June 30, 2021 and CESH within five years. The new programs are to begin in the fall of 2018.

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 (summarized below): 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.

Expand Shelters includes 1) expanding existing family shelters; 2) add scattered site shelters; 3) new city triage shelter; 4) youth respite shelter and “host homes” program; 5) and stabilize and improve capacity in individual shelters.

Flexible Housing Pool includes 1) flexible rent subsidies up to 24-months; 2) flexible case management services; 3) landlord supports; and 4) legal expungement services.

Improve Homeless Systems includes 1) Coordinated Entry; 2) community standards for service delivery; 3) funder’s collaborative; and 4) continue strategic planning.

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

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

Sacramento Steps Forward (SSF), as the Lead Agency for the Continuum of Care (CoC), will continue to meet with the CoC Board, the City and County, SHRA, and other interested organizations to discuss how best to reach out to homeless persons and how to assess individual needs. SSF continues the development of Coordinated Entry per CPD Notice 17-001. The Notice establishes new requirements for the development and use of a centralized or coordinated entry and assessment system for CoC and recipients of CoC Program and ESG Program funding. It also provides guidance on additional policies that CoCs and ESG recipients should consider incorporating into written policies and procedures to achieve improved outcomes for people experiencing homelessness. In collaboration with the CoC Coordinated Entry Committee, which includes homelessness providers, Sacramento 2-1-1, the City and County, and SHRA, SSF had published and regularly updates a Coordinated Entry Policies and Procedures Manual that defines the system, how it operates, and where continued improvements are underway. Households seeking assistance can receive information on a variety of services and housing options by contacting Sacramento 2-1-1, for those households that have exhausted these options, coordinated entry appointments are scheduled at one of several access point locations. Coordinated entry relies on a standard assessment, prioritization based on vulnerability, and matching individuals with the appropriate housing and services. This results in a uniform, comprehensive overview of the needs of the individual. The CoC uses the VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool), including specific assessments for single adults, families with children, and transition age youth. Agencies receiving federal funds as part of the US Department of Housing and Urban Development

Continuum of Care Program participate in coordinated entry, as do other organizations that provide homeless services in Sacramento County.

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

All activities overseen by SSF align with the federal directive that funding for addressing homelessness follows a “housing first” approach, which offers permanent housing as quickly as possible for individuals and families experiencing homelessness. In housing first programs, supportive services are offered (but not required as a condition of tenancy) to help people keep their housing and avoid returning to homelessness. This evidence-based approach is consistent with the strategies and funding priorities of the other public agencies working to end homelessness in Sacramento.

Addressing the emergency shelter and transitional housing needs of homeless persons

SSF has held the responsibility of conducting the Point-in-Time count since 2013. In October 2018, SSF commissioned researchers at California State University, Sacramento (CSUS) to conduct the 2019 unsheltered Point-in-time count and analyze the results. Below is a summary of Sacramento’s unduplicated population of people experiencing homelessness. Contact SSF for the full report.

- 5,570 total homeless persons, including 3900 unsheltered and 1,670 in emergency shelter and transitional housing
- 4403 homeless adult individuals, including 343 transition age youth (18-24 year olds)
- 28 unaccompanied minors
- 372 homeless families comprised of 1139 people, including 451 adults and 688 children
- 1671 chronically homeless
- 667 veterans
- 36 per 10,000 per capita rate of homelessness

SSF's 2019 Emergency Shelter Bed Inventory reported that there are a total of 931 year-round beds, including 505 beds for individuals and 426 beds/116 units for families with children. An additional 325 seasonal beds are available over the winter. ESG funding along with funding from the City and County of Sacramento will continue to provide assistance for emergency shelter needs for homeless persons throughout the Sacramento Region (City and County of Sacramento). As part of implementing the Homeless Emergency and Rapid Transition to Housing Act (HEARTH) in the Sacramento Region, SHRA continues to consult with the CoC on the programs currently receiving ESG funding.

Beginning in 2014 and continuing in 2019, SHRA has a subrecipient contract with Volunteers of America (VOA) for the ESG funded Rapid Re-Housing Program and A Street emergency shelter, and provides CDBG funds for the Salvation Army's Center for Hope emergency shelter. It continues to be the goal of the community to align ESG and CoC funding in a seamless and integrated coordinated entry system. SHRA will continue to attend and participate in the CoC Board and committees, where an assessment of the coordinated entry system will begin this fall, with recommendations for improvements and an implementation plan will be developed, including a plan to bring emergency shelters, including those funded with ESG, into the system. In December 2017, the City of Sacramento launched an emergency triage shelter for adults intended to temporarily provide low-barriers crisis and rehousing services over the winter months, however, this shelter funding has been extended and the City intends to continue to provide triage shelter services year-round as funding permits.

In 2018, SHRA in collaboration with the City, County and SSF issued a request for proposals (RFP) for State of California 2018 federal ESG entitlement funds to enhance emergency shelter operations at an existing shelter. State ESG funds were awarded to First Steps Communities. It is expected this program will begin in mid-2019. Also in 2018, SHRA issued a separate RFP for rapid re-housing and VOA was selected to continue as the rapid re-housing provider for State, City and County ESG entitlement funds. As part of the Action Plan, CDBG, and ESG funding will continue to fund established programs with subrecipients emergency shelters, rapid re-housing, and numerous programs for people living with HIV/AIDS, and other actions related to the prevention of homelessness. SHRA administers approximately \$12 million serving approximately 4,500 people.

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

In the 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 Permanent Supportive Housing, 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. SHRA and SSF are committed to coordinating the use of ESG to rapidly re-house approximately 75 Countywide households (individuals and families). Refer to the Continuum of Care application on file with SSF for proposed accomplishments.

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

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

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

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

Another community-based organization, WellSpace, coordinates nursing and social services to support clients in their recuperation and help them move out of homelessness. The WellSpace case manager links clients with mental health services, substance abuse recovery, housing workshops and provides disability application assistance. WellSpace also serves as the lead agency for the program. Sutter

Medical Center and WellSpace have created and implemented the T3 Program (Triage, Transport, and Treat) for frequent users of emergency rooms.

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

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

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

Discussion

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. According to the most recent Sacramento County Deaths Report, death rates among the unsheltered homeless population are four times that of the general population, and rose almost 75 percent from 2016 and 2017. The only solution to homelessness is housing, and the County has made significant investments to increase access to and availability of housing of people and families experiencing homelessness, including:

- 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 and Human 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 County'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.

County Homeless Initiatives Update

4. Improve Family Crisis Response and Shelters

Family Emergency Shelter program with Next Move and Volunteers of America (VOA) continue to shelter families serving approximately 33 families at one time. Proactive outreach by DHA to those awaiting shelter ensures immediate support or assistance to help families avoid homelessness altogether. VOA operates the Family Transitional Housing program and is assisting two large families.

5. Preserve Mather Community Campus (transitional housing)

Mather Community Campus residential and nonresidential programs currently at capacity with 183 guests with 79 persons exiting to permanent destinations since October 1, 2018.

6. Full Service Re-Housing Shelter (FSRS)

The FSRS is a scattered – site shelter model serving homeless persons who may not have been reached through traditional services. Sacramento Self-Help Housing provides low barrier housing, meals, case management, transportation, secure and accessible storage, and coordinates supportive services, such as health, behavioral health, and income. Walk-up services are not available; rather, County staff works with a variety of partners to identify and engage shelter participants.

Refer to <http://www.saccounty.net/Homelessness/Pages/default.aspx> for an update on the following initiatives and other County homelessness prevention activities.

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

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

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

Introduction

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

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 continues to collaboratively work with the County to implement and revise as necessary existing housing ordinances and policies currently in place through the General Plan. These housing policies aim to expand affordable housing opportunities and strategies for extremely low-, very low-, low-, and moderate-income households, and provide additional supportive services and homeless assistance throughout the Sacramento Region. The County Housing Element was adopted by the Board of Supervisors in 2013. The purpose of the Housing Element is to identify and analyze existing and projected housing needs for all income groups and, as warranted by the analyses, include implementation strategies with measurable performance objectives to address the identified needs. The County's housing element includes a series of policies and program actions that are intended to address the listed residential development and housing needs strategies during the 2013-2021 planning period. The new Housing Element will focus more specifically on barriers to affordable and fair housing as part of new state regulations.

On February 25, 2014, the Board of Supervisors repealed the existing Affordable Housing Ordinance (AHO) and adopted a new ordinance that went into effect on March 27, 2014. It requires every new market rate, residential building to either pay a calculated fee, or comply using a few other options. On June 9, 2015, the Sacramento County Board of Supervisors approved the Affordable Housing Program Guidelines. These Guidelines are to aid applicants, landowners, developers, homebuyers and others in understanding and complying with the Affordable Housing Ordinance.

SHRA, through its Multifamily Lending and Mortgage Revenue Bond Policies has historically provided reduced-interest-rate gap financing to multifamily housing projects that are developed to meet the ordinance's requirements. SHRA uses HOME, CDBG and HOPWA program funds, and Housing Trust Funds, as well as its capacity as an issuer of mortgage revenue bonds to provide gap financing.

Staff also coordinates with the Sacramento Area Council of Governments (SACOG), an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado,

Placer, Sacramento, Sutter, Yolo and Yuba as well 22 cities incorporated within the counties. SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle network and clean air.

The 2019 regional Sacramento Valley Analysis of Impediments to Fair Housing Choice a number of barriers to housing choice and access to opportunity. The County 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 HUD, has a responsibility to affirmatively further fair housing within the City of Sacramento, as well as in the Unincorporated County of Sacramento, and the cities of Citrus Heights, Folsom, Isleton, and Galt (Elk Grove and Rancho Cordova receive their own CDBG and HOME entitlements). SHRA strives through the implementation of its programs and outreach efforts to reduce housing discrimination in the housing rental, sales and lending on the basis of race, sex, color, religion, national origin, familial status, gender identity, or disability, in compliance with the Fair Housing Act.

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

AP-85 Other Actions - 91.220(k)

Introduction

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

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

New goals and action items were developed as part of the completion of the 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. SSHH has a sub-contract with Project Sentinel which provides an onsite attorney to address fair housing intake immediately as part of the renter hotline.

In 2015, SHRA Substantially Amended the Consolidated Plan to add the Promise Zone which encompasses neighborhoods in both the City and County of Sacramento that have demonstrated need, but also have the capacity for positive neighborhood change due the history and current levels of investment and community engagement. The Promise Zone includes eight-Property and Business Improvement Districts (PBIDs), one Implementation Plan Finalist community and one Choice Neighborhoods Initiative (CNI) Planning Grant community, and a myriad of diverse and eclectic neighborhoods each with its own unique identity. SHRA, in partnership with key partners will work to coordinate resources, build capacity and create public-private partnerships to drive area revitalization. The partners have adopted the following five goals to improve the quality of life and accelerate revitalization: 1) create jobs, 2) increase economic activity, 3) improve educational opportunities, 4) improve health and wellness, and 5) facilitate neighborhood revitalization. The revised Target Areas reflective of these initiatives can be found on the revised 2015 Consolidated Plan Target Areas map. The target areas will be used to help guide CDBG public facility and infrastructure investments.

Actions planned to address obstacles to meeting underserved needs

SHRA will continue to implement housing and community development activities that meet the underserved 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 County's Affordable Housing strategy and goals.

Actions planned to reduce lead-based paint hazards

SHRA will coordinate activities with the County Department of Health 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 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 NSP. This Division coordinates with community and organizational stakeholders to establish development priorities in targeted neighborhoods and to cultivate business proposals.

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

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

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

Starting in 2016, SHRA began meeting with department level staff from the 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.

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

- Preference points and additional consideration on certain competitive federal grants for activities that take place within the Promise Zone or that impact residents residing within the Promise Zone;
- A dedicated Federal Liaison to navigate the federal bureaucracy and assist in identifying additional resources across federal agencies;
- AmeriCorps VISTA staff to assist Promise Zone Lead Agencies and partner organizations in building capacity and engaging residents;
- Tax credits for businesses investing in, or hiring residents of, the Promise Zone (if enacted by Congress).

SHRA will continue to collaborate with its Promise Zone partners on grant opportunities throughout the Consolidated Plan period. SHRA will also continue its many partnerships with the community, non-profits, and the City and County in developing and implementing the Action Plan.

Discussion

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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

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

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

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

SHRA administers the HOME program on behalf of the County of Sacramento. HOME funds will only be used for eligible activities as described in the HOME regulations (24CFR§ 92.205). During the 2020 Program Year, other forms of investment not described in §92.205(b) which the County may use for housing activities include CDBG, and other local funds.

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

SHRA on behalf of the County of Sacramento has elected to use the recapture options to comply with the Period of Affordability requirement under §92.254 of HOME rules for homebuyer activities. Homebuyers receive a direct subsidy in the form of a deferred payment loan for down payment and closing costs assistance. The period of affordability will be based on the total amount of the HOME subsidy provided. The County's recapture clause is included in the County's security documents for HOME-funded loans and identifies the events that trigger recapture of County HOME funds. The terms of recapture are based on the amount of HOME subsidy provided to the homebuyer. The County will recapture the amount then due on the HOME-funded loan, including all principal and interest, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance. Additionally the County's security documents for HOME-funded loans specify that the recapture provisions will terminate in the event of a foreclosure or deed in lieu of foreclosure by a senior lien holder.

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

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

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

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

1. Purpose

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

1. 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.

1. 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.

1. Affordability Requirements

Housing preserved through refinancing and rehabilitation shall carry a regulatory agreement that is consistent with HOME program rules. At least 20 percent

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.

1. Management Practices

A thorough review of the applicant's management practices and financial records will be part of the application process to determine that no distributions or withdrawals of equity have taken place,

and that the property's operating costs are reasonable and comparable to similar projects. The project's income and expense statements and owner's tax returns will be required as part of the application package.

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

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

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

SHRA's ESG rapid re-housing (RRH) provider utilizes the ESG RRH Desk Manual and its own written policies to administer the program per 24 CFR Parts 91 and 576. SHRA will contract with a provider to utilize ESG funds to operate and provide essential services to a homeless 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.

The 2020 ESG federal entitlement funding allocation is approximately \$484,844. For a detailed breakdown of the ESG funds refer to AP-38. Actual amounts depend upon final grant award as determined by HUD.

In addition administering the City and County of Sacramento's federal ESG entitlement on behalf of the two jurisdictions, SHRA is also the Continuum of Care's Administrative Entity for the State of California's Housing and Community Development (HCD) ESG funds (entitlement and state).

The Sacramento Region's ESG program VOA is required to utilize the SSF's coordinated entry assessment tool, the Vulnerability Index and Service Prioritization and Decision Assistance Tool (VI-SPDAT). Clients are also invited to a Rapid Re-Housing Orientation to learn about the program and for the household to decide if they would like to participate.

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

In 2020, 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 2019 and continuing in 2020, 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. 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.

Not applicable.

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 2020 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 VOA, 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, and 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's 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.