



2019 Action Plan

County of Sacramento

Prepared by the Sacramento Housing and Redevelopment Agency

October 30, 2018

Resolution 2018-0758

Executive Summary

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

1. Introduction

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

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

The range of issues confronting the County is as diverse as its residents. The diverse population of the Sacramento Region has divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Sacramento is struggling to balance limitations on available resources and the need to address some very critical issues including: a severe shortage of housing affordable to low- and moderate-income residents, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment. A segment of the population faces increasingly challenging issues as the regional economy continues to grow and the housing costs continue to rise faster than local incomes. To address barriers, the Consolidated Plan is guided by three overarching goals that are applied according to its community's needs including:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive

housing for those with special needs, and transitioning homeless persons and families into housing.

- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, greater homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

AFH/AI

Please note that per Federal directive, the Affirmatively Furthering Fair Housing (AFFH) Rule has been suspended and jurisdictions must revert back to the Analysis of Impediments instead of conducting an AFH. Any reference in this document to the AFH is now replaced with AI.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

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

NSP: Consistent with the objectives of the CDBG program, the goals of NSP include rapidly arresting the decline of targeted low-income neighborhoods negatively affected by abandoned, foreclosed, or vacant properties and the subsequent stabilization of these neighborhoods through improved economic opportunities, the provision of decent, affordable housing, and the development of a sustainable living environment.

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

ESG: The Sacramento ESG program provides homeless persons with emergency shelter and essential supportive services, limited prevention services to households at-risk of homelessness, and provides rapid re-housing services to literally homeless households.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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

These goals include:

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

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

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The preparation of the One-Year Action Plan began with "in-reach" among City and County's Departments of Transportation, Economic Development, Planning, Utilities and Park Districts to identify potential needs, services gaps and key issues on which to focus the community outreach process. Outreach included consultation and conversations with organizations such as the Housing Authority, Sacramento Self-Help Housing, Sacramento Housing Alliance, Legal Services of Northern California, Walk Sacramento, Sacramento Area Bicycle Advocates, and Valley Foothill Watersheds Collaborative. SHRA also consulted with Sacramento Steps Forward (SSF) and the City and County of Sacramento on homelessness prevention issues and policies, including ESG funded emergency shelter and Rapid Re-Housing Program. SHRA also actively participates in the Continuum of Care through various committees and meetings to give and gather input from the region's public service providers on client's needs.

Per the Citizen Participation Plan, SHRA published a 30-day notice for public comments, date of the public hearing and where the public obtained the Annual Action Plan on the following mediums: SHRA website, Sacramento Bee (also translated into Spanish), Sacramento Observer, The Russian Observer and Hai Van News where the 30-day public comment period began on September 18, 2018. The public hearing was held before the Sacramento Housing and Redevelopment Commission (SHRC) on October 17, 2018. The public had the opportunity to ask questions at the Board of Supervisors on October 30, 2018.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments received.

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

No public comments received.

7. Summary

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

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative

Created as a Joint Powers Agency in 1981 by the Sacramento City Council and Sacramento County Board of Supervisors, SHRA brings together financial resources and staff expertise to revitalize lower-income communities, create affordable housing opportunities and serve the public housing residents in Sacramento. The members of the Joint Powers Agency are the City of Sacramento, the County of Sacramento, the Housing Authority of the City of Sacramento, and the Housing Authority of the County of Sacramento. SHRA is the lead agency for the Consolidated Plan; SHRA administers the CDBG, NSP, HOPWA, HOME and ESG funds on behalf of the City and County. Operating under the umbrella organization of SHRA is the Housing Authority for the County of Sacramento. The Housing Authority acts as the City and County's Public Housing Agency, managing public housing units and an array of affordable housing programs. The Housing Authority is currently a High Performer as determined by HUD. As a Joint Powers Agency, SHRA can address a number of cross-jurisdictional and regional problems. Many housing and community development issues transcend geographic boundaries. For example, homelessness is a regional issue that recognizes no geographic boundaries. As a Joint Powers Agency, SHRA has the ability to work on either side of political boundaries for the jurisdictions of the County of Sacramento, and the Cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, and Rancho Cordova when implementing HUD Office of Community Planning and Development (CPD) programs.

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

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

Consolidated Plan Public Contact Information

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

Celia Yniguez, Program Manager, Development & Federal Programs, (916) 440-1350

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

1. Introduction

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

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

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

Fair Housing Activities: SHRA is a member of the regional Fair Housing team which includes, Legal Services of Northern California (LSNC), Sacramento Self-Help Housing /SSHH (including subcontracted Project Sentinel and California Rental Housing Association), County of Sacramento and the cities of Sacramento, Citrus Heights, Elk Grove and Rancho Cordova. LSNC and SSHH are SHRA's subrecipients and these organizations provide fair housing services in the City of Sacramento and the Urban County of Sacramento. The Urban County also includes the cities of Folsom, Isleton and Galt.

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

Homeless Services: SSF, various nonprofits and the City and County of Sacramento provide funding for emergency shelters, winter shelter transitional housing, and rapid re-housing services. The consultation included ESG and HOPWA to address the needs of the homeless and persons with HIV/AIDS and their families.

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

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

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

Participating Jurisdictions: Cities of Folsom, Isleton, and Galt as these jurisdictions are under Cooperative Agreements with SHRA and consultation with the Cities of Citrus Heights and Rancho Cordova as members of the Consortium.

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

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

Social Services: County Department of Human Assistance and nonprofit social service agencies.

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

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

SHRA as staff to the Housing Authority is a member of the Continuum of Care (CoC) Advisory Board. In addition, SHRA is a member of various CoC subcommittees. These meetings helped identify priority needs and the level of need for homeless persons, particularly chronic homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at-risk of homelessness. Refer to Homeless section for additional information.

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CARES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and CARES staff met on an ongoing basis to discuss the development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing health services to persons with AIDS and HIV related illnesses.
2	Agency/Group/Organization	COMMUNITY LINK
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization and SHRA staff met to discuss its past role in the Homelessness Prevention and Rapid Re-Housing program as central intake, also discussed depending on availability of funds, its role in the providing similar services to the CoC.
3	Agency/Group/Organization	REBUILDING TOGETHER
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and Rebuilding Together staff met on an ongoing basis to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by preserving homes for low-income, elderly and the disabled residents.
4	Agency/Group/Organization	WALKSacramento
	Agency/Group/Organization Type	Regional organization Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Neighborhood Revitalization - Infrastructure

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of consultation were to identify strategies or projects that create safe, walkable communities that promote health and economic growth in low-income areas.
5	Agency/Group/Organization	SACRAMENTO AREA COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Services - Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA staff consulted with SACOG its regional planning efforts in the six-county region: transportation, affordable housing, market analysis, fair housing. This organization is also a member of the CoC
6	Agency/Group/Organization	SACRAMENTO COUNTY MUNICIPAL SERVICES
	Agency/Group/Organization Type	Other government - County Grantee Department Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and County of Sacramento staff met on an ongoing basis to discuss the development of the Action Plan.
7	Agency/Group/Organization	SACRAMENTO COUNTY DEPARTMENT OF HUMAN ASSISTANCE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local Grantee Department Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and County of Sacramento staff met on an ongoing basis to discuss the development of the Action Plan.
8	Agency/Group/Organization	SACRAMENTO STEPS FORWARD
	Agency/Group/Organization Type	Services-homeless Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Sacramento Steps Forward (SSF) is the lead agency for the Continuum of Care in the Sacramento Region. SHRA and SSF staff met on an ongoing basis to discuss the development of the Action Plan.
9	Agency/Group/Organization	SOUTHGATE RECREATION AND PARK DISTRICT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provided input on capital improvements that would assist with economic development in the community.

10	Agency/Group/Organization	WALNUT GROVE MERCHANT AND HOMEOWNERS ASSOCIATION
	Agency/Group/Organization Type	Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provided input on capital improvements that would assist with economic development in the community.
11	Agency/Group/Organization	SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION
	Agency/Group/Organization Type	Housing PHA Other government - Local Regional organization Planning organization Business and Civic Leaders Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Sacramento Housing and Redevelopment Commission acts as the public hearing for the Action Plan. They also submit their recommendations Sacramento Board of Supervisors.
12	Agency/Group/Organization	SACRAMENTO SELF-HELP HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and Sacramento Self-Help Housing met to discuss impediments to fair housing and homeless related issues.
13	Agency/Group/Organization	ISLETON BRANNON-ANDRUS HISTORICAL SOCIETY
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provided input on capital improvements that would assist with economic development in the community.
14	Agency/Group/Organization	SACRAMENTO EMPLOYMENT AND TRAINING AGENCY
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and SETA in partnership with the Greater Sacramento Urban League on programs that creates pathways to employment for Housing Authority residents including Marina Vista, Alder Grove, Twin Rivers Public Housing communities, as well as residents in the Promise Zone and other low-income persons of Sacramento.
15	Agency/Group/Organization	GREATER SACRAMENTO URBAN LEAGUE
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Business and Civic Leaders Major Employer
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and Greater Sacramento Urban League in partnership with SETA on programs that creates pathways to employment for Housing Authority Residents including Marina Vista, Alder Grove, Twin Rivers Public Housing communities as well as residents in the Promise Zone and other low-income persons of Sacramento.
17	Agency/Group/Organization	RENTAL HOUSING ASSOCIATION OF SACRAMENTO VALLEY
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA met with the Rental Housing Association of Sacramento Valley (RHA) to discuss solutions to impediments to fair housing choice.
18	Agency/Group/Organization	LEGAL SERVICES OF NORTHERN CALIFORNIA
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and LSNC staff met on an ongoing basis to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for Sacramento community residents.
19	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and the Salvation Army staff met to discuss homelessness prevention and shelter issues.

20	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Services-homeless Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation is to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing homeless prevention services
21	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO
	Agency/Group/Organization Type	PHA Grantee Department
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA staff continued to consult with the PHA on resident issues; most notably Jobs Plus, which works with the residents at Alder Grove and Marina Vista to become employed or to participate in activities leading to employment such as education and/or job training opportunities.

22	Agency/Group/Organization	Meals on Wheels by ACC
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is provide food for the elderly in their homes at congregate sites, and to enhance the quality of life for the Sacramento community.
24	Agency/Group/Organization	LA FAMILIA COUNSELING CENTER
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner.
25	Agency/Group/Organization	FULTON-EL CAMINO RECREATION AND PARK DISTRICT
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a local park district whose mission is offers a range of programs to meet the needs of our diverse community in the areas of recreation and amenities that enhance the residents quality of life.
26	Agency/Group/Organization	SIERRA HEALTH FOUNDATION
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams, Health, Education, Economic Development, Jobs, and Sustainably Built Community. This organization is a Promise Zone partner.
27	Agency/Group/Organization	BUILDING HEALTHY COMMUNITIES
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health

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

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams, Health, Education, Economic Development, Jobs, and Sustainably Built Community. This organization is a Promise Zone partner.
35	Agency/Group/Organization	CALIFORNIA STATE UNIVERSITY, SACRAMENTO
	Agency/Group/Organization Type	Services-Education Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams, Health, Education, Economic Development, Jobs, and Sustainably Built Community. This organization is a Promise Zone partner.
36	Agency/Group/Organization	DELTA PROTECTION COMMISSION
	Agency/Group/Organization Type	Other government - State Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consult regularly with DPC on their regional planning efforts and projects. Their mission is to adaptively protect, maintain, enhance, and restore the overall quality of the Delta environment and economy.

37	Agency/Group/Organization	Cordova Recreation and Park District
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and the Collaborative met to discuss a potential project for the Action Plan.
38	Agency/Group/Organization	Sacramento Area Bicycle Advocates
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Neighborhood Revitalization - Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. Additionally, SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five Action Teams - Health, Education, Economic Development, Jobs and Sustainably Built Community. This organization is a Promise Zone partner

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	SHRA and Sacramento Steps Forwards meet monthly to discuss the ongoing goals of the Consolidated Plan and its Strategic Plan.
Promise Zone	SHRA	The Promise Zone is a locally driven, place-based strategy for revitalization of Sacramento. The partner agencies encompass health, jobs, economic development, sustainably built communities and education.
State ESG	SHRA	Implement the State ESG Program in Sacramento and Solano Counties to provide Rapid Re-Housing services to the homeless individuals in the county.
AI	SHRA	In an effort to identify and address fair housing impediments in the Sacramento region and to develop a strategy to implement activities to remove or reduce such impediments, HUD authorized a two-year extension of the Consolidated Plan cycle to 2019 to accommodate a regional collaboration effort for preparation of the Analysis of Impediments to Fair Housing Choice (AI)).

Table 3 – Other local / regional / federal planning efforts

Narrative

N/A

AP-12 Participation - 91.105, 91.200(c)

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

The Citizen Participation Plan was previously revised to merge the City and County Citizen Participation Plans into one document to make it consistent with the regional Consolidated Plan. Efforts to reach out to the community and neighborhood population for citizen comments began during the 2013-2019 Consolidated Plan process and continued with the development of the 2019 Action Plan. Draft copies of the 2019 Proposed One-Year Action Plan Activities were made available for the 30-day public comment period beginning on September 18, 2018. . The public notice was also posted in the Sacramento Bee (also translated into Spanish), Sacramento Observer, Russian Observer, and Hai Van News between September 12-14, 2018. The draft Action Plan was also posted on SHRA web site's located at www.shra.org and a hard copy was made available upon request. Citizens could also send their public comments to SHRA's Development Department with contact information being provided in the public notice.

The public hearing was held before the Sacramento Housing and Redevelopment Commission (SHRC) on October 17, 2018 and subsequent final approval by the Sacramento Board of Supervisors on October 30, 2018.

Citizen Participation Outreach

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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Russian, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

SHRA anticipates that over the course of the Annual Plan it will have CDBG, HOME and ESG available for use in the jurisdiction. In August 2018, HUD approved a \$16.49 million Section 108 loan for the Twin Rivers infrastructure project. Twin Rivers is the oldest development in the Sacramento public housing inventory. It consists of 218 public housing units located on 21.3 acres. In 2015, the Housing Authority along with Co-applicant City of Sacramento, were awarded a \$30 million Choice Neighborhood Implementation (CNI) grant. The CNI grant will support services and improve the surrounding neighborhood. The housing strategy for Twin Rivers includes the replacement of all 218 public housing units with a 487-unit mixed-income community. A 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. Along with these entitlements, it is anticipated that 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 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	24,671	593,933	6,385,926	0	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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,992,126	891,756	41,749	3,925,631	0	Annual allocation
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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	484,844	0	0	484,844	0	Annual allocation

Table 5 - 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.

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

SHRA does have a limited inventory of publicly owned developable land, including both residential and commercial sites, within the Sacramento Region. To the extent possible, and conditioned upon adequate funding sources and development opportunities, these properties may be developed to meet the purposes of the Strategic Plan. The real estate assets previously owned by the Redevelopment Agency that might have represented developable sites to be funded with CDBG or HOME dollars have been transferred to the successor agency of the City and County for disposal under the Redevelopment Dissolution Law AB 26X. These sites will generally no longer be available for development to meet the goals of the Strategic Plan.

Discussion

HUD authorized a two-year extension of the Consolidated Plan cycle to 2019 to accommodate a regional collaboration effort for preparation of the Analysis of Impediments to Fair Housing Choice (AI). The overall goal of this study is to help communities improve economic conditions and housing options for all residents in a way that best fits the community. The AI is a partnership among local jurisdictions and housing authorities: Housing Authorities of the City and County of Sacramento, Yolo, Roseville and Rocklin; County of Sacramento; cities of Sacramento, Folsom, Isleton, Galt, Elk Grove, Citrus Heights, Rancho Cordova, West Sacramento, Davis, Woodland, Roseville and Rocklin. The development of the AI began continued in 2018 and will be completed in late 2019. Development included community engagement with a resident survey, community meetings and focus groups.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2013	2017	Non-Housing Community Development	Sacramento Region Priority Areas Countywide Agreement Cities	Non-Housing Community Development	CDBG: \$3,057,909	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18100 Persons Assisted
2	Housing Development, Preservation & Homeownership	2013	2017	Affordable Housing	Countywide	Affordable Housing	CDBG: \$992,569 HOPWA: \$0 HOME: \$3,407,959 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	2013	2017	Affordable Housing Non-Housing Community Development	Agreement Cities	Affordable Housing Non-Housing Community Development	CDBG: \$315,000 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	2013	2017	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 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure and Public Improvements
	Goal Description	The infrastructure and public improvement projects recommended in the Consolidated Plan are determined by priority need within targeted low- and moderate-income areas in the Sacramento Region.

2	Goal Name	Housing Development, Preservation & Homeownership
	Goal Description	Provides loans for the construction acquisition and rehabilitation of low- and moderate-income multi-family housing; emergency repair/accessibility grants; provides loans or grants to owner-occupant low- and moderate-income homeowners; and minor repair and ADA for seniors and low-income homeowners.
3	Goal Name	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 2013-19. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development. Below are the 2019 Action Plan activities.

#	Project Name
1	District 2 LED Street Lights
2	Rosemont Area Street Light Project
3	Florin Area New Streetlight Project (District 2)
4	Rosemont Community Park Improvements
5	Isleton Tong Building Phase 1
6	Small Public Facility Notice of Funding Availability (NOFA)
7	Capital Improvement Project Environmental Scoping
8	Public Improvement Implementation and Delivery
9	Minor Repair & ADA for Seniors and Low-Income Homeowners
10	Home Repair Program (2019)
11	Affordable Housing Rehabilitation Program
12	Housing Programs Implementation and Delivery
13	Residential Loan Servicing Program
14	Homeless Activities
15	Meals on Wheels
16	Promise and Opportunity Zones Planning and Administration
17	Fair Housing Activities
18	CDBG Planning and Administration
19	Folsom - Seniors Helping Seniors Handyman Program (Agreement City)
20	Capital Reserve (2019 and Previous Years')
21	Multi-Family Housing Acquisition and Rehabilitation
22	Multi-Family Housing New Construction
23	HOME Program Administration
24	Emergency Solutions Grant

Table 7 – Project Information

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

To meet underserved and unmet needs identified during the development of the 2019 Action Plan, the County has allocated \$791,991 in PY2019 CDBG funds for public service activities (senior nutrition and homeless activities). This level of support for public service activities funding complies with HUD’s annual public services category cap.

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

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

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

As identified in its 2013-2019 Consolidated Plan, the primary obstacle to addressing underserved needs in Sacramento continues to be the lack of federal, state, and local resources including CDBG Entitlement funds to meet the high level of underserved needs in the community.

•

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

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

AP-38 Project Summary
Project Summary Information

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: \$1,150,775
	Description	This project includes installation of new LED Street Lights within the boundary of Florin Road, Stockton Boulevard, 65th Street, 65th Street, 53rd Avenue and Briggs Drive.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	8890
	Location Description	within the boundary of Florin Road, Stockton Boulevard, 65th Street, 65th Street, 53rd Avenue and Briggs Drive
	Planned Activities	See description above
2	Project Name	Rosemont Area Street Light Project
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$2,202,257
	Description	The project will construct LED street lights within the boundary of Kiefer Boulevard, Rosemont Drive, and Huntsman Drive.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	3495
	Location Description	See project description above.
	Planned Activities	See project description above
3	Project Name	Florin Area New Streetlight Project (District 2)
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$1,480,000
	Description	The phase 2 project will construct additional LED street lights within the boundary of Florin Road, Stockton Boulevard, Palmer House Drive, and Fleming Avenue.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	7370
	Location Description	Within the boundary of Florin Road, Stockton Boulevard, Palmer House Drive, and Fleming Avenue
	Planned Activities	See description above
4	Project Name	Rosemont Community Park Improvements
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$202,780
	Description	This is the first phase of improvements to the Rosemont Community Park which includes replacing all asphalt with accessible concrete walks. Additional improvements consist of renovations to the t-ball fields with new backstop fence, new irrigation, and accessible pathway.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	3495
	Location Description	See description above
Planned Activities	See description above	
5	Project Name	Isleton Tong Building Phase 1
	Target Area	Agreement Cities
	Goals Supported	Infrastructure and Public Improvements Agreement Cities

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000
	Description	Funds to provide costs related to spot/blight removal and health/safety, including, environmental, design and construction of handicapped-accessibility improvements (e.g. restroom and lift), fire suppression, stairs, wall (interior/exterior), floors, ceiling, HVAC, electrical, plumbing, painting, signage and lighting.
	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.
6	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: \$100,000
	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	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
Planned Activities	See description above.	
7	Project Name	Capital Improvement Project Environmental Scoping
	Target Area	Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000

	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
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	See project description above
8	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
	Description	Staffing and supportive services for Choice Neighborhoods initiative, Section 3 related activities, environmental and capital improvement projects in 2019.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	See description above
9	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	12/31/2019
	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.
10	Project Name	Home Repair Program (2019)
	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	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Countywide
Planned Activities	See description above	
11	Project Name	Affordable Housing Rehabilitation Program
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$500,000
	Description	Provide loans/grants to rehabilitate low- and a moderate-income multi-family housing units
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	10 units
	Location Description	TBD
	Planned Activities	See description above
12	Project Name	Housing Programs Implementation and Delivery
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$138,636
	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	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
13	Project Name	Residential Loan Servicing Program
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$153,933
	Description	Funds will be used for the delivery of single family home ownership programs.
	Target Date	12/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above.
14	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	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Unduplicated: 400 homeless North 5th Street clients and 225 emergency shelter clients.
	Location Description	North 5th Street- 700 North 5th Street Sacramento CA 95811 Emergency Shelter - 1200 North B Street Sacramento CA 95814
	Planned Activities	See description above
15	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	12/31/2019

	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
16	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
	Description	Funds to provide staffing and grant application activities.
	Target Date	12/31/2019
	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
17	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	12/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
18	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
	Description	Administrative and planning services for CDBG programs in 2019.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Countywide
	Planned Activities	See description above
19	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	12/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Agreement City
	Planned Activities	See description above
20	Project Name	Capital Reserve (2019 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: \$367,858
	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	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
Planned Activities	See description above	
21	Project Name	Multi-Family Housing Acquisition and Rehabilitation
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,703,978
	Description	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.

	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 HOME units
	Location Description	TBD
	Planned Activities	See description above
22	Project Name	Multi-Family Housing New Construction
	Target Area	Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,703,981
	Description	Provides loans for the construction of low- and moderate-income multi-family housing.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 HOME units
	Location Description	Countwide
Planned Activities	See description above	
23	Project Name	HOME Program Administration
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$517,672
	Description	Administrative services for the implementation of HOME-funded activities in 2019.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	Countywide
	Planned Activities	See description above
24	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):\$34,622Rapid Re-Housing/Prevention (40% min): \$194,013Emergency Shelter (60% Cap):\$256,209
	Target Date	12/31/2019
	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 - 1400 B North A Street Sacramento CA 95814
	Planned Activities	See description above

AP-50 Geographic Distribution - 91.220(f)

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

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

Funding for housing and community development programs will generally be utilized 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 8 - 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 9 - 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 10 - 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.

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.

2019 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: permanent and supportive housing which includes the Shelter Plus Care program administered by SHRA
- local funds from the City of Sacramento, SHRA and the County of Sacramento
- private funds
- state funds provided through the Mental Health Services Act

As funding allows, public and private monies, will continue to be utilized for the jurisdiction's current and proposed Continuum of Care programs. Any new funding acquired through McKinney-Vento will be used to create additional beds in permanent supportive housing 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 Advisory Board, the City and County, SHRA, and other interested organizations to discuss how best to reach out to homeless persons and how to assess individual needs. SSF continues the development of Coordinated Entry per CPD Notice 17-001. The Notice establishes new requirements to the development and use of a centralized or coordinated 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, with those households that have exhausted these options coordinated entry appointments are scheduled at one of several access point locations. Coordinated entry relies on common 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). 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 December 2016, SSF commissioned researchers at California State University, Sacramento (CSUS) to supervise and enhance the methodology of the 2017 Point-in-time count. CSUS has just been selected to fulfill the same role for the 2019 Point-in-Time count. Below is a summary of Sacramento’s unduplicated population of people experiencing homelessness. Contact SSF for the full report.

- 3665 total homeless persons, including 2052 unsheltered and 1613 in emergency shelter and transitional housing
- 3076 homeless individuals, including 3073 adults and 3 unaccompanied minors
- 186 homeless families comprised of 589 people, including 202 adults and 367 children

- 1126 chronically homeless
- 469 veterans
- 242 transition age youth (18-24 year-olds)

SSF's 2017 Emergency Shelter Bed Inventory reported that there are a total of 763 beds, including 463 beds for individuals and 303 beds/103 units for families with children. ESG funding along with funding from the City and County of Sacramento will continue to provide assistance for emergency shelter needs for homeless persons throughout the Sacramento Region (City and County of Sacramento). As part of implementing the Homeless Emergency and Rapid Transition to Housing Act (HEARTH) in the Sacramento Region, SHRA continues to consult with the CoC on the programs currently receiving ESG funding.

Beginning in 2014 and continuing in 2018, SHRA 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 committee and sub-committees to launch this effort and the City and County are also partnering to bring all emergency shelter in coordinated entry over the next two years. 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 2019 Action Plan, CDBG, and ESG funding will continue to fund established programs with subrecipients for the North 5th Street,, North A Street and Center for Hope 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 FY2017 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

1. 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.

1. 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.

1. 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.

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.

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

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.

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

SHRA has executed contracts with Legal Services of Northern California (LSNC) and Sacramento Self-Help Housing (SSHH) to provide Fair Housing Activities services to the community. LSNC will provide referral/coordination to SSHH, California's Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), and the 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. In 2019, SHRA will complete the AI, and will continue implementing fair housing activities.

Additionally, SHRA has contracted with Legal Services of Northern California (LSNC) and Sacramento Self-Help Housing (SSHH) to provide Fair Housing Activities services to the community. 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 needs in the County of Sacramento. The 2013-19, Consolidated Plan lists the following obstacles to meeting underserved needs as: Limited availability of funding from both federal, state and other sources; high cost of housing and provisions in Sacramento which increases the difficulty of meeting affordable housing needs; ordinances and regulations limiting housing for low-and moderate-income households and special needs groups. However, over the past several years, the economic climate changed dramatically and new obstacles emerged including: reduced or frozen funding from

state and other sources due to inadequate state revenue; the housing and credit crisis causing a negative ripple effect; high rate of unemployment and foreclosures continue to strain the ability to meet affordable housing needs; and the Credit crisis has limited the availability of capital to develop housing for low-and moderate-income households and special needs groups.

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

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

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

Actions planned to foster and maintain affordable housing

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

Poverty status is determined by comparing annual income to a set of dollar values called poverty thresholds that vary by family size, number of children, and age of householder. If a family's before tax money income is less than the dollar value of their threshold, then that family and every individual in it are considered to be in poverty. For people not living in families, poverty status is determined by comparing the individual's income to his or her poverty threshold. Per the Census Sacramento Quick Facts, the estimated 2013 population for Sacramento is 1,462,131 (includes the unincorporated county and cities) of which 16.5 percent of the population (approximately 241,251 people) is below the poverty level.

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

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

Community Services Block Grant (CSBG) services. CSBG funding originates with the U.S. Department of Health 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 downpayment assistance to expand the supply of affordable housing. The Division manages a portfolio of loans and real estate assets and annually monitors SHRA-funded affordable housing for compliance with federal, state and local regulations and agreements. They assist the City and County to develop and implement the required multi-year Housing Element strategic plan.

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

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

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

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

SHRA will continue to collaborate with its Promise Zone partners on grant opportunities in 2019.

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

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

Discussion

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

a price on carbon is established for GHGs. Market forces spur technological innovation and investments in clean energy. Cap-and-trade is an environmentally effective and economically efficient response to climate change.

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

- Voluntary Renewable Electricity Program
- Compliance Offset Program

Program Specific Requirements

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

Introduction

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

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

Regional Analysis of Impediments to Fair Housing Choice (AI): With the new AFH, reporting on the past AI will be phased out. Until the AFH is submitted, SHRA will update strategies to remove impediments as identified in 2010.

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

Update: In 2014, the Joint Powers Authority (JPA) decided to dissolve the Commission due to withdrawal of the JPA participants and discontinued funding. In its place, SHRA, the City and County have started to re-establish fair housing services through a central intake under the renter hotline and a partnership between SHRA, the City and County, LSNC, SSHH, RHA, and Project Sentinel.

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

Update: In its 2013 Housing Element, Goals and Policies, states that the city to provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population. An additional sub-goal is for the City to ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing. Two other main goals are removing barriers to the production of housing by minimizing

governmental constraints on the development of housing for all income levels and for persons with disabilities. The other is to facilitate affordable housing opportunities to serve the needs of people who live and work in the community. The City will continue to work with SHRA on keeping the 2009 level of Housing Choice Vouchers in the community. The City is committed to ensuring that there is equal opportunity for fair housing choice for all of its citizens.

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

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(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(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is		83
Annual Action Plan 2019		

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 2019 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.

In addition, the Board of Supervisors adopted the Analysis of Impediments (AI) to Fair Housing Choice in 2011. This planning document identifies the most significant barriers to fair housing choice in the Sacramento Region and outlines specific steps for the Sacramento Region to address and overcome the effects of any impediments. This analysis has been a comprehensive review accounting for changes in the market since the onset of the housing collapse in 2008.

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

The 2019 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 2017 State ESG funds are to be fully expended by June 30, 2019. As of this writing, HCD has not issued the 2018 Grant Award, and the allocation is estimated to be \$213,416. Anticipated start date is July 1, 2019 and June 30, 2020 is the expected expenditure deadline. The administrative amount is determined by HCD.

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

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

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

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

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

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

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 2019 enhances the existing ESG-funded rapid re-housing program. The Sacramento County Department of Health Services received approval to accept Bringing Families Home (BFH) funding on June 14, 2017. BFH, established by AB 1603 (Stats. 2016. Ch. 25), is a new state program for homeless families involved with the child welfare system. The BFH program has a county-match requirement for participating counties to provide housing-related supports to eligible families served by the child welfare system. The goal of the BFH Program is to significantly reduce the number of families in the child welfare system experiencing homelessness, increase the number of families reunifying, and prevent foster-care placement. This program covers two fiscal years (2017/2018 and 2018/2019), ending June 30, 2019. The agreement was extended to 2020 as additional funds were awarded.

Sacramento County Child Protective Services (CPS) BFH program administrator has requested federal ESG funds to cover a portion of the County-match requirement. The County report requested authorization to accept BFH funds to pass through SHRA to 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.

