

***City and County of Sacramento***

**Draft 2020-2024**

**Consolidated Plan**

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# Executive Summary

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

### 1. Introduction

This document is the Five-year Consolidated Plan which provides a vision, goals, and intentions for allocating federal housing and community development block grants provided by the U.S. Department of Housing and Urban Development (HUD). The Plan is administered by the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the City and County of Sacramento. This regional Plan is referred to as the “Consortium” Plan and includes the Urban County of Sacramento plus the cities of Sacramento, Citrus Heights, and Rancho Cordova. The “Agreement Cities” of Folsom, Isleton, and Galt fall under the Urban County of Sacramento Plan.

This regional approach and document is a continuation of a pilot, regional Consolidated Plan covering the City and County of Sacramento for the period covering 2013 to 2017, with an additional two year period to 2019. SHRA is continuing the five-year regional Consolidated Plan over the 2020 to 2024 period.

The primary purpose of the Consolidated Plan is to strategize and implement how funds will be allocated to housing and community development activities during the five-year planning period.

The Consolidated Plan is also 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. These funds include:

- **Community Development Block Grant (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.
- **HOME Investment Partnership Program (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.

- **Emergency Solutions Grant (ESG):** The ESG program provides homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds can be used for a variety of activities, including: rapid re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities, essential supportive services, and homeless prevention.
- **Housing Opportunities for Persons with AIDS (HOPWA):** The HOPWA Program provides grant funds to design long-term, comprehensive strategies for meeting the decent and affordable housing sustainable living environment needs for low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

The Plan focuses on the needs of and strategies to assist low- and moderate-income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, homeless individuals and others.

The County of Sacramento (County) is the eighth most populated county in the State of California, consisting of urbanized neighborhoods, suburban cities, and rural communities. The range of issues confronting the County is as diverse as its residents. The County encompasses approximately 994 square miles in the middle of the 400-mile long Central Valley, which is California's prime agricultural region. According to the U.S. Census, the County has a population of over 1.5 million residents. The Urban County consists of the cities of Folsom (approximately 78,038), Isleton (approximately 597) and Galt (approximately 25,222), and the unincorporated communities of the County. The City of Sacramento (City) has a population of approximately 501,890 people.

The diverse population of the Sacramento Region has divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Like many communities, the Sacramento Valley is struggling to balance limitations on available resources with increasing and acute needs including: rapidly increasing housing costs; declining federal funds to assist households with worse-case needs; a rise in homelessness; aging infrastructure and community facilities; a growing number of residents with substance abuse challenges and mental health concerns; and absorption of employment and housing demand as the greater Northern California region continues to grow and housing costs continue to rise faster than local incomes.

To meet its community's needs, this Consolidated Plan is guided by three overarching goals that are applied according to these needs. The three overarching goals are:

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

## **2. Summary of the objectives and outcomes identified in the Plan**

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.

## **3. Evaluation of past performance**

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.

In the past Consolidated Plan, the Community Development Planning (CPD) grants have funded activities in the City of Sacramento such as:

- La Valentina Apartments Infrastructure
- Main Avenue Ballfield Improvements
- La Familia Community Center Improvements
- Stanford Settlement Children Program and Teen Center Improvements
- Mack Road and Valley Hi Traffic Signal Upgrade

In the past Consolidated Plan, the Community Development Planning (CPD) grants have funded activities in the Urban County of Sacramento such as:

- New construction of Varena and Arbor Creek Apartments
- The Avenues Streetlight Conversion Project
- McComber Parking Lot Improvements
- Watt Avenue Pedestrian Enhancement Project
- Rio Linda Community Center Improvements
- Bellview Park Improvements
- Isleton Bing Kong Tong Phase I Historic Rehabilitation

Activities serving both the City and County of Sacramento included

- Meals on Wheels
- Owner-Occupied Single-Family Rehabilitation
- Rapid Re-Housing
- Emergency Shelters
- Housing Opportunities for Persons with AIDS/HIV

#### **4. Summary of citizen participation process and consultation process**

SHRA's goal for citizen participation is to ensure a broad participation of City and County residents and housing, economic, and service providers in the planning and implementation of community development and housing programming.

The citizen participation and stakeholder engagement for the preparation of the Five-Year Consolidated Plan and PY2020 Annual Action Plan included the following distinct elements:

- Focus group sessions with representatives from City and County government (staff), nonprofit organizations, and other service providers to gain stakeholder input on the identification of City housing and community development needs.
- Additional meetings and telephone interviews with City and County departmental staff and other provider agencies and stakeholders throughout the planning process to understand the current scope of programs, issues, and concerns. The one-on-one conversations helped to develop strategies to address the community needs that were identified in the focus group sessions.
- Participation at community planning meetings in North, South, and Central Sacramento held in conjunction with development of the City of Sacramento General Plan to gather public input on

needs. SHRA staff facilitated map-based exercises for residents to identify housing and community development needs at the neighborhood level.

- Incorporation of findings from the resident survey conducted as part of the regional fair housing study
- A 30-day draft public comment period and two public hearings during the public comment period.

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## 5. Summary of public comments

This section will summarize the public comments received as they are received.

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

SHRA accepts all comments and views.

## 7. Summary

During the Five year Consolidated Planning period, the Sacramento Consortium covered by this Plan expects to receive:

- \$52 million in the Community Development Block Grant (CDBG);
- \$27 million in HOME Partnership Investment Funding (HOME);
- \$6.5 million in Housing Opportunities for Persons with HIV/AIDS funds (HOPWA); and
- \$4.4 million in Emergency Shelter Grant (ESG) funds.

**Funding priorities.** As in past years, 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. The Sacramento Housing and Redevelopment Agency (SHRA), administrator of the HUD block grant funds, 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;
- A network of shelters, housing, and services that prevent homelessness, including rapid re-housing and permanent supportive and affordable housing;
- Efforts 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.

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## The Process

### PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

**Table 1 – Responsible Agencies**

### Narrative

Created as a Joint Powers Agency in 1981 by the Sacramento City Council and Sacramento County Board of Supervisors, the Sacramento Housing and Redevelopment Agency (SHRA) brings together financial resources and staff expertise to revitalize lower-income communities, create affordable housing opportunities, and serve 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 Community Development Block Grant (CDBG), Housing Opportunities for Persons with AIDS (HOPWA), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (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 the U.S. Department of Housing and Urban Development (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, and Galt when implementing HUD Office of Community Planning and Development (CPD) programs.

**Consolidated Plan Public Contact Information**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

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

Stakeholders—representing City of Sacramento, County of Sacramento, City of Folsom, City of Galt, Sacramento Housing and Redevelopment Agency (SHRA), Sacramento Steps Forward (SSF), Sacramento Area Council of Governments (SACOG), Valley Vision, Communication Workers of America, Sacramento’s Social Venture Partners (SVP), Sacramento Public Library, and Department of Transportation—participated in focus groups and interviews throughout development of the Five-year Plan.

Residents participated through focus groups (80 attendees, focusing on typically underrepresented groups, including residents with special needs); a survey, available in Chinese, English, Korean, Russian, Spanish, and Vietnamese and accessible on screen readers; and participation in pop-up events, where nearly 600 residents engaged in activities to inform funding priorities. Resident participation in the survey included 1,363 residents of the City of Sacramento, 224 residents of non-entitlement areas in Sacramento County, 29 Folsom residents, 11 residents of Galt and five residents of Isleton.

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

In order to enhance coordination and form effective relationships between public and assisted housing providers and private and governmental health, mental health, and service agencies, the City and County of Sacramento actively consults with a variety of nonprofits, social service providers, neighborhoods and citizens, and other governmental agencies.

The following agencies/entities were consulted in preparing this Consolidated Plan:

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

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

**Lead-Based Paint Hazards:** Department of Health and Human Services 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.

**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. 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:** Sacramento Public Library and nonprofit social service agencies.

**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 coordinates with Sacramento Steps Forward (lead agency for the Continuum of Care in the Sacramento Region and referred to as SSF in this Plan) and efforts to address the needs of homeless persons and persons at risk of homelessness in various ways, including participating in the CoC Advisory Board which advises on funding and strategy decisions around homelessness, collaborating and having a close relationship with the City and County (the entities responsible for administering funds), and aligning priorities and goals with the County's Homeless Plan.

Significant aspects of the Consolidated Plan development process also included meetings and/or interviews with SSF, City and County staff, as well as agencies and organizations that serve Sacramento's residents. These meetings helped identify priority needs and the level of need for various community development, housing, homeless, and economic development needs. The development of the Consolidated Plan also included active citizen and agency participation, as described later in the Citizen Participation section.

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

SHRA will be the administrator of the Emergency Solutions Grant (ESG) program on behalf of the City and County of Sacramento, and will consult with the City and County of Sacramento, and Sacramento Steps Forward (SSF), as the Lead Agency for the Continuum of Care (CoC), on the ESG program. In

addition, as part of the implementation of Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), SSF is implementing a coordinated entry and assessment system adopted by the CoC Board per HUD guidelines. Collaborating with other funding systems can help make the rapid re-housing/prevention program(s) more comprehensive to assist in reducing homelessness in the Sacramento Region.

HMIS performance standards and outcomes include:

**HMIS: Administrative Policies and Procedures**

**Strategy 1:** Monitor data quality and implement improvement plans at the system, agency, and project level.

Action Step 1: Providers enter all required data fields. Benchmarks:

- 100 percent of data entered in required fields

Action Step 2: Increase data quality. Benchmarks:

- 100 percent of providers monitor and correct data quality errors on an ongoing basis
- SSF HMIS new user training emphasis on data quality.
- SSF technical assistance is provided to individual agencies as needed to improve data quality.

**Strategy 2:** Using HMIS data, evaluate the performance of the CoC's efforts in ending homelessness

Action Step 1: Convene a CoC Board subcommittee to Identify and establish baseline measures for system performances. Benchmarks:

- Establish a process to review, analyze and report key performance measures on a regular basis
- Report community progress to the CoC Board, the SSF Board, and the community

Action Step 3: Access accurate HUD required reports directly from HMIS. Benchmarks:

- Pull all HUD required reports directly from HMIS
- Compare HMIS reports to provider data
- 100 percent of providers correct inaccurate data before reporting deadline

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	CITY OF FOLSOM
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Folsom Community Development staff participated in a one-on-one interview for the Consolidated Plan and also participated in the discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
2	<b>Agency/Group/Organization</b>	CITY OF GALT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Galt staff participated in a one-on-one interview for the Consolidated Plan and also participated in the discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
3	<b>Agency/Group/Organization</b>	CITY OF SACRAMENTO
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Sacramento staff and the City's Homeless Coordinator participated in one-on-one interviews for the Consolidated Plan. City staff also participated in a broadband focus group. The City participated in an ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

4	<b>Agency/Group/Organization</b>	COUNTY OF SACRAMENTO DEPT OF EDUCATION
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-Housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County of Sacramento Dept of Education staff participated in a broadband focus group for the Consolidated Plan, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
5	<b>Agency/Group/Organization</b>	SACRAMENTO AREA COUNCIL OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from SACOG participated in a one-on-one interview and stakeholder focus group for the Consolidated Plan; representatives also participated in the discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

6	<b>Agency/Group/Organization</b>	SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Administrator for the Grantee
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA staff participated in one-on-one interviews for the Consolidated Plan. The Agency also participated in an ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
7	<b>Agency/Group/Organization</b>	SACRAMENTO STEPS FORWARD
	<b>Agency/Group/Organization Type</b>	Services-homeless Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sacramento Steps Forward is the lead agency for the Continuum of Care in the Sacramento Region and Sacramento Steps Forward staff participated in a one-on-one interview for the Consolidated Plan.
8	<b>Agency/Group/Organization</b>	VALLEY VISION
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Valley Vision staff participated in a broadband focus group for the Consolidated Plan, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

9	<b>Agency/Group/Organization</b>	COUNTY OF SACRAMENTO
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County of Sacramento staff and the County's Director of Homeless Initiatives participated in one-on-one interviews for the Consolidated Plan. Representatives from the County also participated in a natural hazard focus group. The County participated in an ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
10	<b>Agency/Group/Organization</b>	SACRAMENTO COUNTY DEPARTMENT OF TECHNOLOGY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County of Sacramento Dept of Technology staff participated in a broadband focus group for the Consolidated Plan, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
11	<b>Agency/Group/Organization</b>	COMMUNICATION WORKERS OF AMERICA
	<b>Agency/Group/Organization Type</b>	Other-Union
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Communication Workers of America representatives participated in a broadband focus group for the Consolidated Plan, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
12	<b>Agency/Group/Organization</b>	SACRAMENTO'S SOCIAL VENTURE PARTNERS
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Social Venture Partners representative participated in a one-on-one broadband/digital inclusion interview for the Consolidated Plan, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
13	<b>Agency/Group/Organization</b>	SACRAMENTO PUBLIC LIBRARY
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Sacramento Public Library representative participated in a one-on-one broadband/digital inclusion interview for the Consolidated Plan, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
14	<b>Agency/Group/Organization</b>	SACRAMENTO COUNTY OFFICE OF EMERGENCY SERVICES
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County of Sacramento Office of Emergency Services staff participated in a natural hazard focus group for the Consolidated Plan, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
15	<b>Agency/Group/Organization</b>	SACRAMENTO COUNTY DEPARTMENT OF TRANSPORTATION
	<b>Agency/Group/Organization Type</b>	Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County of Sacramento Dept of Transportation staff participated in a natural hazard focus group for the Consolidated Plan, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
16	<b>Agency/Group/Organization</b>	HER HEALTH FIRST
	<b>Agency/Group/Organization Type</b>	Services-Education Other- Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Her Health First hosted a focus group of African American mothers, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
17	<b>Agency/Group/Organization</b>	SACRAMENTO SELF-HELP HOUSING
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sacramento Self-Help Housing hosted a focus group of African American and Hispanic residents and a representative of the organization participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

18	<b>Agency/Group/Organization</b>	FOLSOM CORDOVA COMMUNITY PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-Education Services-Employment Service-Fair Housing Other- Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The FCCP hosted a focus group of low income families with children, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
19	<b>Agency/Group/Organization</b>	ADVOCATES FOR MENTALLY ILL HOUSING
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Persons with Disabilities Service-Fair Housing Other- Nonprofit Non-Homeless Special Needs
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	AMI Housing hosted a focus group of residents with disabilities, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

20	<b>Agency/Group/Organization</b>	RESOURCES FOR INDEPENDENT LIVING
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Persons with Disabilities Service-Fair Housing Other- Nonprofit Non-Homeless Special Needs
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	RIL hosted a focus group of residents with disabilities and a representative of RIL participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
21	<b>Agency/Group/Organization</b>	GENDER HEALTH CENTER
	<b>Agency/Group/Organization Type</b>	Services- Health Other-nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Gender Health Center hosted a focus group of transgender residents, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
22	<b>Agency/Group/Organization</b>	CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
	<b>Agency/Group/Organization Type</b>	Other government- State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the California Tax Credit Allocation Committee participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

23	<b>Agency/Group/Organization</b>	SALVATION ARMY CENTER OF HOPE EMERGENCY SHELTER
	<b>Agency/Group/Organization Type</b>	Other-nonprofit Services- Housing Service- Fair Housing Services- homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Center of Hope participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
24	<b>Agency/Group/Organization</b>	ELK GROVE UNITED METHODIST CHURCH
	<b>Agency/Group/Organization Type</b>	Other- Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Elk Grove United Methodist Church participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
25	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Other-nonprofit Services- Housing Service- Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Habitat for Humanity participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

26	<b>Agency/Group/Organization</b>	THE JOHN STEWART COMPANY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the John Stewart Company participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
27	<b>Agency/Group/Organization</b>	LEGAL SERVICES OF NORTHERN CALIFORNIA
	<b>Agency/Group/Organization Type</b>	Services- Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Legal Services of Northern California participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
28	<b>Agency/Group/Organization</b>	LIGHTHOUSE INDEPENDENT LIVING SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Persons with Disabilities Service-Fair Housing Non-Homeless Special Needs
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Lighthouse participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

29	<b>Agency/Group/Organization</b>	MEALS ON WHEELS
	<b>Agency/Group/Organization Type</b>	Services- Elderly Persons Other-Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Meals on Wheels participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
30	<b>Agency/Group/Organization</b>	MUTUAL HOUSING MANAGEMENT
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Mutual Housing Management participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
31	<b>Agency/Group/Organization</b>	NEXT MOVE HOMELESS SERVICES
	<b>Agency/Group/Organization Type</b>	Other-nonprofit Services- Housing Service- Fair Housing Services- homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Next Move participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

32	<b>Agency/Group/Organization</b>	PROJECT SENTINEL
	<b>Agency/Group/Organization Type</b>	Housing Service- Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Project Sentinel participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
33	<b>Agency/Group/Organization</b>	SACRAMENTO HOUSING ALLIANCE
	<b>Agency/Group/Organization Type</b>	Services- Housing Service- Fair Housing Other- Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Sacramento Housing Alliance participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
34	<b>Agency/Group/Organization</b>	SACRAMENTO LGBTQ COMMUNITY CENTER
	<b>Agency/Group/Organization Type</b>	Services- housing Services- Health Services- Education Services- Victims Services- Elderly persons Non-Homeless Special Needs Other-Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Sacramento LGBTQ Center participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
35	<b>Agency/Group/Organization</b>	SELF AWARENESS AND RECOVERY
	<b>Agency/Group/Organization Type</b>	Services- Health Services- Education Non-Homeless Special Needs Other-nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Self Awareness and Recovery participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
36	<b>Agency/Group/Organization</b>	SOUTH COUNTY SERVICES
	<b>Agency/Group/Organization Type</b>	Services- Health Services-Elderly Persons Services-Children Services- Persons with disabilities Other-Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from South County Services participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
37	<b>Agency/Group/Organization</b>	STOCKTON BOULEVARD PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Business Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Economic Development Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Stockton Boulevard Partnership participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
38	<b>Agency/Group/Organization</b>	UPLIFT PEOPLE OF ELK GROVE
	<b>Agency/Group/Organization Type</b>	Other- Citizen Initiative
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Uplift People participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
39	<b>Agency/Group/Organization</b>	VETERANS RESOURCE CENTERS OF AMERICA
	<b>Agency/Group/Organization Type</b>	Services- housing Services- health Other-Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Veterans Resource Center of America participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

40	<b>Agency/Group/Organization</b>	WAKING THE VILLAGE
	<b>Agency/Group/Organization Type</b>	Services- Housing Services-Children Services- Victims of Domestic Violence Services-Homeless Other-Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs Homeless Needs-Families with Children Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Waking the Village participated in a stakeholder focus group, contributing to the ongoing discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.

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**Table 2 – Agencies, groups, organizations who participated**

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

A wide array of agencies was invited to consult in the development of the five-year Consolidated Plan and Annual Action Plan. No individual agency was intentionally omitted.

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

See the table below.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	SHRA and Sacramento Steps Forward meet bi-monthly to discuss the ongoing goals of the Consolidated Plan and its Strategic Plan.
Sacramento Valley Regional Analysis of Impediments to Fair Housing Choice	SHRA	The plan helped to inform the needs and goals around housing and provided resident perspective from extensive community engagement.
County of Sacramento Homeless Plan	County of Sacramento	The plan helped to identify current needs of people experiencing homelessness and homeless strategies.
General Plan - Housing Element of 2013 to 2021	County of Sacramento	The plan helped to inform the overall goals and framework of the community.
Sacramento County 2014 to 2017 Economic Development Implementation Plan	County of Sacramento	The plan helped to inform the workforce and infrastructure needs of the community.
General Plan – Human Services Element	County of Sacramento	The plan helped to inform the public services needs of the community.
General Plan – Economic Development Element	County of Sacramento	The plan helped to inform the workforce and infrastructure needs of the community.
Citizen Participation Plan (CPP)	SHRA	The CPP helped guide the community engagement and public outreach process.
Sacramento County 2019 Point in Time (PIT) Homeless Count	Sacramento Steps Forward	The count helped to identify current conditions of people experiencing homelessness and identify appropriate homeless strategies.
General Plan – 2013 to 2021 Housing Element	City of Sacramento	The plan helped to inform the overall goals and framework of the community.
General Plan – Economic Development Element	City of Sacramento	The plan helped to inform the workforce and infrastructure needs of the community.

2018 to 2023 Approved Capital Improvement Program (CIP)	City of Sacramento	The CIP helped to inform the infrastructure needs and future improvement plans of the community.
2013 Economic Development Strategy	City of Sacramento	The plan helped to inform the workforce and infrastructure needs of the community.
2020 Five-Year Public Housing Authority Plan	SHRA	This plan helped to identify the current conditions of public housing and other publicly supported housing.
Folsom Plan Area Specific Plan	City of Folsom	The plan helped to inform the infrastructure and facility needs of the community.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The lead agency for the Consolidated Plan is SHRA. SHRA consulted with staff from Sacramento Area Council of Governments, Sacramento Steps Forward (SSF), the County of Sacramento, the Cities of Sacramento, Folsom, Isleton and Galt, various nonprofits, and private organizations in the development and implementation of the Consolidated Plan.

Organizations were consulted on an individual and group basis. The goal was that, by providing a more detailed explanation of the data, the information would be better contextualized and more meaningful for groups to use to provide comments.

## **PR-15 Citizen 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 Sacramento Regional Fair Housing Assessment was conducted just prior to the development of the Consolidated Plan and included resident and stakeholder input to inform the Consolidated Plan market analysis, needs assessment, priority identification, and goal-setting. This input was very inclusive of residents who are typically under-represented in public process.

The community engagement process included focus groups with residents and stakeholders, “pop up” engagement at local events (e.g. farmer’s markets, festivals, libraries, fairs, etc.), and a resident survey. Stakeholder focus groups were supplemented with in-depth interviews as needed and as opportunities arose.

**Focus groups.** In partnership with the participating jurisdictions and nonprofit organizations throughout the region, the project team facilitated six resident focus groups and six stakeholder focus groups. The 80 resident focus group participants included:

- African American mothers hosted by Her Health First;
- African American and Hispanic residents hosted by Sacramento Self-Help Housing;
- Low income families with children hosted by the Folsom Cordova Community Partnership/Family Resource Center;
- Residents with disabilities hosted by Advocates for Mentally Ill Housing;
- Residents with disabilities hosted by Resources for Independent Living; and
- Transgender residents hosted by the Gender Health Center.

**Pop up events.** A total of 577 residents participated in engagement activities at local events. About 36 percent of pop up participants were non-Hispanic White, 29 percent Asian, 17 percent African American, and 15 percent Hispanic. About 16 percent of participants attended the event with children under age 18, about 2 percent of participants had visible disabilities, and 1 percent spoke a language other than English. (Materials were available in English, Spanish, Chinese, Vietnamese, Korean, and Arabic, and Spanish language interpreters staffed the Elk Grove Multicultural Festival.)

**Resident survey.** The resident survey was available online and in postage-paid paper format in Chinese, English, Korean, Russian, Spanish, and Vietnamese. In addition to language access, the online survey was accessible to participants using assistive devices (e.g., screen readers), and residents who would prefer to take the survey by phone could do so by calling the project team’s 800 number. Resident participation in the survey included 1,363 residents of the City of Sacramento, 224 residents of non-entitlement areas in Sacramento County, 29 Folsom residents, 11 residents of Galt and five residents of Isleton.

**Survey outreach and promotion.** Outreach and promotional efforts included myriad broad and targeted activities. In addition to promoting the survey directly to residents, the participating partners asked local organizations to extend their reach by encouraging their clients, residents, consumers, and members to participate in the survey.

**Community meetings.** In conjunction with the development of the City of Sacramento's General Plan, SHRA also facilitated resident activities at three separate community meetings to better understand residents' housing and community development needs. The meetings were held in North, South, and Central Sacramento and attended by 340 residents. Participants in the Consolidated Plan activities identified housing and community development needs specific to areas located in the following neighborhoods: Midtown, 95818, Old North Sacramento, 95819/East Sacramento, 95817, Del Paso, Meadowview, Gardenland, South Natomas, 95833, 95835, 95811, 95831, 95822, South Sacramento, 95605, 95820, 95842, Foothill Farms, Arden Arcade, Upper Land Park, and Valley Hi.

**30-day public comment period and public hearing.** Public hearing for the Consolidated and Annual Action Plan were held on October 2, 2019, promoted through SHRA website, Sacramento Bee (also translated into Spanish), Sacramento Observer, The Russian Observer and Hai Van News, and Latino Times where the 30-day public comment period began on September 3, 2019. The public hearing was held before the Sacramento Housing and Redevelopment Commission (SHRC) on October 2, 2019. The public had the opportunity to ask questions at the Board of Supervisors and the City Council on October 22, 2019.

Residents and stakeholders had the opportunity to comment at the public hearing or to submit written comments to SHRA. The Draft Plan was available online at [www.shra.org](http://www.shra.org) and in hard copy at SHRA offices. Copies could also be obtained by calling 916-440-1393.

### **Citizen Participation Outreach**

Outreach efforts were extensive and are summarized in the table below. The findings from the outreach appear in the Community Engagement section attached to this document.

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	Resident Survey	Low and moderate income residents, under-represented populations, residents vulnerable to housing challenges	1,363 residents of the City of Sacramento, 224 residents of non-entitlement areas in Sacramento County, 29 Folsom residents, 11 residents of Galt and five residents of Isleton	Findings captured in the Community Engagement section of the AI, in the appendix	All comments were accepted.	Available through AI website at <a href="http://sacramentovalleyfairhousingcollaborative.com/">http://sacramentovalleyfairhousingcollaborative.com/</a>
2	Resident Focus Groups	Same as resident survey	80 residents, mostly African American, low income residents, residents with disabilities	Same as resident survey	All comments were accepted.	
3	Fair Housing Website					<a href="http://sacramentovalleyfairhousingcollaborative.com/">http://sacramentovalleyfairhousingcollaborative.com/</a>
4	Pop-up engagements	577 participants	Broad representation of residents in the region	Same as resident survey	All comments were accepted.	

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)
5	Community Meetings	Residents in high poverty neighborhoods	340 residents		All comments were accepted.	
6	Public Hearings				All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

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# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of residents. As required by HUD, the assessment is based on an analysis of “disproportionate needs” based on HUD’s housing problems tables, and informed by resident input and stakeholder consultation. The top housing and community development needs include:

#### Housing Needs:

- **Affordability.** The changes in regional home values and rents have exceeded changes in median incomes for all households, meaning that households have lost their housing “purchasing power.” This challenge was mentioned in every resident focus group conducted for the Five-year Plan. Participants searching for a place to live as “frustrating” and, particularly for rental housing, includes “denials after denials.” Compared to the typical regional resident, Hispanic residents, residents whose household includes a member with a disability, non-Hispanic White respondents, and large family households are more likely to say they struggle to pay the rent and worry their rent will increase more than they can afford.
- **Cost burden and severe cost burden,** for both renter and owner households, are the most common housing problems in Sacramento County. According to the HUD tables below, 56,020 low- to moderate-income renter households (32% of all low- to moderate-income renters) experience cost burden and 47,425 low- to moderate-income renter households (27% of all low- to moderate-income renters) experience severe cost burden. Consistent with the cost burden data, about 30 percent of Sacramento City and County renters who participated in the resident survey report struggling to pay their rent (sometimes paying late, not paying other bills on time, not buying food or medicine). Among low- to moderate-income owner households, 28 percent are cost burdened and 25 percent are severely cost burdened—slightly lower than the rates experienced by renters. Half of regional homeowners with household incomes less than \$25,000 who participated in the resident survey worry that their property taxes will increase to an amount they can’t afford.
- **Quality housing.** Resident focus group participants shared stories of poor housing condition, ranging from units in need of basic repairs, to problems with mold, to pest infestations. Many shared that they were afraid to request repairs or remediation out of fear of being evicted or having the rent increase. Evictions resulting from code enforcement actions were described in nearly all resident focus groups, regardless of the community where they were held. Compared to the region, African American residents, residents whose household includes a member with a

disability, and large family households participating in the resident survey were more likely to report living in a home in poor condition.

- **Overcrowding.** Overcrowding is defined by HUD as more than one person per bedroom. According to the experience of focus group participants, it is common for low-income households to live with extended family, roommates, or other friends in order to afford housing. In extreme cases, two or more households share a unit. Overcrowding is more likely to be a challenge experienced by African American residents, Hispanic residents, large family households, and residents with Limited English Proficiency (LEP) than regional survey respondents overall.
- **Equity in ownership.** The homeownership rate for Black/African American households in the Sacramento region is 35 percent; for Hispanic households, 45 percent; compared to 67 percent for Non-Hispanic White households. For the majority of households in the U.S., owning a home is the single most important factor in wealth-building—and the disparate ownership rates contribute to longer term wealth disparities.
- **Public housing and housing choice voucher holders.** Residents who live in publicly supported housing developments shared their experience tenants while voucher holders spoke to the experience finding rental housing using a voucher. In general, maintenance and management issues raised by public housing tenants are similar to those raised by residents living in privately provided housing. Focus group participants who are voucher holders described the difficulty they have experienced when faced with finding a new place to rent. Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. Challenges navigating the system for obtaining affordable housing, including waitlist processes, was raised frequently by participants.
- **Homelessness.** Homelessness has been a significant issue for many years but, until recently, housing market conditions and local efforts to fight homelessness appear to have mitigated the most significant growth in the homeless population. The 2019 PIT Count indicates that homelessness is expanding substantially and requires a new and intensified response. In interviews, stakeholders expressed the ongoing need for emergency shelters and services, but also getting people back into housing after experiencing homelessness.

Stakeholders recommended prioritizing investments in diversion at emergency shelters, rather than expanding homeless services overall. Rapid rehousing has not been working well enough to improve the flow of individuals, leading to higher demand and longer stays at emergency shelters. If the region focuses on services to better divert residents experiencing homelessness from emergency shelters through concentrated service delivery and housing placement, then new beds would not be required because beds would open up more frequently. Stakeholders felt that it is important for the City and County to invest in projects that are scalable and flexible, rather than targeting a specific population, so that service providers can focus on those that are currently the most vulnerable, including the elderly and at-risk youth.

- **Non-homeless special needs.** Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. According to the resident survey, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability. Among these households, the improvements or modifications needed include grab bars and walk/roll in showers in bathrooms, service or emotional support animals allowed in the home, reserved accessible parking, ramps, wider doorways, and accessible safety alarms. Residents whose household includes a member with a disability experience other barriers to living in housing in the most integrated, independent setting possible.

**Non-Housing Community Development needs:**

- **Public improvements.** There is an ongoing need for public improvements, particularly for streets and sidewalks. Many older neighborhoods were built without adequate sidewalks, curbs, gutters, and proper drainage or they suffer from old age, heavy use, and deferred maintenance, making existing improvements inefficient and unreliable. Throughout the County, commercial corridors in need of public improvements have been identified, which if completed, would lead to job growth and economic improvement.

One in five Sacramento County participants in the resident survey identified “poor sidewalks, street lights, drainage, or other infrastructure in my neighborhood” as a current challenge where they live. In focus groups, residents with disabilities identified missing or inaccessible sidewalk networks as barriers to mobility. Stakeholders with expertise in affordable housing development identified a lack of adequate infrastructure as a primary impediment to infill redevelopment. Infrastructure improvements along transit corridors, in conjunction with housing development and community facilities in designated neighborhoods, has been proven to lead to increased opportunities for low-mod residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

- **Public services.** In the Sacramento Region, there is an ongoing gap in the availability of public services across special needs populations. This includes the elderly and frail seniors, at-risk youth, persons with HIV/AIDS and their families, persons with disabilities, victims of domestic violence, persons with drug, alcohol and chronic illnesses, 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 accessible housing. More coordination and collaboration are needed between housing providers and service providers. SHRA is uniquely positioned to facilitate this increased coordination and collaboration.
- **Public facilities.** In many areas of the Consortium, there is an ongoing need for public facilities, particularly parks, recreation centers, libraries, and facilities for special needs populations. These needs are more pronounced in older areas that are not covered by or receiving funding for improvements from Homeowners Associations.

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## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The Sacramento Valley, like many other regions in the nation, has continued to experience strong household growth over the last five years. This growth has contributed to rising housing prices and limited affordable supply.

**Population and household growth.** Sacramento County's population grew by 25 percent between 2000 and 2017, with the addition of more than 300,000 people. The City of Sacramento experienced similar growth; Folsom's population increased by 50 percent; Galt grew by 30 percent; and the small town of Isleton experienced a population decline, according to Census data.

Household growth was lower than population growth in Sacramento County, meaning that household size increased. In contrast, in Folsom, the number of households increased faster than population, which is indicative of a community with demographic changes (aging residents, shifts away from family households to non-family/roommate and small family households).

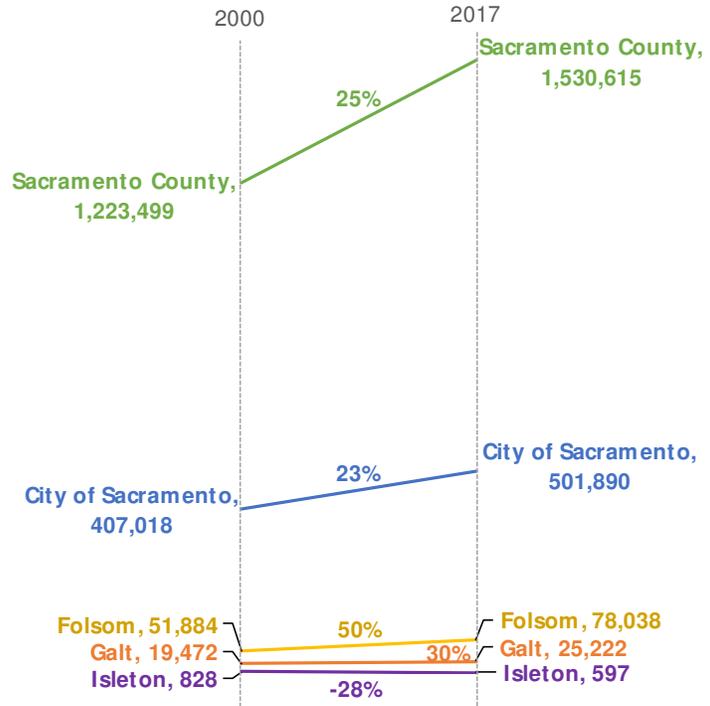
**Income growth.** Income growth was healthy in all communities except Isleton, where growth was very modest. Median household income in Folsom increased significantly, from \$73,000 in 2000 to more than \$116,000 by 2017. Galt and Sacramento County and City also experienced strong growth, yet from a lower income base.

These trends are demonstrated in the graphics below.

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**Change in Population,  
2000 to 2017**

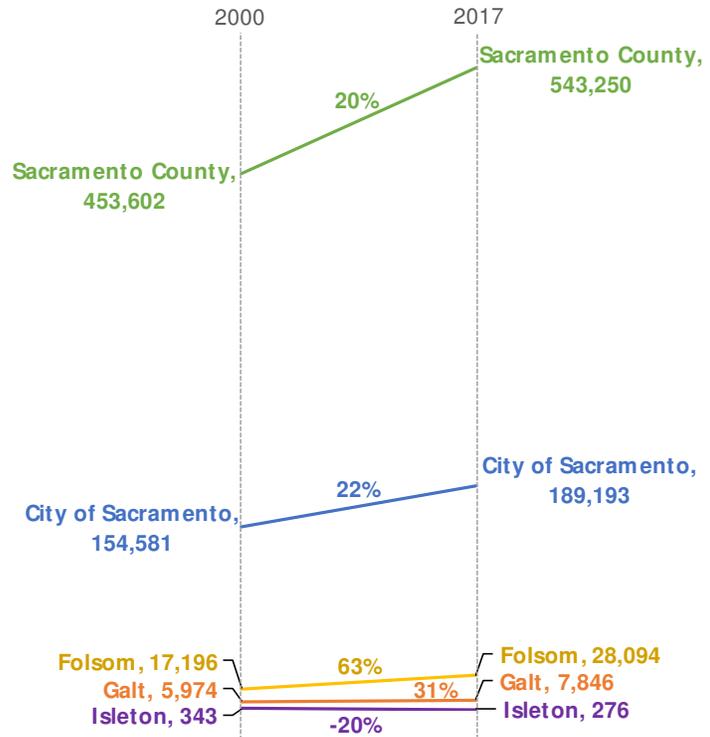
Source:  
2000 U.S. Census, 2017 1-year  
American Community Survey, and  
Root Policy Research.



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## Change in Households, 2000 to 2017

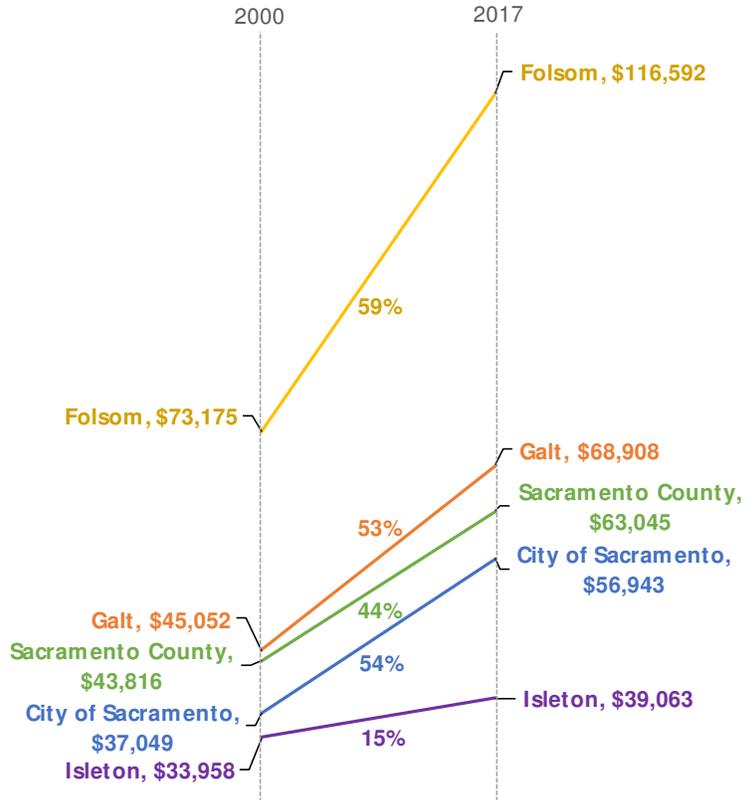
Source:  
2000 U.S. Census, 2017 1-year  
American Community Survey, and  
Root Policy Research.



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## Change in Median Income, 2000 to 2017

Source:  
 2000 U.S. Census, 2017 1-year  
 American Community Survey, and  
 Root Policy Research.



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**HUD Tables by Jurisdiction**

Sacramento County:

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
Population	1,223,499	1,530,615	25.1%
Households	453,602	543,250	19.8%
Median Income	\$43,816	\$63,045	43.9%

**Table 5 - Housing Needs Assessment Demographics – Sacramento County**

**Data Source:** 2000 Census (Base Year), 2016-2017 ACS (Most Recent Year)

City of Sacramento:

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
Population	407,018	501,890	23.3%
Households	154,581	189,193	22.4%
Median Income	\$37,049	\$56,943	53.7%

**Table 6 - Housing Needs Assessment Demographics – City of Sacramento**

**Data Source:** 2000 Census (Base Year), 2016-2017 ACS (Most Recent Year)

City of Folsom:

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
Population	51,884	78,038	50.4%
Households	17,196	28,094	63.4%
Median Income	\$73,175	\$116,592	59.3%

**Table 7 - Housing Needs Assessment Demographics – City of Folsom**

**Data Source:** 2000 Census (Base Year), 2016-2017 ACS (Most Recent Year)

City of Isleton:

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
Population	828	597	-27.9%
Households	343	276	-19.5%
Median Income	\$33,958	\$39,063	15.0%

**Table 8 - Housing Needs Assessment Demographics – City of Isleton**

**Data Source:** 2000 Census (Base Year), 2016-2017 ACS (Most Recent Year)

City of Galt:

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
Population	19,472	25,222	29.5%
Households	5,974	7,846	31.3%
Median Income	\$45,052	\$68,908	53.0%

**Table 9 - Housing Needs Assessment Demographics – City of Galt**

**Data Source:** 2000 Census (Base Year), 2016-2017 ACS (Most Recent Year)

**Number of Households Table**

According to HUD’s Households Table, shown below, the largest low income populations by household type are small family households, households with young children, and senior households.

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	82,400	67,145	88,530	52,705	231,820
Small Family Households	27,785	24,850	35,235	22,525	114,675
Large Family Households	8,755	9,000	11,660	6,175	21,755
Household contains at least one person 62-74 years of age	13,295	13,305	17,010	10,565	48,565
Household contains at least one person age 75 or older	9,245	9,965	11,790	6,090	17,965
Households with one or more children 6 years old or younger	18,120	14,285	16,390	9,320	34,410

**Table 10 - Total Households Table**

**Data Source:** 2011-2015 CHAS

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## Housing Needs Summary Tables

Housing problems by type and income level are shown in the following tables. Cost burden and severe cost burden, for both renter and owner households, are the most common housing problems. According to the HUD tables, 56,020 low- to moderate-income renter households (32% of all low- to moderate-income renters) experience cost burden and 47,425 low- to moderate-income renter households (27% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-income owner households, 28 percent are cost burdened and 25 percent are severely cost burdened.

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,775	700	695	335	3,505	250	240	180	110	780
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,540	1,220	830	340	3,930	190	275	340	120	925
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4,910	3,600	2,725	840	12,075	410	940	1,690	660	3,700

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	39,040	13,530	3,230	220	56,020	12,375	10,140	7,315	2,430	32,260
Housing cost burden greater than 30% of income (and none of the above problems)	4,385	18,420	19,650	4,970	47,425	2,325	5,260	13,045	9,255	29,885
Zero/negative Income (and none of the above problems)	4,735	0	0	0	4,735	2,140	0	0	0	2,140

**Table 11 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	47,265	19,050	7,480	1,735	75,530	13,225	11,595	9,530	3,320	37,670

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having none of four housing problems	10,015	23,380	38,810	21,060	93,265	5,020	13,120	32,710	26,590	77,440
Household has negative income, but none of the other housing problems	4,735	0	0	0	4,735	2,140	0	0	0	2,140

**Table 12 – Housing Problems 2**

Data 2011-2015 CHAS

Source:

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,515	9,115	9,365	20,995	665	1,820	5,820	8,305
Large Related	790	3,295	2,695	6,780	135	1,040	2,475	3,650
Elderly	1,290	3,460	2,705	7,455	1,240	2,280	3,685	7,205
Other	1,375	5,640	6,060	13,075	380	580	1,905	2,865
Total need by income	5,970	21,510	20,825	48,305	2,420	5,720	13,885	22,025

**Table 13 – Cost Burden > 30%**

Data 2011-2015 CHAS

Source:

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	16,635	6,155	1,480	24,270	3,905	3,800	2,855	10,560
Large Related	5,820	1,675	70	7,565	1,050	1,310	745	3,105

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	6,885	2,660	905	10,450	5,250	3,560	2,225	11,035
Other	15,445	4,105	915	20,465	2,735	1,995	1,535	6,265
Total need by income	44,785	14,595	3,370	62,750	12,940	10,665	7,360	30,965

**Table 14 – Cost Burden > 50%**

Data 2011-2015 CHAS

Source:

**5. Crowding (More than one person per room)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	5,900	4,020	2,715	805	13,440	465	880	1,385	480	3,210
Multiple, unrelated family households	595	700	770	305	2,370	129	325	670	300	1,424
Other, non-family households	120	195	150	85	550	0	20	4	0	24
Total need by income	6,615	4,915	3,635	1,195	16,360	594	1,225	2,059	780	4,658

**Table 15 – Crowding Information – 1/2**

Data 2011-2015 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 16 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

According to the 2017 ACS, there were 140,702 single person households in Sacramento County, 12 percent or 17,125 households of which experienced housing needs. By 2022, single person households in need of housing assistance is projected to grow to 18,058 households. Single person households by jurisdiction:

- Sacramento County = 140,702 single person households, 12 percent have a housing need
- City of Sacramento = 59,217 single person households, 14 percent have a housing need

- Folsom = 6,068 single person households, five percent have a housing need
- Isleton = 93 single person households, 17 percent have a housing need
- Galt = 1,271 single person households, 12 percent have a housing need

According to the Sacramento Valley Resident survey, 15 percent of single person households in the city of Sacramento and 18 percent of residents in the non-entitlement areas of Sacramento County are precariously housed—couch surfing, staying in emergency or transitional housing, living hotels/motels. Nearly three in 10 (29%) single person households struggle to pay their rent, compared to nine percent of single person household homeowners who report struggling to pay their mortgage. Overall, one in five single person households surveys identified difficulty affording the cost of their utilities as a housing challenge. Among single person renter households, 37 percent want to buy a home but can't afford the downpayment.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**Households with disabilities.** Twelve percent of Sacramento households have one or more disabilities, compared to 12 percent in the City of Sacramento, 8 percent in Folsom, 31 percent in Isleton, and 11 percent in Galt.

Of seniors, aged 65 years or older, in Sacramento County, 36 percent have some type of disability. Comprehensive Housing Affordability Strategy (CHAS) data indicate that about 51 percent of all residents with a disability have one or more housing problems (e.g. cost burden, overcrowding, substandard housing). In other words, among the 136,165 households with a disability in Sacramento County, 69,747 have some type of housing need. In the next five years, households in need of housing assistance containing persons with hearing, vision, cognitive, ambulatory, self-care, and/or independent living difficulty is projected to grow to 73,547, a five percent increase from 2017.

Residents with disabilities and stakeholders that participated in focus groups detailed the difficulty in finding accessible and affordable housing:

- *“Incredibly difficult to find an accessible place to live.”*
- *“Nothing is built accessible. In Oak Park, only one of the new buildings is accessible, and that one is priced out of range for someone on SSI. In the Triangle, there are new apartments and condos, but they are so much more than SSI.”*
- *“There is a real need for housing that is affordable to people with disabilities on SSI who are not elderly; there is basically no housing they can afford. Really need 0-30%.”*
- *“Waitlists for accessible units have increased dramatically in recent years; now lists are three to four years, and lists are longer for studio and one-bedroom units.”*

According to the resident survey, one in three (35%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability. Among these households, the improvements or modifications needed include grab bars and walk/roll in showers in bathrooms,

service or emotional support animals allowed in the home, reserved accessible parking, ramps, wider doorways, and accessible safety alarms. Residents whose household includes a member with a disability experience other barriers to living in housing in the most integrated, independent setting possible, and include:

- Much lower rates of homeownership than households that do not include a member with a disability. One in 10 City of Sacramento and 21 percent of Sacramento County respondents whose household includes a member with a disability are homeowners, compared to 53 percent of survey respondents overall.
- Being more likely to be denied housing to rent because the “landlord didn’t accept the type of income I earn (23% v. 7% of households that do not include a member with a disability);
- Being more likely to be denied due to having a housing voucher (15% v. 5%); and
- Being more likely to consider their home to be in poor condition (24% v. 12%).

**Victims of domestic violence.** National incidence rates indicate that 37 percent of women and 34 percent of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime. Annual incidence rates—meaning the proportion of people who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in the previous year—are 5.5 percent for women and 5.2 percent for men.

Applying these rates to the Sacramento County population of women and men over 18 indicates that 65,460 residents are likely to have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics show that 3.6 percent of women and one percent of men experiencing intimate partner violence are in need of housing services. In Sacramento County, these statistics suggest that 1,488 victims of domestic violence, or two percent, require housing services each year. Among the resident survey respondents, 4 percent of Sacramento and 3 percent of non-entitlement Sacramento County residents report having had to move when they did not want to move due to unsafe conditions (e.g., domestic assault, harassment.)

Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence] ...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness ([http://www.endhomelessness.org/pages/domestic\\_violence](http://www.endhomelessness.org/pages/domestic_violence)).

### **What are the most common housing problems?**

Cost burden and severe cost burden, for both renter and owner households, are the most common housing problems. According to the HUD tables, 56,020 low- to moderate-income renter households (32% of all low- to moderate-income renters) experience cost burden and 47,425 low- to moderate-income renter households (27% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-income owner households, 28 percent are cost burdened and 25 percent are severely cost burdened.

Overall, 30 percent of renters who participated in the Sacramento Valley Regional AI Survey struggle to pay the rent, and half worry that their rent will increase to an amount they cannot afford to pay. Community engagement also revealed that one in four low income households consider their housing to be in poor condition. A lack of affordable housing and condition issues are also common housing problems for special needs populations, including elderly and single person households. For residents with disabilities a lack of affordable housing is compounded by a lack of affordable, accessible housing.

### **Are any populations/household types more affected than others by these problems?**

“Small related” renter and “other” renter (“other” may include singles, roommates, people living in group homes, etc.) households are the most affected by cost burden. Table 9 shows 20,995 small related renter households and 13,075 other renter households are cost burdened, which combined make up 71 percent of all low- to moderate-income renter households that are cost burdened.

Small related and other households, making 30 percent of AMI or less, are disproportionately impacted by severe cost burden.

Overall, renters are more likely than owners to experience housing problems. According to Table 8, 44 percent of renters earning less than 100 percent AMI have at least one housing problem compared to 32 percent of owners earning less than 100 percent of AMI.

Community engagement identified additional disproportionate housing needs:

- Renters participating in the Sacramento Valley Resident Survey are three times more likely than homeowners to consider their house or apartment to be in poor condition.
- Precariously housed survey respondents are more likely to report living in crowded conditions, a likely result of couch-surfing or doubling-up with family or friends;
- More than one in three (36%) of households that include a member with a disability struggle to pay their rent, compared to 30 percent of all renters.
- Low income renters are also more likely to struggle to pay the rent (36%) and one in four of these households live in units that are not large enough for their household, compared to 16 percent of households in the region.
- Renter households that include a member with a disability or children under age 18 or large family households are more likely than the average renter household to worry about being evicted (20% v. 14% of renters regionally).

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Households spending 50 percent or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. CHAS data in Table 7 indicate that 88,280 low- to moderate-income Sacramento County households (56,020 renters and 32,260 owners) are severely cost burdened, spending 50 percent or more of their income on housing, and therefore at risk of homelessness.

The Sacramento Valley Regional AI resident survey provides additional insight into two types of households that are currently housed but may be at imminent risk of homelessness. Those households are described below.

Households with incomes less than \$25,000 (39% of 2,597 respondents):

- More than one in three (36%) struggle to pay their rent;
- Three in 10 (30%) want to buy a home but cannot afford a downpayment;
- One in four (24%) consider their housing to be in “poor” condition;
- One in four (23%) identify “I can’t pay my utilities (gas, water, electric bill)” as a current housing challenge;
- One in five fear eviction or being “kicked out” of their home and 12 percent were in the process of being evicted or “kicked out” at the time they took the survey; and
- Struggle to pay their mortgage (15% of homeowners).

Precariously housed (19% of 3,281 respondents)—couch-surfing or otherwise not included on a lease, staying in emergency shelters, or living in transitional housing programs:

- One in three (35%) experience barriers to renting due to bad credit and history of eviction or foreclosure;
- Three in 10 (31%) experienced displacement—having to move when they did not want to move—in the past five years;
- Three in 10 (30%) live in homes that are not big enough for their family (and many are doubled-up/couch-surfing);
- One in four (24%) have been denied housing to rent or buy in the last five years due to an eviction history; and
- One in five (20%) have been denied housing to rent or buy in the last five years due to a lack of a stable housing record.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Indicators of at-risk population(s) include: being precariously housed (e.g., couch-surfing, living in hotel/motel), reporting being unable to pay utilities, reporting being unable to pay property taxes, being in the process of eviction or foreclosure, being unable to find a place to rent due to criminal history, history or eviction or foreclosure.

The Sacramento CoC prefers to utilize actual data, which is captured through the Homeless Information Management System (HMIS). This system is required for regions that receive HUD funds, which defines homelessness as meeting one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

Based on the Sacramento Valley Regional AI resident survey, we estimate that 19 percent of households in the Sacramento region are precariously housed, approximately 103,208 households.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The characteristics most commonly linked with housing instability and an increased risk of homelessness include prior history of eviction or foreclosure, being precariously housed, difficulty paying utilities or property taxes, bad credit history, criminal history, mental illness, prior episodes of homelessness, domestic assault, LGBTQ youth, and/or extremely low-income households. Among the resident survey respondents who are precariously housed: 83 percent have household incomes less than \$25,000; 54 percent have been denied housing due to bad credit; one in four (24%) have been denied housing due to past eviction history; and 12 percent experienced displacement due to domestic violence or harassment.

## Discussion

In addition to the topics discussed above, Sacramento evaluated broadband needs of low- and moderate-income households. Countywide, 82 percent of households have a desktop or laptop computer and 87 percent have a smartphone—higher than the US overall. Seventy six percent of households have broadband access by cable, fiber, or DSL and 89 percent have some type of broadband access—10 percent only have internet through their cellular data plan.

However, ACS data indicate that access is much lower for low- and moderate-income households. In Sacramento County, just three percent of households earning \$75,000 or more per year are without any internet subscription compared to 29 percent of households earning less than \$20,000 per year and 12 percent of households earning between \$20,000 and \$75,000 per year.

As part of the community engagement process conducted for the Consolidated Plan, there was a focus group held with stakeholders about broadband needs and digital inclusion. Additional interviews were held with stakeholders who work in social services and improving broadband access. Stakeholders represented the following organizations: Sacramento County Department of Technology, City of Sacramento, Valley Vision, Communication Workers of America, Sacramento County Office of Education, Sacramento’s Social Venture Partners (SVP), and Sacramento Public Library.

There is Coalition for Digital Inclusion in Sacramento, made up of government entities, for profits, and nonprofits that are concerned with digital equity. The Coalition pulls together resources and data to move the needle on digital inclusion and determine what efforts to focus on. Their goal is for everyone in the region to have the ability to access services (skills), hardware (access to or own), and connection (wiring/infrastructure, broadband speeds).

There are three “spheres” of digital equity:

- Economic: the ability to apply for a job or complete tasks
- Civic: for example, fill out the Census, apply for services, access healthcare
- Cultural: communicate with family and friends, use propriety applications for entertainment

Stakeholders provided the following information on the extent of digital inclusion or broadband access:

- Digital inclusion is unique to each pocket of County – problems transform from location to location and no one solution will help everyone
- Problems range from lack of access to broadband to lacking the skills to utilize broadband or hardware (ability to navigate technology)
- Neighborhoods most impacted by these problems: South Oak Park in South Sacramento and El Paso Heights in North Sacramento

- In the rural delta region, the digital divide takes a different shape – farmers cannot get broadband infrastructure to do smart farming and expand businesses (compared to more urban issues like elderly not having skills to use internet)
- Sacramento Public Libraries help to address the digital divide by providing computer, broadband access, skill-building, and general resources for youth and families—the Library system is vigorously trying to increase digital literacy
- For the population that has mobility to come to the library, problem is not typically broadband speeds (with exception of rural locations); it is usually a skill gap or hardware gap
- Rural libraries struggle to get broadband speed sometimes, but good hardware is in place (Sacramento Public Libraries recently submitted grant to the state for additional tablets in rural libraries to prepare for Census)
- Sacramento City College did study of non-traditional students (over certain age threshold and with limited English proficiency) which revealed that the main issue with access to technology is not hardware or connection. The digital divide for these students comes from skills and services/resources (no help when in need)
- Local example of best practices: A partnership between Natomas School District and Comcast to provide internet services to low income families within District. Comcast estimated that 2,000 families would qualify for this program. Comcast and the District held an event and assisted 770 families in signing up for broadband. This is a progressive and solution-oriented model
- Region can find ways of funding to provide better access to broadband, but the largest barriers are missing skills – either from elderly residents not having the skills to utilize the internet or increasing workforce skills and education for current workers to move on to higher paying jobs. Teachers may not have the skills to train students properly, and with shrinking enrollment and budget restraints, there are fewer resources to bring in experts to train students

The map below is from a market assessment of the Sacramento Region and shows how broadband access varies by neighborhood:

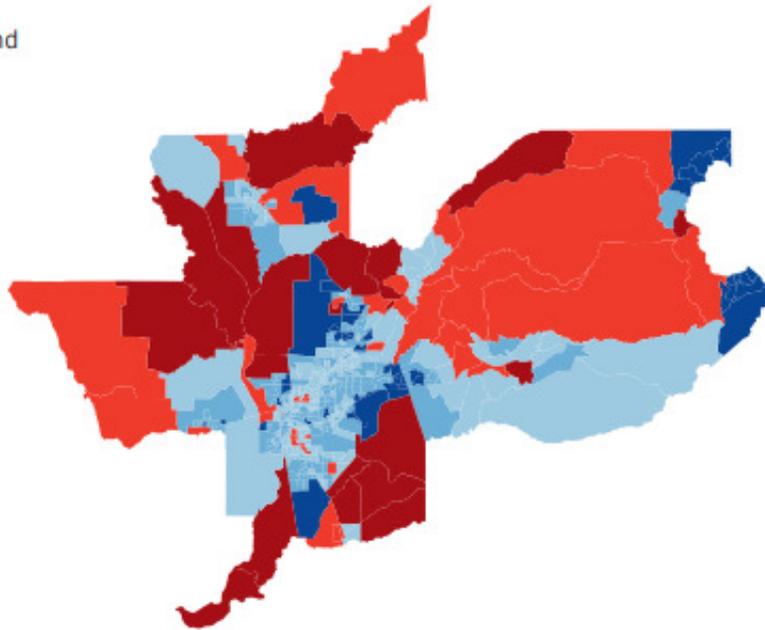


### Broadband subscription rates differ considerably in the Sacramento region

Neighborhood broadband subscription rates by census tract, 2015

Neighborhood broadband subscription rates

- 0-20%
- 20-40%
- 40-60%
- 60-80%
- 80-100%
- NA



Source: "Signs of Digital Distress: Mapping Broadband Availability and Subscription in American Neighborhoods," Brookings, 2017

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## NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. Housing problems include:

- Lack of complete kitchen facilities.
- Lack of complete plumbing facilities.
- Overcrowded households with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.
- Households with cost burdens of more than 30 percent of income.

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 72 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	67,195	8,325	6,875
White	27,840	3,740	3,065
Black / African American	11,635	1,335	1,275
Asian	7,855	1,455	1,170
American Indian, Alaska Native	470	45	34
Pacific Islander	545	15	70
Hispanic	15,475	1,455	960

**Table 17 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	54,325	12,820	0
White	25,185	7,510	0
Black / African American	6,600	870	0
Asian	6,465	1,805	0
American Indian, Alaska Native	255	45	0
Pacific Islander	750	70	0
Hispanic	12,705	2,195	0

**Table 18 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	49,710	38,820	0
White	24,925	21,695	0
Black / African American	5,615	3,565	0
Asian	5,635	4,615	0
American Indian, Alaska Native	145	240	0
Pacific Islander	580	315	0
Hispanic	10,705	7,235	0

**Table 19 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,285	33,420	0
White	10,495	19,655	0
Black / African American	2,195	2,445	0
Asian	2,180	3,755	0
American Indian, Alaska Native	65	190	0
Pacific Islander	185	215	0
Hispanic	3,425	5,920	0

**Table 20 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

This section discusses the income categories in which a racial or ethnic group has a disproportionately greater need.

**0-30% AMI.** All groups have relatively high rates of housing problems, but no single group experiences a disproportionately high rate of need relative to the jurisdiction as a whole. At this income level, 89 percent of all households in Sacramento have at least one of the four housing problems.

**30-50% AMI.** Similar to the 0 to 30 percent of AMI income level, all households in this income group have relatively high rates of housing need. Black and African American households experience disproportionately higher rates of housing need (88%) compared to White households (77%). Pacific Islander households (91%) also have disproportionately high need compared to both White households (77%) and the County as whole (81%), but the total number of Pacific Islander households is much lower than most other races or ethnicities (total of 820 Pacific Islander households at this income bracket compared to 7,460 Black and African American households).

**50-80% AMI.** At this income level, 56 percent of households in the County overall have at least one of the four housing problems. Pacific Islander households have a disproportionately high rate of need (65%) relative White households (53%) at this income level.

**80-100% AMI.** For households earning 80 to 100 percent of AMI in the County, 37 percent have one or more of the four housing problems. No single racial/ethnic group experiences a disproportionately high rate of need relative to the jurisdiction as a whole at this income level. Similar to the 30 to 50 percent of AMI income level, Black and African American households experience disproportionately higher rates of housing need (47%) compared to White households (35%) and the County as a whole (37%). Pacific Islander households (46%) also have disproportionately high need compared to White households (35%), but the total number of Pacific Islander households is much lower than most other races or ethnicities (total of 895 Pacific Islander households at this income bracket compared to 9,180 Black and African American households).

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## NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Sacramento households that have severe housing needs by income, race, and ethnicity. Needs are defined as one or more of the following housing problems:

- Housing lacks complete kitchen facilities
- Housing lacks complete plumbing facilities
- Household has more than 1.5 persons per room
- Household cost burden exceeds 50 percent.

A disproportionately greater need exists when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 72 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	60,490	15,035	6,875
White	24,930	6,660	3,065
Black / African American	10,555	2,420	1,275
Asian	6,725	2,585	1,170
American Indian, Alaska Native	435	80	34
Pacific Islander	490	70	70

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Hispanic	14,250	2,680	960

**Table 21 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	30,645	36,500	0
White	14,165	18,530	0
Black / African American	3,440	4,025	0
Asian	4,080	4,190	0
American Indian, Alaska Native	90	210	0
Pacific Islander	535	285	0
Hispanic	6,955	7,950	0

**Table 22 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	17,010	71,520	0
White	7,915	38,700	0
Black / African American	1,600	7,580	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	2,405	7,845	0
American Indian, Alaska Native	70	315	0
Pacific Islander	240	660	0
Hispanic	3,930	14,015	0

**Table 23 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,055	47,650	0
White	2,430	27,720	0
Black / African American	490	4,150	0
Asian	965	4,970	0
American Indian, Alaska Native	14	235	0
Pacific Islander	20	380	0
Hispanic	1,075	8,270	0

**Table 24 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

This section discusses the income categories in which a racial or ethnic group has a disproportionately greater severe housing need.

**0-30% AMI.** Like the previous discussion on housing needs, all groups have relatively high rates of severe housing problems, but no single group experiences a disproportionately high rate of need relative to the County as a whole. At this income level, 80 percent of all households have a severe housing problem.

**30-50% AMI.** Forty-six percent of all households earning 30 to 50 percent of AMI in the jurisdiction have a severe housing need. Pacific Islander (65%) households experience disproportionately high severe housing problems compared to White households (43%) and the County as a whole (46%), but the total number of Pacific Islander households is much lower than most other races or ethnicities (total of just 820 Pacific Islander households at this income bracket).

**50-80% AMI.** At this income level, 19 percent of households in the County overall have a severe housing problem. No single racial/ethnic group experiences a disproportionately high rate of severe housing problems relative to the County as a whole at this income level.

**80-100% AMI.** Ten percent of all households earning 80 to 100 percent of AMI in the County have a severe housing problem. No single racial/ethnic group experiences a disproportionately high rate of severe housing problems relative to the County as a whole at this income level.

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## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2)

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanics in the same income category have a housing problem, Hispanics would have a disproportionate need.

### Introduction

This section provides data on households with disproportionate levels of housing cost burden. Housing cost burden occurs when households pay more than 30 percent of their gross household income toward housing costs, which includes utilities. Severe housing cost burden occurs when housing costs are 50 percent or more of gross household income.

A disproportionately greater need exists when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 72 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	309,535	106,805	99,000	7,269
White	189,210	55,360	45,900	3,120
Black / African American	23,040	12,490	14,890	1,290
Asian	40,025	11,900	11,475	1,365
American Indian, Alaska Native	1,325	540	590	34
Pacific Islander	1,945	1,115	955	70
Hispanic	44,920	21,255	20,285	1,045

**Table 25 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

## Discussion

Table 21 (above) shows housing cost burden by race/ethnicity of householders regardless of income.

Black and African American households disproportionately experienced severe cost burden (30%) compared to the County as a whole by 10 percentage points. Black and African American households experiencing housing problems are unique in that more households experience severe cost burden (paying more than 50 percent of income on housing costs) than cost burden (paying between 30 and 50 percent of income on housing costs).

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## **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanic households in the same income category have a housing problem, Hispanic households would have a disproportionate need. The HUD data discussed above in Sections NA-15 and NA-20 indicate that disproportionately high needs exist for the following households:

- Black and African American households earning between 30 to 50 percent of AMI have disproportionately high rates of cost burden compared to White households of the same income group;
- Pacific Islander households earning between 30 to 50 percent of AMI have disproportionately high rates of cost burden compared to White households of the same income group and the County as a whole;
- Pacific Islander households earning between 50 to 80 percent of AMI have disproportionately high rates of cost burden compared to White households of the same income group;
- Black and African American households earning between 80 to 100 percent of AMI have disproportionately high rates of cost burden compared to White households of the same income group and the County as a whole;
- Pacific Islander households earning between 80 to 100 percent of AMI have disproportionately high rates of cost burden compared to White households of the same income group;
- Pacific Islander households earning between 30 to 50 percent of AMI have disproportionately high rates of severe cost burden compared to White households of the same income group and the County as a whole;

Differences in housing needs by race and ethnicity can also be assessed by differences in homeownership, access to publicly supported housing, and the experience finding housing. As discussed in the Regional AI, homeownership rates for Black/African American and Hispanic households are lower than for Non-Hispanic White and Asian households.

### **If they have needs not identified above, what are those needs?**

The needs identified above focus on the HUD-defined categories of housing problems: cost burden, overcrowding (more than 1 person per room), lacking complete kitchen facilities, and lacking complete plumbing facilities. The Regional AI also identified needs related to mortgage lending, particularly for

minority residents. In the Regional AI, an analysis of Home Mortgage Disclosure Act data found that Hispanic and other non-Asian minorities face greater challenges in accessing mortgage loans than Non-Hispanic White and Asian households. In the Sacramento Valley, 19 percent of Hispanic applicants and 24 percent of other racial minorities who applied for mortgage or home improvement loans were denied loans; compared to 15 percent of Non-Hispanic White applicants.

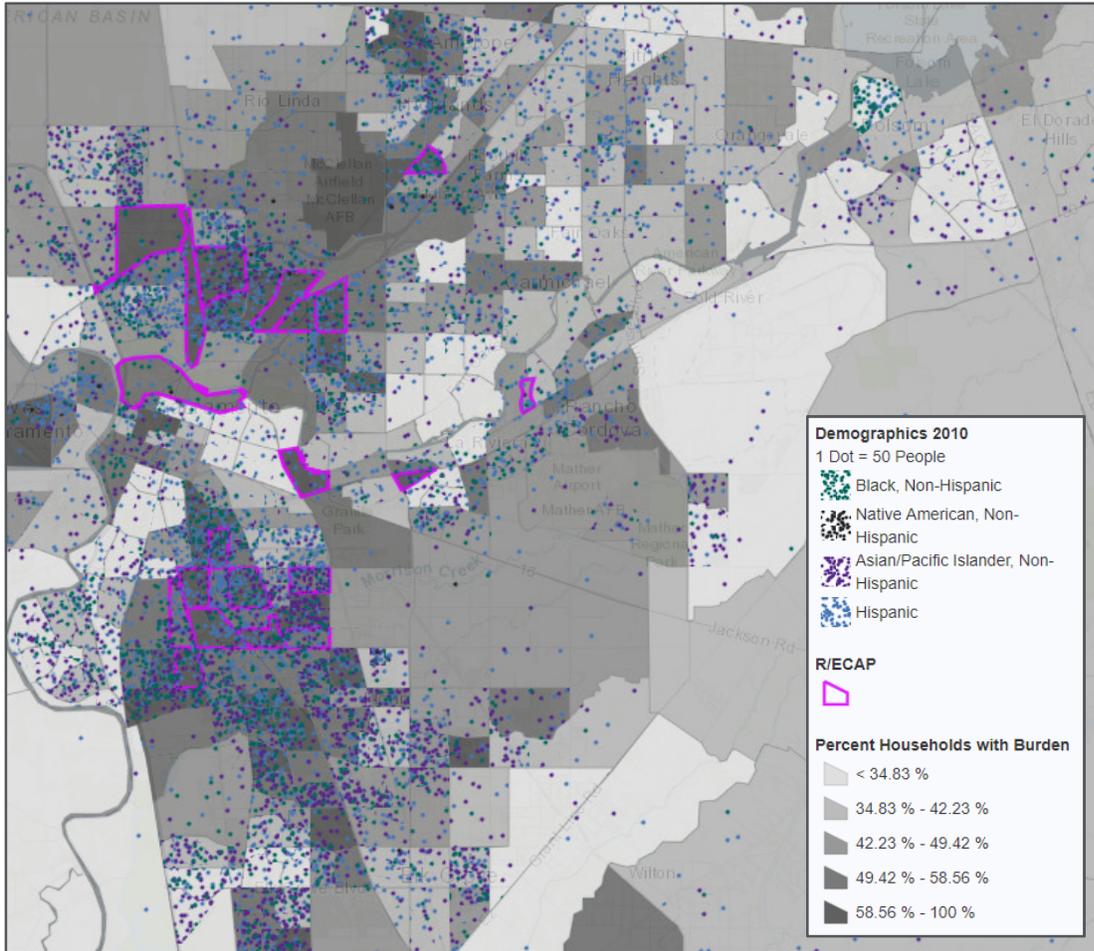
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Maps of the distribution of residents by race and ethnicity were prepared for the Regional AI in 2019.

Sacramento County has a large number of areas with concentration—both racial/ethnic concentration and areas of poverty concentration (R/ECAPs)—most of which are located within the City of Sacramento. Almost every R/ECAP has a high percent (over 58%) of households with housing burden. These areas also align with concentrations of Black/African American, Asian, and Hispanic households. The areas with the lowest rate of housing burden also have the least amount of racial or ethnic concentrations.

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## Housing Burden and Race/Ethnicity, Sacramento County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.



## NA-35 Public Housing - 91.205 (b)

### Introduction

The Sacramento Housing and Redevelopment Agency was created to ensure the ongoing development of affordable housing and to continuously fuel community redevelopment projects in the city and county of Sacramento. The mission of SHRA is to revitalize communities, provide affordable housing opportunities, and to serve as the Housing Authority for the City and County of Sacramento. SHRA continues to implement Section 504 of the Rehabilitation Act of 1973, as amended to protect the rights of families with disabilities (Section 504). Sacramento's public housing provides decent and safe rental housing for eligible extremely low-, very low-, and low-income families, seniors, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for senior and families.

The table below is pre-populated by HUD based on data submitted by public housing authorities in annual reports. The pre-populated data in the table were outdated and, as such, are not included here. The table will be updated by the Housing Authority for the final Consolidated Plan.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use									

**Table 26 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission								
# of Elderly Program Participants (>62)								
# of Disabled Families								
# of Families requesting accessibility features								
# of HIV/AIDS program participants								
# of DV victims								

**Table 27 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White									
Black/African American									

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian									
American Indian/Alaska Native									
Pacific Islander									
Other									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 28 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic									
Not Hispanic									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 29 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Housing Authority fully complies with HUD Notice PIH 2002-01 (HA) [Accessibility Notice: Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988] when requests are made for a reasonable accommodation due to a disability. An applicant or participant must qualify under the following American with Disabilities Act (ADA) definition of disability:

- A physical or mental impairment that limits an individual's ability to participate in major life activities;
- A record of such impairment; or
- Being-regarded as having such impairment.

Please refer to the Admissions and Continued Occupancy Policy for additional information.

The needs of public housing tenants and applicants for accessible units varies greatly by the type of disability a person lives with. Some tenants and applicants with disabilities require physical accommodations to units, reasonable accommodation for the application process or for ongoing housing needs, or two-bedroom units to accommodate a live-in caretaker—all of which SHRA will accommodate. SHRA also provides a section of their website where landlords can list properties and identify if the unit is accessible.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

Focus groups conducted with households living in publicly supported housing identified their top needs as: 1) Concerns about maintaining the quality of public housing; 2) Challenges with accessibility, mostly related to buildings with older elevators that can be unreliable; 3) Confusion navigating the system for applying and obtaining affordable housing. In general, residents who live in publicly supported housing face maintenance and management issues are similar to residents living in privately-provided housing.

For Housing Choice voucher holders, the greatest needs include securing a unit with a voucher. Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. An additional challenge is the “benefits cliff” in the program—voucher holders are worried that if they earn too much they will lose their housing subsidies, which disincentivizes work.

**How do these needs compare to the housing needs of the population at large**

Affordable housing is a prevalent issue in Sacramento County and the Cities of Sacramento, Folsom, Isleton, and Galt and the needs of housing authority residents are further exasperated due to lack of financial resources, loss of employment, illness, etc., to pay rents (i.e., priced at less than \$500/month to serve the City's lowest income renters) in a tight economy, of which the region and the nation is undergoing.

**Discussion**

Please see above.

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## NA-40 Homeless Needs Assessment - 91.205 ( c )

### Introduction:

At the time of the last homeless Point-in-Time (PIT) count, in January 2019, 5,570 people were experiencing homelessness in Sacramento County. More than half of those counted, or 3,900 individuals, were unsheltered (i.e. slept outside or in a location not suitable for human habitation). This is the largest report of nightly homelessness on record for Sacramento County., which signals a troubling trend first noted in the 2017 Sacramento Homeless Count. Most County residents facing homelessness today are unsheltered, even during presumably one of the coldest nights of the year.

Homelessness has been a significant issue for many years but, until recently, housing market conditions and local efforts to fight homelessness appear to have mitigated the most significant growth in the homeless population. The 2019 PIT Count indicates that homelessness is expanding substantially and requires a new and intensified response. The Sacramento Region bases its priorities for ending homelessness on the recognition that homelessness results from more than just a lack of affordable housing.

The County of Sacramento, along with cities, other local governmental agencies, health care providers, nonprofit organizations, business and faith community partners, and other stakeholders, is committed to ending homelessness in Sacramento County. Despite the significant growth in the homeless population, this group of partners has taken important steps in recent years to expand housing opportunities and improve the quality and coordination of services for people experiencing homelessness.

In the last two years, the State of California (State) has committed new resources for fighting homelessness, including the No Place Like Home (NPLH) program, which is dedicated to creating permanent supportive housing for individuals with serious mental illness experiencing homelessness and chronic homelessness, as well as people at-risk of chronic homelessness who are living with serious mental illness. State funding is available to Counties who commit to provide ongoing services to individuals and families living in NPLH housing and who have adopted a homeless plan.

The State is also providing new one-time resources in the form of the California Emergency Solutions and Housing (CESH) Program and the Homeless Emergency Aid Program (HEAP), both of which can support a diverse array of programs and interventions for homeless and at-risk populations. CESH is available to local Continuum of Care (CoC) organizations and HEAP is available to both CoCs and to 11 cities, including the City of Sacramento, with large homeless populations.

**Homeless Needs Assessment.** The following table is the most accurate and up-to-date estimate of

people experiencing homelessness in the region, based on data from the HMIS provided by SSF.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	572	567	5505	2278	3610	119
Persons in Households with Only Children	14	14	45	18	34	27
Persons in Households with Only Adults	1,084	3,119	7575	2465	4196	120
Chronically Homeless Individuals	439	1253	3030	273	N/A	N/A
Chronically Homeless Families	51	51	1982	29	N/A	N/A
Veterans	179	488	1039	360	671	N/A
Unaccompanied Child	14	14	45	18	34	27
Persons with HIV	30	67	236	86	141	N/A

**Table 30 - Homeless Needs Assessment**

Homelessness in Sacramento County, Results from the 2019 Point-in-Time Count

Data Source  
Comments:

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

A common misconception of the Point-in-Time (PIT) Homeless Count is that it provides a total yearly estimate of all of the individuals experiencing homelessness within the community--for example, approximating the total number of individuals who fall into homelessness or access shelters across the span of the year. As the name implies, however, the Point-in-Time count provides only a snapshot of one night of homelessness in a community.

- During the course of an entire year different individuals enter, exit, and return to a state of homelessness in our community. In other words, the homeless population is in constant flux as different individuals enter and exit homelessness each week. For example, as shown in the table, an estimated 3,610 families with children exist homeless in the region, annually, yet another 2,278 become homeless.
- Taking into consideration this dynamic of homelessness, researchers can use the results of the PIT Count to approximate the total number of individuals who will likely experience homelessness or access shelters at least once during the course of the year. These annualized estimates are typically calculated as two to three times the nightly estimate of nightly homelessness.
- The 2019 Homeless Count suggests that approximately 10,000 to 11,000 residents in Sacramento County will experience homelessness during the next year.
- The estimates in the above table, produced by SSF, are larger, approaching 20,000 people who could experience homelessness. It is not clear, however, how many individuals encountered during the Homeless Count overlap with individuals interacting with broader system of homeless services, which the HMIS data capture

**Chronic Homelessness:** A high proportion (59%) of unsheltered individuals have been experiencing long-term and continuous periods of being unsheltered of over a year. This suggests that unsheltered people in Sacramento County are having more prolonged experiences with homelessness than before, which may indicate greater barriers to housing. This finding, coupled with the high rate of unsheltered homelessness overall, would suggest that a growing proportion of individuals would also be meeting HUD's criteria for chronic homelessness (which is based on both length of homelessness and presence of a disabling condition). The estimate for chronic homelessness, however, has remained stagnant even though individuals are spending more time homeless.

- Even though Sacramento County is observing an increase in unsheltered homelessness, the overall chronic homeless proportion for 2019 is almost identical to 2017 (31% in 2017 compared to 30% in 2019), and substantially lower within the unsheltered population (31% chronically homeless in 2019 vs. 39% in 2017).
- A closer examination of the survey data suggests that while a fair number of unsheltered individuals report significant challenges a smaller percentage appears to report disabling conditions.
- Though it is beyond the limits of the 2019 Homeless Count to explore this decline conclusively, it is apparent that the rate of chronic homelessness has at least remained

stagnant, and for some groups even indicated some modest declines, particularly for older adults and veterans.

- This pattern could reflect better efforts to engage disabled individuals experiencing chronic homelessness in the county; even with substantial increases in unsheltered homelessness it is likely that some groups have benefited from targeted efforts to transition them into housing and services.

**Families with Children:** On a single night in January, approximately 372 families with children were experiencing homelessness in Sacramento County.

- These 372 households consisted of 451 adults and 688 children under age 18 (1,139 in total), representing approximately 20 percent of all persons experiencing homelessness in the county.
- About half of family households with children experiencing homelessness (52% or 195 households) were unsheltered.
- There were 567 persons within 195 unsheltered families with children, which represent approximately 15 percent of the unsheltered homeless population in Sacramento County (567 individuals in families out of 3,900 total persons who were unsheltered). This rate is much higher than national averages, where 90 to 95 percent of families are found in shelters.
- There were 542 persons within the 174 sheltered families, which represent 34 percent of the sheltered homeless population (542 out of the 1,670 total persons who were sheltered).

**Veterans:** On a single night in January, 667 veterans were experiencing either sheltered or unsheltered homelessness in Sacramento County.

- Veterans represent approximately 12 percent of all persons experiencing homelessness in the county.
- The majority (73%) of these veterans were unsheltered, a similar unsheltered proportion as in the overall homeless population in Sacramento County (70%).
- Of those who were sheltered, half were in emergency shelters and half were in transitional housing programs.

**Youth:** During the night of the 2019 Count, approximately 415 transitional age youth were experiencing homelessness in Sacramento County. An additional 28 unaccompanied minors (14 unsheltered and 14 sheltered) were experiencing homelessness.

- Transitional age youth (TAY) represent approximately eight percent of the total homeless population.
- Similar to other groups, the majority of TAY were experiencing unsheltered homelessness on the night of the count (59%).
- In contrast, 41 percent of youth were experiencing sheltered homelessness, most of whom were staying in a transitional housing program.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	840	1,768
Black or African American	661	1,214
Asian	17	32
American Indian or Alaska Native	41	380
Native Hawaiian or Other Pacific Islander	11	112
Multiple Races	100	394
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Non-Hispanic/Non-Latino	1,348	3,237
Hispanic/Latino	322	663

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

On a single night in January 2019, approximately 372 families with children were experiencing homelessness in Sacramento County.

- These 372 households consisted of 451 adults and 688 children under age 18 (1,139 in total), representing approximately 20 percent of all persons experiencing homelessness in the county.
- About half of family households with children experiencing homelessness (52% or 195 households) were unsheltered.
- There were 567 persons within 195 unsheltered families with children, which represent approximately 15 percent of the unsheltered homeless population in Sacramento County (567 individuals in families out of 3,900 total persons who were unsheltered). This rate is much higher than national averages, where 90 to 95 percent of families are found in shelters.
- There were 542 persons within the 174 sheltered families, which represent 34 percent of the sheltered homeless population (542 out of the 1,670 total persons who were sheltered).

Surveys conducted with unsheltered families with children revealed that the most common sleeping location was outdoors, including under a highway underpass, on the street, in a park or an outdoor

encampment (44%). One third (33%) reported sleeping in a vehicle such as a car, RV or truck. The remaining 20 percent of families reported staying temporarily in a motel/hotel because of an emergency voucher from a program or the county, or at a bus station. While these individuals in motels/hotels paid for by a program were not previously included in Point-in-Time Homeless Counts, HUD now defines these families as homeless.

Families with children that were experiencing homelessness reported many service and support needs. These included permanent and temporary housing supports, as well as employment, mental health services, transportation, and food banks. Specifically, half of unsheltered parents believed that Sacramento should address the gap in affordable housing. Many (30%) also mentioned a need for more beds at emergency shelters and 17 percent indicated a need for storage space for belongings. Other recommendations listed in the open-ended section included a charging station for cell phones; a place to throw away trash; public showers and bathrooms; family therapy; having a place to stay without police harassment; more family-specific shelters/housing; show more sympathy/empathy; and self-referral to shelters/needs instead of the Sacramento County Department of Human Services (DHA) list.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Approximately 18 percent of people experiencing homelessness identified their ethnicity as Hispanic, while the majority identified as non-Hispanic (82%). With respect to racial identity, the majority of individuals identified as either White (47%) or Black/African American (34%). A substantial proportion of individuals also identified as American Indian or Alaska Native (8%), while nine percent (9%) identified themselves with multiple races or considered themselves Multiracial. Relatively few individuals identified as either Hawaiian-Pacific Islander (2%) or Asian (1%).

When the racial composition of people experiencing homelessness is compared to the total racial composition of all residents of Sacramento County, it reveals:

- White individuals comprise the largest racial group of people experiencing homelessness in Sacramento County (47%), they are nonetheless underrepresented given that 64 percent of Sacramento County residents identify as White.
- In contrast, Black/African American individuals are disproportionately represented in the county's homeless population (34% vs 13% of Sacramento County).
- American Indian/Alaska Native individuals are also overrepresented in the homeless population in Sacramento County (8% vs. 2% of Sacramento County), which mirrors national trends.
- In contrast, individuals who identify as Asian are substantially underrepresented in the homeless population (1% vs 18% of Sacramento County).

The overrepresentation of racial minorities in the homeless population is largely consistent with trends reported across California, as well as the United States more broadly.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

On a single night in January 2019 an estimated 5,570 individuals were experiencing homelessness in Sacramento County.

- This is the largest report of nightly homelessness on record for Sacramento County.
- The estimate of 5,570 includes the 1,670 sheltered individuals who accessed emergency shelters or transitional housing the night of the count, and the 3,900 unsheltered individuals who slept outside or in a location not suitable for human habitation (e.g., on the street, in a vehicle, or in a tent).
- This suggests that over 70 percent of individuals experiencing homelessness in the county are unsheltered as opposed to sheltered on any given night (i.e., not accessing shelters or transitional housing).

The high number of people experiencing unsheltered homelessness in our region signals a troubling trend first noted in the 2017 Sacramento Homeless Count, that the vast majority of county residents facing homelessness today are unsheltered, even during presumably one of the coldest nights of the year.

- The 2017 Homeless Count was the first year that Sacramento County reported more people experiencing unsheltered than sheltered homelessness (56% vs. 44%).
- Though this trend has continued to worsen, it follows a larger pattern of growing unsheltered homelessness reported across communities in California.
- According to HUD, California reports the highest proportion of unsheltered homelessness in the country, currently averaging 69 percent (HUD, 2018). This proportion of unsheltered homelessness has grown over the last four years, consistent with the growth observed in Sacramento.

Given Sacramento County's population of approximately 1.5 million residents, the estimate of 5,570 people experiencing homelessness each night suggests that approximately 36 in every 10,000 residents in the county experience homelessness each night.

- This per capita rate of nightly homelessness is about ten percent higher than the 2018 state average of 33 per 10,000 Californians experiencing homelessness each night.
- While 2019 data for the state will not be available until 2020, the PIT anticipates that the per capita homelessness rate for California will rise and Sacramento County will approximate the state average (i.e., the PIT anticipates that the state average will reach or exceed 36 out of 10,000).

### **Discussion:**

Please see above.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction**

This section provides data and information about special needs populations in Sacramento County. Non-homeless special needs populations include households containing persons with a disability (hearing/vision limitation, ambulatory limitation, cognitive limitation, and/or self-care/independent living limitation), elderly households, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. The characteristics of these populations are described below.

The City of Sacramento is the recipient of the Housing Opportunities for Persons With AIDS (HOPWA) funds for the Eligible Metropolitan Statistical Area (EMSA) serving the geographic areas of Sacramento, El Dorado, Placer, and Yolo Counties. Program funds are used to assist HOPWA eligible participants in maintaining stable housing arrangements, reducing the risk of homelessness and improving their access to care. This is done through Tenant-Based Rental Assistance (TBRA), Short-Term Rental, Mortgage, and Utility Assistance (STRMU), facility-based housing assistance, and supportive services. Supportive services, usually are tied to HOPWA housing assistance, can include alcohol and drug abuse services, case management, life skills management, meals/nutritional services, outreach, childcare and other services, education, and employment assistance and training.

In 2018, the Sacramento Housing and Redevelopment Agency (SHRA) supported the following organizations with HOPWA funds:

- Colonia San Martin, LP (Mercy Housing California) provides supportive services to HOPWA eligible residents at one property which is managed by Mercy Housing California.
- The CARES Community Health dba One Community Health provides STRMU and non-facility-based case management to eligible HIV/AIDS individuals in Shelter Plus Care and other housing situations within Sacramento County.
- The CommuniCare Health Centers provides STRMU and supportive services to eligible individuals in Yolo County.
- The Sierra Foothills AIDS Foundation (SFAF) provides STRMU and TBRA assistance to eligible individuals in El Dorado and Placer Counties.
- Volunteers of America (VOA) operates a transitional short-term supportive housing facility and provides supportive services for the housing facility and to HOPWA clients.

It is increasingly difficult to fund non-homeless special needs projects due to the limited amount of funding received annually to support housing and community development initiatives and the increasing amount of basic community needs resulting from ongoing economic conditions. However, other resources are available at the federal, state, and local levels, including nonprofit organizations that area

organizations can solicit to help provide affordable housing opportunities and supportive services to the non-homeless special needs populations in Sacramento County.

## HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	N/A
Area incidence of AIDS	N/A
Number of new cases prior year (3 years of data)	N/A
Rate per population	288.9
Rate per population (3 years of data)	385.10
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIC (PLWH)	4,405
Area Prevalence (PLWH per population)	3.3
Number of new HIV cases reported last year	156

**Table 31 – HOPWA Data**

**Data Source:** CDC HIV Surveillance and California HIV Surveillance Report

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need (based on a 5 year period)
Tenant based rental assistance	10 (based on assisting 2 unduplicated households)
Short-term Rent, Mortgage, and Utility	1,300 (based on 260 unduplicated households)
Facility Based Housing (Permanent, short-term or transitional)	300 (based on 60 unduplicated households)

**Table 32 – HIV Housing Need**

**Data Source:** 2018 HOPWA CAPER, Part 3, Table 1

### Describe the characteristics of special needs populations in your community:

Housing and supportive service needs for Sacramento’s non-homeless special needs populations are described below. Needs were determined through occurrence of HUD-defined housing problems, income/employment status, and stakeholder and resident engagement.

**Elderly:** In Sacramento County, 263,856 persons are 62 years or older, accounting for 17 percent of all residents. The jurisdictions within the county—City of Sacramento, Folsom, Isleton, and Galt—have a similar proportion of elderly residents.

- Sacramento County = 263,856 elderly residents (17% of total)
- City of Sacramento = 81,888 elderly residents (16% of total)
- Folsom = 13,133 elderly residents (17% of total)
- Isleton = 128 elderly residents (21% of total)
- Galt = 3,800 elderly residents (15% of total)

Senior households may be less able to cope with increasing housing costs (rents for renters and property taxes for owners) as they are more likely to be living on a fixed retirement income. Most seniors desire to age in place but may need accessibility modifications as they age and may need additional support services in order to properly maintain their home and property. Many may also require transportation services and in-home health care at certain stages.

**Frail elderly:** Of the elderly residents in Sacramento County, 28,496 of them are frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework). Frail elderly residents comprise just two percent of all residents in the County. The jurisdictions within the County—City of Sacramento, Folsom, Isleton, and Galt—have a similar proportion of frail elderly residents.

- Sacramento County = 28,496 frail elderly residents (2% of total)
- City of Sacramento = 9,417 frail elderly residents (2% of total)
- Folsom = 749 frail elderly residents (1% of total)
- Isleton = 18 frail elderly residents (3% of total)
- Galt = 338 frail elderly residents (1% of total)

**Persons with mental, physical, and/or developmental disabilities:** In Sacramento County, 178,301 persons live with a mental, physical, and/or developmental disability, accounting for 12 percent of all residents. City of Sacramento and Galt have a similar noninstitutionalized population with a disability. Folsom and Isleton differ from the County—30 percent of Isleton’s population live with disability compared to only 7 percent of Folsom’s population.

- Sacramento County = 178,301 persons (12% of total)
- City of Sacramento = 57,926 persons (12% of total)
- Folsom = 5,779 persons (7% of total)
- Isleton = 181 persons (30% of total)
- Galt = 2,832 persons (11% of total)

As discussed in the Regional AI, the top housing challenges for people with disabilities include:

- A lack of affordable, accessible housing throughout the region. Focus group participants describe finding an accessible, affordable place to live as “incredibly difficult” and that adding access to transit to the affordable, accessible housing search further increases the difficulty of finding a place to live. Market rate units that are accessible are financially out of reach to households relying on disability income.
- Worry about rent increases, being unable to buy a home, and worry about property taxes are among the concerns identified by the greatest proportions of respondents whose household includes a member with a disability.
- More than one in three (35%) struggle to pay the rent. Those with housing vouchers are more likely than voucher holders who do not have a disability to have a very difficult time finding a landlord willing to accept their voucher.

- One in three live in housing that does not meet their accessibility needs. The most frequently mentioned modifications or accommodations needed include installation of grab bars; service or emotional support animals allowed in the home; walk or roll-in shower; reserved accessible parking spot by the entrance; ramps; and wider doors.
- One in five worry about retaliation if they report harassment by neighbors/building staff/their landlord, and one in four (23%) worry that they if they request an accommodation for their disability their rent will be increased or they will be evicted.
- In focus groups stakeholders identified a lack of supportive housing services as a critical need to helping residents with disabilities, particularly those with mental illness, to remain living in the most independent setting possible.

**Persons with alcohol or other drug addiction:** In Sacramento County, 90,684 persons (18 years or older) live with an alcohol or other drug addiction, accounting for 6 percent of all residents. The jurisdictions within the county—City of Sacramento, Folsom, Isleton, and Galt—have a similar proportion of persons with substance dependence.

- Sacramento County = 90,684 persons (6% of total)
- City of Sacramento = 29,949 persons (6% of total)
- Folsom = 4,578 persons (6% of total)
- Isleton = 41 persons (7% of total)
- Galt = 1,417 persons (6% of total)

**Persons with HIV/AIDS and their families:** Jurisdiction-specific data is not available for the number of persons living with HIV/AIDS. The CDC reports the number of persons living with HIV/AIDS by state only and jurisdictional numbers are estimated based on the state. In Sacramento County, it is estimated that 5,894 persons, or 0.4 percent of the total population, live with HIV/AIDS.

**Victims of domestic violence, dating violence, sexual assault, and stalking:** Jurisdiction-specific data is not available for the number of victims of domestic violence. Jurisdictional numbers are estimated based on national incidence rates. In Sacramento County, it is estimated that 62,460 persons, or four percent of the total population, are victims of domestic violence, dating violence, sexual assault, and stalking.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The non-homeless special needs populations in Sacramento County have a wide range of service needs, including transitional housing, supportive housing, counseling, care management, transportation to health care facilities and employment, and more. Information was also retrieved from interviews and focus group sessions with area organizations during the planning process.

**Elderly:** In Sacramento County, 38 percent of elderly households have some type of housing need.

- Sacramento County = 38 percent
- City of Sacramento = 38 percent
- Folsom = 39 percent
- Isleton = 28 percent
- Galt = 40 percent

Elderly participants in the Sacramento Valley Resident Survey report experiencing a range of housing needs:

- Among those who rent, one in five (21%) struggle to pay the rent, and 15 percent are afraid they will be evicted or kicked out;
- Among homeowners, one in three (33%) “worry about property taxes increasing to an amount I can’t afford”, and 6 percent say they can’t afford to pay their property taxes;
- One in five (19%) “need help taking care of my home and can’t find or afford to hire someone”;
- About one in six report that their home/apartment is in “poor condition” (such as mold or needs repairs); and
- One in 10 can’t pay their utilities.

**Persons with mental, physical, and/or developmental disabilities:** In Sacramento County, 51 percent of households including a person with a mental, physical, and/or developmental disability have a housing need.

- Sacramento County = 51 percent
- City of Sacramento = 54 percent
- Folsom = 44 percent
- Isleton = 45 percent
- Galt = 47 percent

In a focus group with residents who utilize Resources for Independent Living, participants expressed the need for accessible housing, well-maintained and managed housing, access to reliable and affordable transportation, access to fresh food, and a better reasonable accommodation process with the PHA.

As discussed above, the most pressing housing needs of residents with disabilities include a lack of accessible, affordable housing, particularly affordable and accessible housing that is close to transit. In addition to issues related to physical accessibility and cost burden, stakeholders and residents identified a lack of supportive housing services as a critical need in helping the region’s most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible. Gaps or in the system identified by stakeholders include lack of funding for supportive services, a shortage of qualified care providers for assistance with daily living, and lack of access to mental health care services or those with access find the frequency of mental health service allowed under Medi-Cal is insufficient to maintain stability. Others report frequent switching of stabilizing medications due to changes in

Medi-Cal or other insurer policies, leading to mental health crises which jeopardize a resident's ability to remain housed.

**Victims of domestic violence, dating violence, sexual assault, and stalking:** In Sacramento County, two percent of households with victims of domestic violence, dating violence, sexual assault, and/or stalking have a housing need.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Based on the California HIV Surveillance Report, the annual number of new HIV diagnoses and the rate of HIV infection declined from 2013 through 2017 in Sacramento County. The number of new diagnoses declined by 8.8 percent—from 171 in 2013 to 156 in 2017, and the rate of new diagnoses per 100,000 population declined by 12.8 percent, from 11.7 to 10.2.

During this same five-year period, the number of persons in Sacramento County living with diagnosed HIV infection increased from 3,744 to over 4,405. In 2017, the prevalence rate of diagnosed HIV infection was 288.9 per 100,000 population, compared to 257.2 in 2013—an increase of 12.3 percent.

Of the 4,405 people living with diagnosed HIV infection in 2017, 79 percent were in HIV care and 69 percent achieved viral suppression. California's Integrated Plan objectives are to increase the percentage of Californians with diagnosed HIV infection who are in HIV medical care to at least 90 percent and increase viral suppression to 80 percent by 2021.

The California HIV Surveillance Report provides demographic data on persons living with diagnosed HIV infection at the state-level only. In California, 39 percent of persons living with HIV are white, 36 percent are Hispanic, and 17 are Black. The majority of persons living with HIV in California are between the ages of 45 and 59.

**Discussion:**

Please see above.

## **NA-50 Non-Housing Community Development Needs - 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

There is an ongoing need for public facilities, particularly parks, recreation centers, libraries, and facilities for special needs populations.

In pop-up events conducted during the Sacramento Valley's Analysis of Impediments to Fair Housing Choice (AI), residents were asked to identify what outcomes matter most to them. Quality parks and recreation centers was a top outcome identified during these outreach efforts.

In focus groups with residents during the AI, residents expressed the need for better public transportation, particularly access for residents with disabilities or the frail elderly. In addition to transit service, residents with disabilities and those who are frail elderly described impediments to mobility resulting from incomplete sidewalk networks or sidewalks in poor condition on routes to transit stops or other destinations. In addition, participants described a need for parks and recreational centers in areas where low income households reside. Where current parks exist in low income neighborhoods, described perceived disparities in general maintenance, cleanliness, and safety, and desired these qualities to improve.

Residents also participated in a housing and community development needs activity at three community meetings, located in the neighborhoods of Hagginwood, Meadowview, and Oak Park, in conjunction with the City of Sacramento's General Plan community outreach. Participants were asked to identify the greatest needs in their neighborhood. Top public facility needs identified were libraries, parks, and better public transportation.

### **How were these needs determined?**

These needs were determined from current plans along with input from residents and stakeholders as part of the Consolidated Plan and AI processes. Meetings and interviews with SHRA, Sacramento County and Cities of Folsom, Isleton, Galt, and Sacramento helped to inform jurisdiction-specific needs. SHRA also consults regularly with departments within the City and County of Sacramento including Parks, Neighborhoods, Planning and Economic Development, among others, and seeks input from the public and elected officials on public facility needs.

### **Describe the jurisdiction's need for Public Improvements:**

There is an ongoing need for public improvements, particularly for streets and sidewalks. Many older neighborhoods were built without adequate sidewalks, curbs, gutters, and proper drainage or they suffer from old age, heavy use, and deferred maintenance, making existing improvements inefficient and unreliable. Throughout the County, commercial corridors in need of public improvements have been identified, which if completed, would lead to job growth and economic improvement.

Infrastructure improvements along transit corridors, in conjunction with housing development and community facilities in designated neighborhoods, has been proven to lead to increased opportunities for low-mod residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

Folsom, in particular, has a large need for sidewalk improvements and bringing existing infrastructure into ADA compliance. In interviews with Folsom Community Development staff, the need for more funding to meet their ADA repair timeline was highlighted. The City is currently committing general funds to bring sidewalks, parking lots, and stairs into ADA compliance, but would need additional funds to stay on target.

In pop-up events conducted during the Sacramento Valley's AI, residents were asked to identify what outcomes matter most to them. Well-maintained sidewalks, streetlights, and streets was a top outcome identified during these outreach efforts.

In a Resources for Independent Living focus group with residents who predominately live in publicly supported housing, accessibility was a large issue. These residents felt that nothing was built to be accessible and expressed a need for more ADA compliant sidewalks, streets, and buildings. Other focus group participants expressed a need for crosswalks, streetlights, and crime reduction.

Residents also participated in a housing and community development needs activity at three community meetings, located in the neighborhoods of Hagginwood, Meadowview, and Oak Park, in conjunction with the City of Sacramento's General Plan community outreach. Participants were asked to identify the greatest needs in their neighborhood. Top public improvements needs that were identified:

- Street lighting
- Bike and pedestrian safety
- Bike and pedestrian infrastructure
- Sidewalks
- Trash cleanup
- Road repair
- Street cleanup

### **How were these needs determined?**

These needs were determined from current capital improvement plans and general plans along with input from residents and stakeholders as part of the Consolidated Plan and AI processes. Meetings and interviews with SHRA, Sacramento County and Cities of Folsom, Isleton, Galt, and Sacramento helped to inform jurisdiction-specific needs. SHRA also consults regularly with departments within the City and County of Sacramento including Parks, Neighborhoods, Planning and Economic Development, among others, and seeks input from the public and elected officials on public improvement needs.

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## **Describe the jurisdiction's need for Public Services:**

In the Sacramento Region, there is an ongoing gap in the availability of public services across special needs populations. This includes the elderly and frail seniors, at-risk youth, persons with HIV/AIDS and their families, persons with disabilities, victims of domestic violence, persons with drug, alcohol and chronic illnesses, 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 accessible housing. More coordination and collaboration are needed between housing providers and service providers. SHRA is uniquely positioned to facilitate this increased coordination and collaboration.

In pop-up events conducted during the Sacramento Valley's AI, residents were asked to identify what outcomes matter most to them. The top outcome identified by participants was safe neighborhoods. Safer neighborhoods and crime reduction were brought up by both residents and stakeholders throughout the public outreach process.

In a Resources for Independent Living focus group with residents who predominately live in publicly supported housing, affordability and lack of services were large issues. These residents expressed a need for additional assistance with everyday costs, such as transportation and healthcare. Other focus group participants expressed a need for crime reduction, childcare services, senior services, youth services, and mental health services.

Residents also participated in a housing and community development needs activity at three community meetings, located in the neighborhoods of Hagginwood, Meadowview, and Oak Park, in conjunction with the City of Sacramento's General Plan community outreach. Participants were asked to identify the greatest needs in their neighborhood. Top public service needs that were identified:

- Job training
- Crime reduction
- Services for people experiencing homelessness
- Senior services
- General public services

## **How were these needs determined?**

These needs were determined from current plans along with input from residents and stakeholders as part of the Consolidated Plan and AI processes. Meetings and interviews with SHRA, Sacramento County and Cities of Folsom, Isleton, Galt, and Sacramento helped to inform jurisdiction-specific needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

During the early and mid-2000's, the Sacramento region experienced an unprecedented housing boom with steep rises in housing prices. Homeowners who bought their homes before the boom saw their home values increase dramatically which contributed to a huge increase in their personal net worth. Between 2002 and 2006, the median price of homes in Sacramento County increased by nearly 115 percent. This increase in home prices was largely attributed to a strong local economy, rising incomes, and individuals and families relocating to the area, including from the Bay Area and Los Angeles.

Though this increase in housing prices benefitted existing homeowners who bought before the housing boom, it made it difficult for first time homebuyers. Increases in housing prices outpaced increases in household income by a wide margin, which resulted in many households unable to purchase a home. This scenario of housing becoming unaffordable for a large percentage of residents was one that the Sacramento metropolitan region shared with many other metropolitan areas in California. The housing boom reached its peak in 2006 and prices began to decline when the economy slowed down and the mortgage crises started to affect the housing market. This decline accelerated when the Sacramento region's economy fell into a recession and foreclosures became common.

Between 2006 and 2012, median home prices in Sacramento County declined below 2002 levels. Between 2007 and 2011, there were 56,000 foreclosures in the Sacramento region. The Sacramento region's economy recovered more slowly than most other regions in the State due to the region's dependence on government employment.

In 2012, housing prices in Sacramento County were, on average, lower than the U.S. overall. As the region began to recover post-recession, Sacramento County's housing prices began rising and surpassed national averages. Although Sacramento has not caught up to larger cities like Los Angeles and San Francisco, housing prices have skyrocketed over the last five years as the economy continues to grow.

### Rental Market

At the time the 2020 to 2024 Consolidated Plan was prepared, the rental market was tight but also experiencing some stabilization. Rental vacancy rates in Sacramento County are low at just 4.3 percent.

Since 2000, Sacramento County's median rent grew by 86 percent—from \$659 to \$1,223. During the same period, median income increased by only 44 percent. The widening gap between increasing rents and income creates more cost burden among residents.

According to the HUD data tables in the Needs Assessment, 56,020 low- to moderate-income renter households (32% of all low- to moderate-income renters) experience cost burden and an additional 47,425 low- to moderate-income renter households experience *severe* cost burden. Among low- to moderate-income owner households, 28 percent are cost burdened and 25 percent are severely cost burdened. Extremely low-income renters, making 30 percent or below AMI, are disproportionately impacted by severe cost burden.

There is not sufficient housing in Sacramento County for low- to moderate-income renters making less than \$25,000 per year—the table below shows the rental gaps for the County in 2017 and indicates a shortage of 47,152 units affordable to households earning less than \$25,000 per year.

### Mismatch in Rental Market, Sacramento County

Income Range	Number and % of Renters		Maximum Affordable Gross Rent	Number of rental units		Rental Gap	Cumulative Rental Gap
Less than \$5,000	10,377	4%	\$125	534	0%	(9,843)	(9,843)
\$5,000 to \$9,999	9,878	4%	\$250	3,047	1%	(6,831)	(16,674)
\$10,000 to \$14,999	19,368	8%	\$375	4,679	2%	(14,689)	(31,364)
\$15,000 to \$19,999	14,563	6%	\$500	4,036	2%	(10,527)	(41,891)
\$20,000 to \$24,999	13,134	6%	\$625	7,872	3%	(5,262)	(47,152)
\$25,000 to \$34,999	28,988	12%	\$875	44,819	19%	15,831	(31,322)
\$35,000 to \$49,999	39,478	17%	\$1,250	81,991	34%	42,513	11,191
\$50,000 to \$74,999	44,081	19%	\$1,875	69,054	29%	24,973	36,165
\$75,000 to \$99,999	24,157	10%	\$2,500				
\$100,000 to \$149,999	23,686	10%	\$3,750	24,447	10%	(32,832)	3,332
\$150,000 or more	9,436	4%					
<b>Total/Low Income Gap</b>	<b>237,146</b>	<b>100%</b>		<b>240,478</b>	<b>100%</b>	<b>(47,152)</b>	

Source: 2016-2017 American Community Survey 1-Year Estimates.

The gaps analysis conducted for the County shows that more than one-quarter of renters (67,320 households) living in the County earned less than \$25,000 per year. These renters need units that cost less than \$875 per month to avoid being cost burdened. Just 8 percent of rental units (20,168 units) in the area rent for less than \$875 per month. This leaves a “gap,” or shortage, of 47,152 units for these extremely low-income households.

In sum, the private rental market in Sacramento largely serves renters earning between \$25,000 and \$75,000 per year—81 percent of rental units are priced within that group’s affordability range. The market fails to adequately serve the 28 percent of renters earning less than \$25,000 per year—even when accounting for the impact of subsidized housing programs.

The County’s renters with the greatest needs are a diverse group. Some are seniors living on fixed incomes; some are large families with a low household income; and others are living in publicly supported housing and still struggling. Many of the County’s renters with the worst-case needs are

special needs populations, at risk of homelessness or formerly homeless, persons with disabilities, victims of domestic violence, and residents challenged by mental illnesses and substance abuse.

### **For Sale Market**

Sacramento's homeownership rate (56 percent) has remained stable over time. In 2010, the homeownership rate was 57 percent.

Between 2000 and 2017, home values in Sacramento grew even faster than rents, from a \$144,200 median home value to \$353,400—a 145 percent increase. Slow wage increases and a low for-sale housing supply put additional pressure on homeowners and renters looking to buy.

Housing affordability in Sacramento decreased between 2000 and 2017, but homeowners have been able to absorb price increases better than renters.

DRAFT

## MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

### Introduction

This section provides a broad overview of the types of residential units available in Sacramento, including those that target low-income residents. The original data in the tool have been updated with 2017 ACS data.

Sacramento County has experienced rapid growth in housing since 2000. The number of units rose from 474,814 in 2000 to 569,768 in 2017, a 20 percent increase.

The majority of the units in Sacramento are single-family. Over 65 percent of the units are single-family detached, compared to 73 percent in Folsom, 83 percent in Galt, 61 percent in Isleton, and 61 percent in the City of Sacramento.

Sacramento has 543,250 occupied housing units that are split between renters and owners—56 percent of the units are owner-occupied, and 44 percent are renter-occupied. The homeownership rate has remained relatively the same since the last five-year consolidated plan.

A majority of the owner-occupied units have three or more bedrooms (84%), while just under one-third of renter-occupied units have three bedrooms or more (32%). These data reflect the nature of Sacramento's housing market: it is predominantly a single-family, owner-occupied housing stock with three bedrooms or more.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	370,835	65.09%
1-unit, attached structure	34,815	6.11%
2-4 units	35,674	6.26%
5-19 units	69,026	12.11%
20 or more units	44,061	7.73%
Mobile Home, boat, RV, van, etc	15,357	2.70%
<b>Total</b>	<b>569,768</b>	<b>100.00%</b>

Table 33 – Residential Properties by Unit Number

Data Source: 2016-2017 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,109	0.36%	11,038	4.65%
1 bedroom	2,678	0.87%	58,289	24.58%
2 bedrooms	44,448	14.52%	91,258	38.48%
3 or more bedrooms	257,869	84.24%	76,561	32.28%
<b>Total</b>	<b>306,104</b>	<b>100.00%</b>	<b>237,146</b>	<b>100.00%</b>

Table 34 – Unit Size by Tenure

Data Source: 2016-2017 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

SHRA follows the City and County-adopted Multifamily Lending and Mortgage Revenue Bond Policies (Policies) to set funding priorities and underwriting standards for the development of new affordable housing units, adaptive re-use of buildings such as motels, and the rehabilitation of affordable developments. The Policies adopted in 2019 place a highest priority on preservation of existing affordable housing units that are in need of financial assistance to prevent the loss of units from the affordable inventory. As an example, the replacement of 218 dilapidated public housing units at the former Twin Rivers complex is a high priority for available subsidy dollars. The second highest priority is for production of new, affordable units. Given the lack of production in recent years coupled with a statewide housing crisis, increasing the overall supply of affordable housing is a higher priority than it had been in past years. SHRA's Policies require affordable units at 30%, 50%, and 60% of AMI. SHRA does not fund affordable housing above 60% of AMI.

Under the Consolidated Plan, three of the entitlement programs can be used to develop housing units: CDBG, HOME, and HOPWA. As discussed in the Needs Assessment (NA-10) SHRA's ability to respond to increasingly difficult housing issues is currently resource constrained by reductions to CDBG and HOME entitlements, by the loss of tax increment (TI) financing, along with reductions to other funding sources. To account for the loss of housing funds primarily from the HOME program and TI affordable housing set-aside funds, SHRA staff will continue to seek additional affordable housing funding. The CDBG program has four primary categories of activity: 1) capital improvements (public facilities/infrastructure); 2) housing; 3) public services; and 4) planning and administration. If funding remains constant over the five-year period of the Consolidated Plan, housing rehabilitation unit production and funding for the following is:

**Home Repair Program:** Projected annual allocation in the City of Sacramento is \$150,000 and \$150,000 in the County of Sacramento for a total of \$300,000. The Home Repair Program provides \$5,000 grants to qualified households for emergency repairs and/or handicapped accessibility improvements. Program goals are **540** emergency repairs and/or handicapped accessibility improvements in each jurisdiction.

**Multi-Family Rehabilitation (CDBG):** The City of Sacramento and the County of Sacramento allocate CDBG to assist in the rehabilitation of affordable housing. The number and type of units targeted for CDBG are **15** housing rehabilitation units in the City of Sacramento and **30** housing rehabilitation units in the County of Sacramento for a total of **45 units** over the five-year period.

**Multi-Family Rehabilitation/New Construction (HOME):** HOME funds are used to support both new construction and rehabilitation of affordable housing. While the uses of CDBG are limited to rehabilitation, HOME has no such limitation. SHRA anticipates funding more new construction over the next five year period. Assuming current HOME funding levels an average per-unit subsidy of \$200,000, if the City and County disburse approximately one-third on rehabilitation and the rest on new construction, over the next five years we would target 40 units for rehabilitation and approximately 90 units of new construction in the City and County. .

For HOPWA the goal is to produce **five units** though reprogramming over the next five years. For HOPWA, funds have been stable and are fully allocated annually to Short-term Rental, Mortgage, and Utility (STRMU) assistance and supportive services. Reprogrammed funding available at the end of the year provides a one-time capture of funds for use on housing new construction or rehabilitation activities. If there are reprogrammed funds available, these may be used to create new units. Any new units would need to be supported by the STRMU and supportive services under the HOPWA program.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to HUD's Multifamily Assistance and Section 8 Contracts Database, nearly 1,600 assisted units, in 32 developments have a contract that expires during the 2020 to 2024 Consolidated Plan period. These developments consist of project-based Section 8 properties and assisted housing for the elderly and developmentally disabled.

**Does the availability of housing units meet the needs of the population?**

The current availability of housing units does not meet the needs of the population in Sacramento. The problem is particularly acute for extremely and very low-income renters.

The gaps analysis conducted for the County showed that more than one-quarter of renters (67,320 households) living in the County earned less than \$25,000 per year. These renters need units that cost less than \$875 per month to avoid being cost burdened. Just eight percent of rental units (20,168 units) in the area rent for less than \$875 per month. This leaves a “gap,” or shortage, of 47,152 units for these extremely low-income households.

In sum, the private rental market in Sacramento largely serves renters earning between \$25,000 and \$75,000 per year—81 percent of rental units are priced within that group’s affordability range. The market fails to adequately serve the 28 percent of renters earning less than \$25,000 per year—even when accounting for the impact of subsidized housing programs.

Increasing housing prices have caused more Sacramento households to be cost burdened or severely cost burdened. According to the HUD tables in the Needs Assessment, 56,020 low- to moderate-income renter households (32% of all low- to moderate-income renters) experience cost burden and 47,425 low- to moderate-income renter households (27% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-income owner households, 28 percent are cost burdened and 25 percent are severely cost burdened. Low-income renters and owners, making 30 percent or below AMI, are disproportionately impacted by severe cost burden.

It is important to note that this does not include persons who are homeless. At the time of the last homeless Point-in-Time (PIT) count in 2019, 5,570 people were experiencing homelessness in Sacramento County. More than half of those counted, or 3,900 individuals, were unsheltered (i.e. slept outside or in a location not suitable for human habitation). This is the largest report of nightly homelessness on record for Sacramento County, which indicates that homelessness is expanding substantially and requires a new and intensified response. The Sacramento Region bases its priorities for ending homelessness on the recognition that homelessness results from more than just a lack of affordable housing.

In the Sacramento Valley AI Resident Survey, the greatest unmet housing needs in the region were identified as:

- A lack of affordable housing to rent—overall, 30 percent of renters who participated in the Sacramento Valley Regional AI Survey struggle to pay the rent, and half worry that their rent will increase to an amount they cannot afford to pay.
- Condition issues—one in four low income households consider their housing to be in poor condition.

A lack of affordable housing and condition issues are also common housing problems for special needs populations, including elderly and single person households. For residents with disabilities a lack of affordable housing is compounded by a lack of affordable, accessible housing. More than one in three households that include a member with a disability live in housing that does not meet the accessibility needs of the member with a disability.

In focus groups across the region, stakeholders strongly agreed that the availability and affordability of housing in general are the most important issues concerning quality housing in Sacramento. Multiple stakeholders expressed the extreme difficulty for low income households to find suitable housing:

- *“Hopeless. People search and search, and there’s never a fit.”*
- *“People are willing to accept substandard housing to have a place to live.”*
- *“Impossible to find a place to live.”*

These housing problems are particularly acute for persons with disabilities, people experiencing homelessness, persons with mental health issues, and seniors.

### **Describe the need for specific types of housing:**

As discussed above, affordable housing to rent and in good condition is a critical need of low and moderate income households, expressed by resident survey respondents in terms of struggling to pay their current rent, worry about rent increases, and identifying their home to be in poor condition. Residents who participated in focus groups expressed the need for more affordable housing options, particularly rentals under \$600 per month or general income-based housing. According to these residents, there is an overall lack of affordable housing stock that is well-maintained or suitable for a family:

- *“Slumlords have people living in horrible conditions.”*
- *“People get comfortable living in bad places. Landlords don’t fix stuff.”*

For some residents, it’s not just an affordability issue, but also a general barrier to reasonably priced rentals because of application requirements—income that is three times rent, credit score, eviction history, rental references, application fees, and criminal history background. Voucher holders experience difficulty finding landlords willing to participate in the Housing Choice and other voucher programs.

Residents with disabilities and stakeholders that participated in focus groups detailed the difficulty in finding accessible and affordable housing:

- *“Incredibly difficult to find an accessible place to live.”*
- *“Nothing is built accessible. In Oak Park, only one of the new buildings is accessible, and that one is priced out of range for someone on SSI. In the Triangle, there are new apartments and condos, but they are so much more than SSI.”*
- *“There is a real need for housing that is affordable to people with disabilities on SSI who are not elderly; there is basically no housing they can afford. Really need 0-30%.”*
- *“Waitlists for accessible units have increased dramatically in recent years; now lists are three to four years, and lists are longer for studio and one-bedroom units”*

Stakeholders in focus groups also expressed the currently lack of housing to meet the needs of seniors and the elderly. Affordability is the biggest issues among this population, but if homeowners want to downside or move from their current home, options are extremely limited. Most seniors in Sacramento live on Social Security or SSI, with an income of less than \$900 per month. Without sufficient housing

options for seniors or assistance with accessibility modifications, stakeholders worry that more seniors will lose housing and experience homelessness.

**Discussion**

Please see above.

DRAFT

# MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

## Introduction

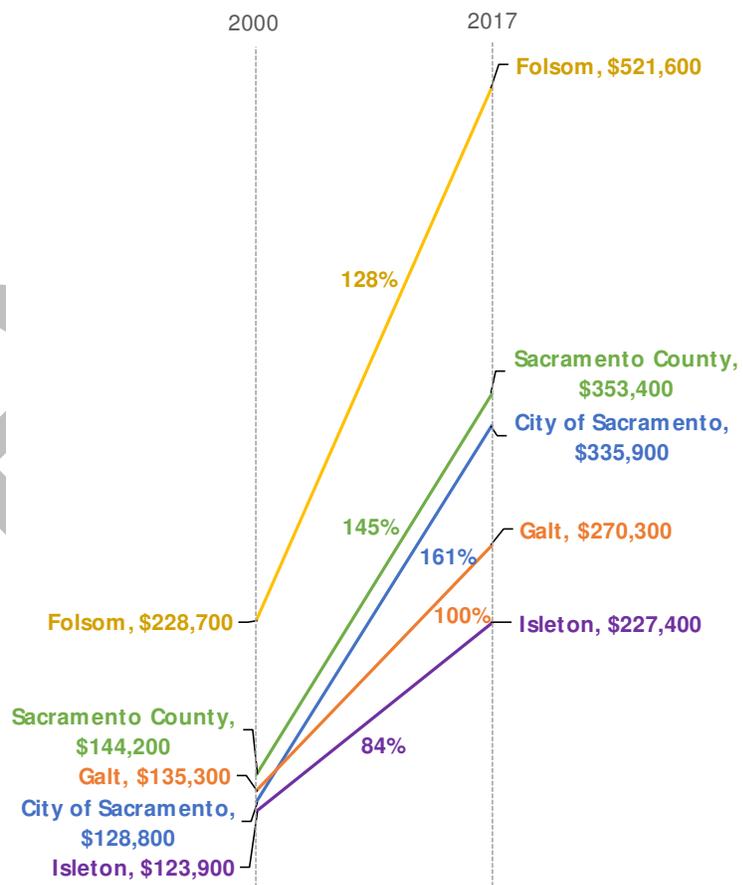
This section contains updated cost of housing data from the 2000 Census, 2015 CHAS, 2017 ACS, and the 2018 Regional AI study.

The following two figures show the change in median home values and contract rent since 2000 for Sacramento County and the Cities of Sacramento, Folsom, Isleton, and Galt. As the figures demonstrate, increases in costs are strong across the board, with prices in nearly all communities doubling. Isleton and Galt remain the most affordable jurisdictions in the Consortium for ownership and Isleton, for rents.

The HUD “units by HAMFI” tables are consistent with the gaps analysis discussed above and confirm that rental units are most plentiful for households earning 50 to 80 percent MFI, and ownership is most attainable for households earning 100 percent MFI and more.

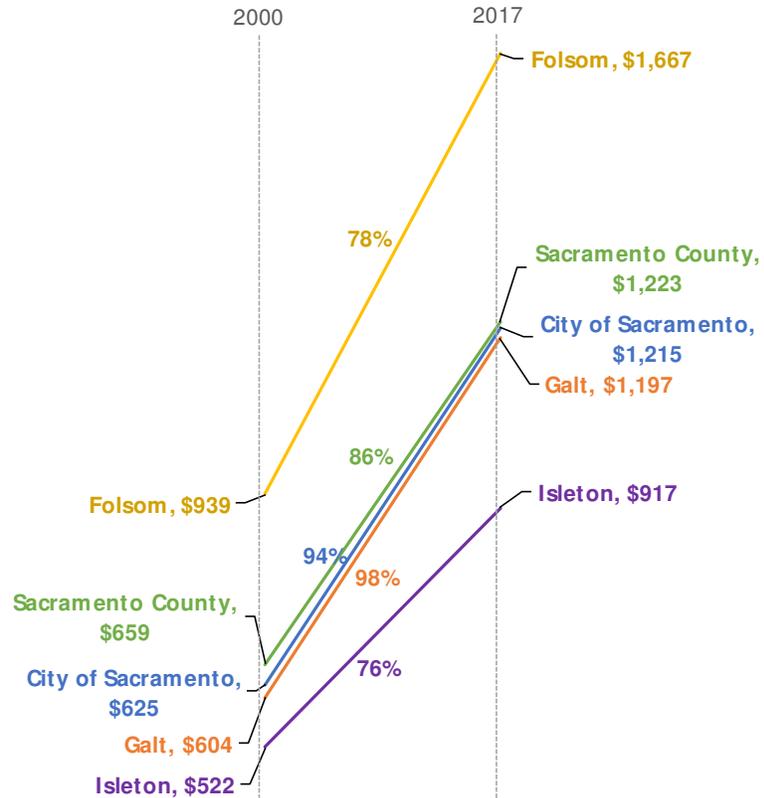
### Change in Median Home Value, 2000 to 2017

Source:  
2000 U.S. Census, 2017 1-year American Community Survey, and Root Policy Research.



## Change in Median Contract Rent, 2000 to 2017

Source:  
2000 U.S. Census, 2017 1-year American Community Survey, and Root Policy Research.



## Cost of Housing

Sacramento County:

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	\$144,200	\$353,400	145%
Median Contract Rent	\$659	\$1,223	86%

Table 35 – Cost of Housing – Sacramento County

Data Source: 2016-2017 ACS

City of Sacramento:

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	\$128,800	\$335,900	161%
Median Contract Rent	\$625	\$1,215	94%

Table 36 – Cost of Housing – City of Sacramento

Data Source: 2016-2017 ACS

City of Folsom:

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	\$228,700	\$521,600	128%
Median Contract Rent	\$939	\$1,667	78%

Table 37 – Cost of Housing – City of Folsom

Data Source: 2016-2017 ACS

City of Isleton:

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	\$123,900	\$227,400	84%
Median Contract Rent	\$522	\$917	76%

Table 38 – Cost of Housing – City of Isleton

Data Source: 2016-2017 ACS

City of Galt:

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	\$135,300	\$270,300	100%
Median Contract Rent	\$604	\$1,197	98%

Table 39 – Cost of Housing – City of Galt

Data Source: 2016-2017 ACS

Rent Paid	Number	%
Less than \$500	13,512	5.86%
\$500-999	84,333	36.58%
\$1,000-1,499	92,243	40.01%
\$1,500-1,999	31,952	13.86%
\$2,000 or more	8,527	3.70%
<b>Total</b>	<b>230,567</b>	<b>100%</b>

Table 40 - Rent Paid

Data Source: 2016-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,929	No Data
50% HAMFI	14,938	7,544
80% HAMFI	71,040	28,751
100% HAMFI	No Data	47,747
<b>Total</b>	<b>89,907</b>	<b>84,042</b>

Table 41 – Housing Affordability

Data Source: 2009-2013 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$953	\$1,015	\$1,342	\$1,935	\$2,357
High HOME Rent	\$953	\$1,015	\$1,264	\$1,452	\$1,600
Low HOME Rent	\$770	\$825	\$990	\$1,143	\$1,275

**Table 42 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

The current availability of housing units does not meet the needs of households at all income levels in Sacramento. The problem is particularly acute for extremely and very low-income renters.

The gaps analysis conducted for the County showed that more than one-quarter of renters (67,320 households) living in the County earned less than \$25,000 per year. These renters need units that cost less than \$875 per month to avoid being cost burdened. Just eight percent of rental units (20,168 units) in the area rent for less than \$875 per month. This leaves a “gap,” or shortage, of 47,152 units for these extremely low-income households.

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A lack of affordable housing and condition issues are also common housing problems for special needs populations, including elderly and single person households. For residents with disabilities a lack of affordable housing is compounded by a lack of affordable, accessible housing. More than one in three households that include a member with a disability live in housing that does not meet the accessibility needs of the member with a disability.

In focus groups across the region, stakeholders strongly agreed that the availability and affordability of housing in general are the most important issues concerning quality housing in Sacramento. Multiple stakeholders expressed the extreme difficulty for low income households to find suitable housing:

- *“Hopeless. People search and search, and there’s never a fit.”*
- *“People are willing to accept substandard housing to have a place to live.”*
- *“Impossible to find a place to live.”*

These housing problems are particularly acute for persons with disabilities, people experiencing homelessness, persons with mental health issues, and seniors.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

According to the State of California’s Department of Finance, Sacramento County is projected to grow by eight percent, or more than 115,000 individuals, over the five-year period of the Consolidated Plan. Given the projected increase in population, the continued increase in home values is likely to reduce the number of available affordable housing units. On the rental side, an increase in the number of units renting for \$875 or more per month will keep pressure on the market to meet the demand for higher market-rate units. As a result, there will be little, if any, incentive for the private market to expand the affordable housing market in Sacramento County.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median gross rent in Sacramento County in 2017 was \$1,223—in between the Fair Market Rent and High HOME Rent for 1-bedroom units (\$1,015) and 2-bedroom units (Fair Market Rent, \$1,342, and High HOME Rent, \$1,264). The low HOME rent for 2-bedroom units was much lower the median gross rent at \$990.

Median gross rents for each jurisdiction:

- Sacramento County = **\$1,223**, 86% increase from 2000 (\$659)
- City of Sacramento = **\$1,215**, 94% increase from 2000 (\$625)
- Folsom = **\$1,667**, 78% increase from 2000 (\$939)
- Isleton = **\$917**, 76% increase from 2000 (\$522)
- Galt = **\$1,197**, 98% increase from 2000 (\$604)

The fact that Sacramento County's rent is somewhat in line with Fair Market Rents suggests evidence of naturally occurring affordable housing in Sacramento based on regional affordability standards. Rising rents in the region overall, as shown above by the change in rents since 2000, will put additional pressure on the housing market; therefore, it will be important for Sacramento to work to preserve existing affordable housing (both naturally occurring affordable housing and publicly assisted units that may be near the end of their affordable restriction term).

**Discussion** Please see above.

## MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

### Introduction

This section provides an overview of the condition of Sacramento's housing stock. Much of these data are from HUD's 2011-2015 CHAS and the 2017 ACS, which are the most recent data available.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

**Standard Condition:** A dwelling unit which meets HUD Section 8 HQS with no major defects in the structure and only minor maintenance is required. Such a dwelling will have the following characteristics: reliable roofs, sound foundations, adequate and stable floors, walls, and ceilings, surfaces and woodwork that are not seriously damaged nor have paint deterioration, sound windows and doors, adequate heating, plumbing and electrical systems, adequate insulation and adequate water and sewer systems and are not overcrowded as defined by local code.

**Substandard condition:** A dwelling unit a unit that does not does not meet HUD section 8 HQS which includes lacking the following: complete plumbing, complete kitchen facilities, efficient and environmentally sound sewage removal and water supply, and heating source. Additionally, the dwelling may be overcrowded as defined by local code.

**Substandard but suitable for rehabilitation:** A dwelling unit, at a minimum, does not meet HQS with some of the same features as a "substandard condition" dwelling unit. This unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. A "substandard but suitable" dwelling unit, however, has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a "standard" dwelling unit.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	84,869	27.73%	121,115	51.07%
With two selected Conditions	2,320	0.76%	12,416	5.24%
With three selected Conditions	130	0.04%	492	0.21%
With four selected Conditions	0	0.00%	0	0.00%
No selected Conditions	218,785	71.47%	103,123	43.49%
<b>Total</b>	<b>306,104</b>	<b>100.00%</b>	<b>237,146</b>	<b>100.00%</b>

Table 43 - Condition of Units

Data Source: 2016-2017 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	61,335	20.04%	31,905	13.45%
1980-1999	95,791	31.29%	75,590	31.87%
1950-1979	119,598	39.07%	109,844	46.32%
Before 1950	29,380	9.60%	19,807	8.35%
<b>Total</b>	<b>306,104</b>	<b>100.00%</b>	<b>237,146</b>	<b>100.00%</b>

Table 44 – Year Unit Built

Data Source: 2016-2017 ACS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	146,480	50.58%	129,940	55.77%
Housing Units build before 1980 with children present	17,390	6.00%	27,160	11.66%

Table 45 – Risk of Lead-Based Paint

Data Source: 2016-2017 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

SHRA and the City of Sacramento and Sacramento do not maintain data on the rehabilitation status of vacant units, abandoned properties, and/or REO.

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 46 - Vacant Units

## Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As Sacramento's ownership and rental housing ages there is and there will be a growing need to rehabilitate these units. Overall, Sacramento's housing stock is newer than that in many older cities in other parts of the nation. But, with each passing decade, the issues of aging rental and ownership housing that has not received periodic maintenance and upgrades will become more apparent particularly in the segments serving low-and very-low income families.

Both stakeholders and residents who participated in focus groups expressed the need for more home repair programs, particularly for low income households who may be at risk of homelessness. The lack

of funding for home modifications for seniors, the frail elderly, and persons with disabilities is also an issue. These populations tend to endure substandard living conditions because there is a lack of funding to address their needs or there are no other living options.

Findings from the Sacramento Valley Regional Resident Survey demonstrate a need for owner and rental rehabilitation based on residents' assessment of their housing condition. Compared to the region, African American residents, residents whose household includes a member with a disability, and large family households participating in the resident survey were more likely to report living in a home in poor condition. As discussed previously, one in four (24%) low income households participating in the survey consider their housing to be in "poor" condition. About 15 percent of elderly respondents identify their home as being in poor condition.

It is important that Sacramento, to the maximum extent possible, maintain programs that offer ownership and rental housing rehabilitation assistance.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

As shown in the table above, an estimated 17,390 owner-occupied and 27,160 renter-occupied housing units in Sacramento County were constructed before 1980 and have children under the age of six living in them. If these units contain a proportionate share of persons in poverty as the County's proportion overall (19% of families with children live in poverty in Sacramento County), then 3,245 owner-occupied and 5,068 renter-occupied housing units could be occupied by low-income families with children that could contain lead based paint hazards.

**Discussion**

In addition to the topics discussed above, Sacramento County and other participating jurisdictions evaluated the natural hazard risks to low- and moderate-income residents, including risks expected to increase due to climate change. The evaluation was conducted through consulting with stakeholders that represent Sacramento County, Sacramento County Office of Emergency Services, and Sacramento County Department of Transportation during a focus group.

When these stakeholders were asked about recent natural disasters, property damage, and the impact of the damage, they provided information around the biggest threat to the County—flooding:

- In 2017, there were three Presidential Declarations for flooding and wind. Over the last 15 years there have been declarations in 1996, 1997, 2002, 2006, and 2017 for flooding and one for wind (wind events can cause power outages and fires).
- Exposure to flooding does not necessary vary greatly by neighborhood. If a levy fails, all neighborhoods would flood.
- Localized floods are caused by stream overflow, as well as irrigation.

#### Natural hazard preparedness:

- During a flood event, the County Sheriff leads the evacuations. Alert systems include both Placer and Yolo Counties and there are procedures in place for when power is out (three big old school sirens). Everbridge (emergency alert communications system) has translation built in. Accessing ASL interpreters is the goal, but not always possible.
- The Department of Transportation maintains the road system during a disaster and monitors areas that are identified as vulnerable so that equipment and crews can be deployed to respond to flooding and maintaining the operation of the system. DOT also provides a support role to emergency response.
- Sacramento County's plan has a language access component, which assists with residents with limited English proficiency.
- In an event, a Local Assistance Center(s) is activated—this is a place designated for residents and businesses to come to get help. It typically has a registration setup, childcare, language access, etc. to help people.
- Most of the available preparedness information is available on the County's website and shared by social media. None of the County's communications about preparedness is targeted; rather it's all mass media, for all people in the County.

When stakeholders participating in the natural hazard focus group were asked about relief funding, they provided insight into the process:

- When FEMA is involved, there needs to be a federal disaster assessment. The County and other agencies have their own disaster assessments.

#### Natural hazards risks and problems:

- Reaching people who are homeless before or during a disaster is a big concern, especially those who are camping out in the County or who may not have a phone that receives emergency alerts.
- A number of areas in the County have only one way in and one way out, which can be a real issue.
- For homes in the flood plain, insurance can be a large problem and many residents don't have this type of insurance because of unaffordable premiums. Another issue is that some residents bought homes without knowing they were in a flood plain, and therefore they didn't know they needed to carry flood insurance. In rural areas of the County, there is a large agricultural industry, so after a flood there are agriculture losses as well.
- Businesses will sometimes have to close because they're not prepared to recover from a natural disaster or have a continuity plan in place.

- The biggest issue that low-income residents experience after a disaster is shelter. Where can they stay? They often don't have the means to stay in a hotel, so low-income residents are most likely to be stuck in a shelter.
- Isleton, Walnut Grove, Cortland, other rural areas in the delta are the places that flood more frequently and are impacted the most. They also have limited access and egress.

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## MA-25 Public And Assisted Housing - 91.210(b)

### Introduction

Applicable Federal Law and HUD regulations require that each Housing Authority develop and adopt a PHA Plan and update it on an annual basis. The PHA Plan provides details about Housing Authority programs, services, and general operations. In addition, the Plan focuses on implementation strategies designed to address residents' needs and issues, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs. A copy of the complete PHA plan is on file with the Agency Clerk and is available upon request.

The table below is pre-populated by HUD based on data submitted by public housing authorities in annual reports. The pre-populated data in the table were outdated and, as such, are not included here. The table will be updated by the Housing Authority for the final Consolidated Plan.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available									
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 47 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

SHRA manages the Public Housing program on behalf of the City and County of Sacramento and assists over 12,000 families by providing over 3,000 affordable housing units which are rented out to eligible tenants at affordable rates. These housing units consist of a variety of apartments, duplexes and single-family homes.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The physical condition of the Public Housing units is fair considering their ages. Note that some developments share the same HUD designated number. Developments beginning with CA005 are in the City of Sacramento and those that begin with CA007 are located in the County of Sacramento.

Development Name and Number: Alder Grove (New Helvetia)/CA005000101

Number of Units: 360

Condition: Fair

Development Name and Number: Marina Vista (River Oaks)/CA005000102

Number of Units: 391

Condition: Fair

Name and Number of Development: Central City/CA005000103

Number of Units: 331

Condition: Fair

Name and Number of Development: Meadow Commons (Colonial Heights)/CA005000104

Number of Units: 214

Condition: Fair

Name and Number of Development: Mandy/MeadowgateCA005000104:

Number of units: 24

Condition: Good

Name and Number of Development: Oak Park/CA005000105

Number of Units: 209

Condition: Fair

Name and Number of Development: The Mill (Gibson Oaks)/CA005000107

Number of Units: 195

Condition: Fair

Name and Number of Units: Rio Garden (Alta Arden)/CA007000202

Number of Units: 262

Condition: Fair

Name and Number of Development: Sun River (Family Turn Key)/CA007000203

Number of Units: 292

Condition: Fair

Name and Development Number: Pointe Lagoon /CA007000205

Number of Units: 241

Condition: Fair

DRAFT

## Public Housing Condition

Public Housing Development	Average Inspection Score
CA005000101-ALDER GROVE	63
CA005000102-MARINA VISTA	59
CA005000103-CENTRAL CITY	95
CA005000104-MEADOW COMMONS	69
CA005000105-OAK PARK	96
CA005000107-THE MILL	80
CA007000201-TWIN RIVERS	80
CA007000202-RIO GARDEN	86
CA007000203-SUN RIVER	51
CA007000205-POINTE LAGOON	69

**Table 48 - Public Housing Condition**

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The following improvements are desired for the public housing units: replace roofs, gutters, glass doors, windows, repair siding, parking lot surfaces, areas with dry rot, uneven concrete areas, damaged fences, upgrade and install HVAC systems, electrical systems, front and vehicle gate systems, surveillance cameras, landscaping, new property signage, elevator systems, water heaters, and exterior paint. The initiation of improvements projects is constrained by available funding.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

SHRA continues to provide quality housing that is affordable to low-, very low-, and extremely low-income households. Strategies pursued by SHRA as outlined in the Five Year PHA plan were successful and allowed the authority to meet their mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

Goals and objectives that will enable SHRA to serve the needs of low-, very low-, and extremely low-income families:

- **Maximize the current resources for housing programs**
  1. Maintain occupancy at no less than 97% (adjusted for units in modernization) each calendar year.
  2. Annually assess the policies regarding the Admissions and Continued Occupancy Policies (ACOP) Increase the availability of decent, safe, and affordable housing.
- **Increase the inventory of affordable housing units**
  1. Apply for additional State and Federal rental subsidies for tenant based rental assistance programs including additional vouchers, Rental Assistance Demonstration (RAD) conversions, and the Choice Neighborhood Initiative (CNI).

2. Leverage affordable housing resources in the community through public/ private partnerships for the creation of mixed use and mixed income housing.
  3. Continue to assess the Housing Authority inventory to identify potential for disposition/demolition and mixed finance housing opportunities.
- **Improve the Public Housing Assessment System Score to achieve a high performer score**
    1. Increase the Score under the Management Assessment Subsystem (MASS), Physical Assessment Subsystem (PASS), Financial Assessment Subsystem (FASS), and Capital Fund Subsystems (CFSS) of the PHAS.
  - **Improve the Quality of Assisted Housing**
    1. Update the Admissions and Continued Occupancy Policy to implement the any new statutory or regulatory requirements and update any existing regulations.
    2. Expand on the resident training program to include multi-skilled workers to promptly repair and maintain units that become vacant on a regular basis for faster and more efficient turnover of units, including the establishment of a highly skilled workforce to complete capital repairs.
    3. Expand the supply of assisted housing by reducing the amount of public housing vacancies, not to exceed an adjusted vacancy rate of no more than two percent.
    4. Evaluate internal procedures to minimize fraud within Housing Authority programs.
    5. Abate or encapsulate lead-based paint, and relocate all families with children under six, who are in immediate proximity to lead based paint, to unaffected units.
    6. Assure that carbon monoxide detectors are operable and exist in every federally assisted unit.
    7. Convert all Public Housing to a Section 8 platform utilizing HUD's Rental Assistance Demonstration (RAD) program or a Demolition/Disposition application to utilize a mix of public and private dollars to fund necessary residential and site improvements.
  - **Provide an improved living environment**
    1. Implement public housing security improvements, such as increasing lighting, video surveillance, resident identification cards, tenant participation with Resident Associations, and crime prevention through environmental design features.
    2. Redevelop public housing and other properties through public/private partnerships, with updated or new amenities for residents, such as public spaces and parking.
    3. Work with outside agencies to adopt supportive services to allow elderly tenants to age in place.
    4. Promote public and private partnerships with the use of Capital funds to accelerate modernization projects and initiate mixed finance redevelopment opportunities with various HUD programs such as RAD, CNI, and disposition/demolition programs.
    5. Enforce non-smoking policy and establish or continue to coordinate with Resident Advisory Board (RAB) and community programs for smoking cessation.

6. Encourage and support the formation of resident associations.
- **Encourage Self-Sufficiency**
    1. Establish and maintain relationships with community partners for educational, childcare, health care, homeownership, financial literacy/management, budgeting, and other services for opportunities to promote self-sufficiency.
    2. Assist tenants in training and employment opportunities by promoting and monitoring all contractors to comply with Section 3 requirements.
    3. Develop a robust Section 3 program which includes a system to track Section 3 efforts and results.
    4. Establish a Section 3 Registry for businesses to find potential low-income individuals for employment opportunities.
    5. Continued marketing efforts to develop the Family Self Sufficiency programs.
  - **Increase assisted housing choices**
    1. Conduct proactive outreach and build relationships with other governmental agencies, landlords, non-profits, and other businesses to partner to increase options for low income residents.
    2. Provide information on the feasibility of homeownership, and other affordable housing options to increase the housing choices for public housing residents.
    3. Increase the number of project-based units in order to increase the housing choices for participants.
    4. Assess and implement policies and procedures, where necessary, to ensure the needs of housing residents are being met within the properties.
    5. Inform Public Housing residents of latest HUD policy and guideline changes.
  - **Promote self-sufficiency and asset development of assisted households**
    1. Increase the number and percentage of employed persons in assisted families by conducting annual activities such as job fairs and job training events.
    2. Engage supportive service providers to improve assistance recipients' employability.
    3. Encourage residents of public housing to join the Resident Trainee program.
    4. Encourage residents of the Resident Trainee Program to pursue Agency positions for employment.
    5. Engage supportive service providers to increase independence of the elderly or disabled households by continually attracting and providing supportive services.
    6. Provide measures and opportunities to increase the income of residents to complement de-concentration and income-mixing.
    7. Evaluate the need and the feasibility of the HUD "Step Up" program to provide jobs and job training opportunities on HUD-assisted construction projects to residents of public housing and other low-income people.

8. Pursue grant opportunities to fund self-sufficiency coordinator positions through HUD grants or other available sources.
- **Ensure equal opportunity and affirmatively further fair housing**
    1. Undertake affirmative measures to ensure equal access to assisted housing regardless of race, color, religion, sex, national origin, creed, age, actual or perceived sexual orientation, gender identity, history of domestic violence, marital status, familial status, HIV infection and disability.
    2. Continue to implement the Section 504 and ADA transition plans.
    3. Train and implement Limited English Proficiency (LEP) training with all staff and to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
    4. Implement the action plan set forth in the Fair Housing Analysis of Impediments.
    5. Develop a Homelessness Prevention Initiative that includes management's utilization of emergency rental assistance, financial management tools and supportive living services such as mental health and other wellness programs with the focus on those high risk individuals, such as the homeless, youth, domestic violence victims, human trafficking survivors and the elderly.

**Discussion:**

Please see above.

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## **MA-30 Homeless Facilities and Services - 91.210(c)**

### **Introduction**

Homelessness has been a significant issue for many years but, until recently, housing market conditions and local efforts to fight homelessness appear to have mitigated the most significant growth in the homeless population. The 2019 PIT Count indicates that homelessness is expanding substantially and requires a new and intensified response. The Sacramento Region bases its priorities for ending homelessness on the recognition that homelessness results from more than just a lack of affordable housing.

The County of Sacramento, along with cities, other local governmental agencies, health care providers, nonprofit organizations, business and faith community partners, and other stakeholders, is committed to ending homelessness in Sacramento County. Despite the significant growth in the homeless population, this group of partners has taken important steps in recent years to expand housing opportunities and improve the quality and coordination of services for people experiencing homelessness.

In interviews, stakeholders expressed the ongoing need for emergency shelters and services, but also getting people back into housing after experiencing homelessness. There needs to be additional focus and investment in diversion at emergency shelters, rather than broad services. Currently, there is a slow flow in shelters and rapid rehousing has not been working well enough to improve the flow of individuals. If the region focuses on better flow in emergency shelters, then new beds would not be required because beds would open up more frequently. Stakeholders felt that it is important for the City and County to invest in projects that are scalable and flexible, rather than targeting a specific population, so that service providers can focus on those that are currently the most vulnerable, including the elderly and at-risk youth.

**Facilities Targeted to Homeless Persons**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	426		303	1361	None
Households with Only Adults	505		379	1929	None
Chronically Homeless Households	N/A	0	N/A	2572	None
Veterans	40	0	109	677	None
Unaccompanied Youth	32	0	138	25	None

**Table 49 - Facilities Targeted to Homeless Persons**

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## **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Complementary supportive services cover three major areas of need: economic support, housing, and support services. This is not a comprehensive list of all services; however, it is representative of key programs. The key programs and services in place to provide support to families are:

1. **211 Sacramento:** Provider of coordinated information, referral and access to health and human service programs and services, needs data and emergency/disaster volunteer services.
2. **CalWORKs:** Funds are available to families on public assistance to provide rent and utility payments, which are funded through TANF. CalWORKs also offers the Welfare-to-Work Program that provides job training and supportive services.
3. **Child Protective Services (CPS):** Funds are available to provide emergency rent and utility assistance for families with children who have an open case.
4. **Sacramento Metropolitan Utility District (SMUD):** Funds are available on a limited basis for individuals who are in danger of losing utility service.
5. **Project Redirection Mental Health:** Housing and treatment for mentally ill misdemeanor offenders who are released from jail.
6. **Legal Services of Northern California (LSNC):** Provides quality legal services that empower the poor to identify and defeat the causes and effects of poverty, including cases related to housing, public benefits, including CalWORKs, CalFresh (food stamps), Medi-Cal, General Assistance (GA), Social Security, SSI, unemployment insurance benefits (UIB), and state disability insurance (SDI).
7. **Sacramento Self-Help Housing:** Housing referrals and housing advocacy to low-income and homeless individuals and families; also provides a Renters Helpline for landlord/tenant related questions.
8. **Sacramento Housing Alliance (SHA):** Advocates for safe, stable, accessible, and affordable homes in the Sacramento region. SHA builds healthy communities through education, leadership, and policy change.
9. **Sacramento Employment and Training Agency (SETA):** Partners with Sacramento Housing and Redevelopment Agency to provide job training and placement services.
10. **CalFresh Program (formerly called Food Stamps):** Electronic Benefit Transfer cards issued to people on public assistance to fund food and other essential items.
11. **Sacramento County's Health and Human Services (DHS) and DHA** funds are available to provide to individuals and families needing senior services, physical health, behavioral health, dentistry services, and public health. Homeless services are housed under the umbrella of DHA.
12. **Pathways to Health + Home:** Is the City of Sacramento's Whole Person Care program and the cornerstone of the City's commitment to housing 2,000 homeless individuals by 2020. Our mission is to improve the health, quality of life, and housing stability for individuals experiencing or at-risk of experiencing homelessness through an integrated system of care. Our vision is a city where all individuals have a home and access to adequate care.

13. **The People's Guide:** A practical self-advocacy information guide and directory on how to get food, income, jobs and training, housing, healthcare, legal advice, and other important help from local, state and federal programs and community services across the Sacramento Region. This guide is produced by the United Way,, Sacramento Regional Coalition to end Homelessness, Central Labor Council, AFL-CIO, SSF, and SacSOS, and is designed to be given to individuals and families experiencing homelessness or who are low-income.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The following emergency shelters, transitional housing, and permanent housing with supportive services serve to meet the needs of persons experiencing homelessness:

#### **Emergency Shelters**

As of 2019, emergency shelter facilities located in Sacramento County had a total of 116 family units, 505 individual beds, and 426 family beds.

#### **Transitional Housing**

As of 2019, transitional housing facilities located in Sacramento County had a total of 113 family units, 379 individual beds, and 303 family beds.

#### **Permanent Supportive Housing**

As of 2019, permanent supportive housing facilities located in Sacramento County had a total of 432 family units, 1929 individual beds, and 1361 family beds.

#### **Need to Strengthen Mainstream Employment Partnerships for the Homeless**

The increased role of mainstream services, those supports available to all low-income people regardless of housing status, is critical to the homeless system's evolution to a crisis response model. If homeless programs are to take primary responsibility for housing needs, another entity must provide support services to households in order for them to sustain their housing. Most critical of these is having an income, not only to support housing, but also to sustain the other costs that arise for a household. Many Continuums across the country, including Sacramento's, have invested in duplicative employment services because the mainstream services are not flexible enough to remove the employment barriers of those with low incomes or those experiencing homelessness.

## MA-35 Special Needs Facilities and Services - 91.210(d)

### Introduction

This section provides a brief summary of facilities and services that assist persons who are not homeless but who require supportive housing and programs to ensure that those persons returning from mental and physical health institutions receive appropriate supportive housing.

Licensed community care facilities offer housing and specialized services for children and adults that have special needs. According to the State Department of Social Services' Community Care Licensing Division, there are approximately 56 24-hour residential care facilities for children, 566 residential elder care facilities, and 344 adult residential care facilities in Sacramento County. Refer to the State Department of Social Services for additional information. The Community Care Licensing Division serves the most vulnerable people of California and its mission is to promote the health, safety, and quality of life of each person in community care through the administration of an effective and collaborative regulatory enforcement system.

In addition, the Sacramento Region through public and private partnerships continues to strive to provide services and safe, decent and affordable housing for individuals in need. An example is Whole Person Care (WPC) is a pilot program within Medi-Cal 2020, California's Section 1115 Medicaid Waiver. WPC is designed to improve the health of high-risk, high-utilizing patients through the coordinated delivery of physical health, behavioral health, housing support, food stability, and other critical community services. The WPC program, called Pathways, targets Sacramento's most vulnerable individuals, enrolled in or eligible for Medi-Cal, who are homeless or at-risk of homelessness. The program supports individuals with the highest service needs, and highest utilization and costs associated. What health care and social service organizations are participating?

**Government:** City of Sacramento, including Sacramento Police Department and Sacramento Fire Department, and Sacramento Housing and Redevelopment Agency

**Primary Care and Behavioral Health:** River City Medical Group, Elica Health Centers, HALO, One Community Health, Peach Tree Health, Sacramento Native American Health Center, TLCS, Turning Point, and WellSpace Health

**Health Plans:** Access Dental, Aetna, Anthem Blue Cross, Health Net, Kaiser Permanente, Liberty Dental, Molina Healthcare, and United HealthCare

**Hospitals:** Dignity Health, Kaiser Permanente, Sutter Health, and UC Davis Health

**Community-Based Organizations/Homeless/Housing/Social Services Providers:** 211 Sacramento, Capitol Health Network, Community Against Sexual Harm, Lutheran Social Services, Sacramento

Covered, Sacramento Steps Forward (SSF), Sacramento Self-Help Housing, Salvation Army, and VOA with ambulance rides, fire and police department encounters, health emergencies, and hospitalizations.

The City of Sacramento is the recipient of the Housing Opportunities for Persons With AIDS (HOPWA) funds for the Eligible Metropolitan Statistical Area (EMSA) serving the geographic areas of Sacramento, El Dorado, Placer, and Yolo Counties. Program funds are used to assist HOPWA eligible participants in maintaining stable housing arrangements, reducing the risk of homelessness and improving their access to care. This is done through Tenant-Based Rental Assistance (TBRA), Short-Term Rental, Mortgage, and Utility Assistance (STRMU), facility-based housing assistance, and supportive services. Supportive services, usually are tied to HOPWA housing assistance, can include alcohol and drug abuse services, case management, life skills management, meals/nutritional services, outreach, child care and other services, education, and employment assistance and training.

**HOPWA Assistance Baseline Table**

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families (based on a 5 year period)
TBRA	10 (based on assisting 2 unduplicated households per year)
PH in Facilities	0
STRMU	1,300 (260 unduplicated households)
ST or TH Facilities	300 (60 unduplicated households)
PH Placement	0

**Table 50 – HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly/Frail Elderly.** Seniors and the elderly are much more likely to have a disability than non-seniors—37 percent of residents 65 and older have a disability compared to eight percent of residents under the age of 65. As such, the supportive needs and housing needs of the elderly are often aligned with those of the disability community (discussed above). In addition, seniors typically need supports related to health care including access to health services and home health care options, transportation, and supports related to aging in place such as home modification, home repair, and assistance with maintenance.

**Persons with Disabilities.** Supportive services are a critical component of creating opportunity for people with disabilities to live in integrated settings in the community. These services are particularly important for residents transitioning out of institutional care.

In typical housing markets, persons with disabilities have difficulty finding housing that accommodates their needs. Regulatory barriers on group living arrangements, transit access, housing accessibility and

visitability, and proximity to health services, are just some of the opportunity related issues that people with disabilities face.

According to the 2017 ACS, 57,926 residents of Sacramento County have a disability and three in 100 (3%) Sacramento children live with a disability.

While California has long been a national leader in prioritizing social and health supports to allow residents with disabilities to live in independent, integrated settings, more than a decade of deep state budget cuts has stretched the available supports leading to housing insecurity for this vulnerable population.

In focus groups stakeholders identified a lack of supportive housing services as a critical need to helping residents with disabilities, particularly those with mental illness, to remain living in the most independent setting possible. Gaps or in the system identified by stakeholders include lack of funding for supportive services, a shortage of qualified care providers for assistance with daily living, and lack of access to mental health care services or those with access find the frequency of mental health service allowed under Medi-Cal is insufficient to maintain stability. Others report frequent switching of stabilizing medications due to changes in Medi-Cal or other insurer policies, leading to mental health crises which jeopardize a resident's ability to remain housed.

**Persons with alcohol or other drug addictions.** As documented earlier, alcohol or other drug addiction supportive services are needed to provide a safe environment for those afflicted for them to become sober and clean. The City and County of Sacramento, through funds provided by SHRA and DHA, support the Detoxification Program targeting serial inebriates for assistance.

**Persons with HIV/AIDS and their families.** National estimates from the National Aids Housing Coalition report that approximately 13 percent of PLWHA are in need of housing assistance and 57 percent have an annual income below \$10,000. Challenges to housing for those with HIV/AIDS include employment/income, rental history, criminal history, and co-occurring circumstances. It is difficult for people with HIV/AIDS to retain employment due to their health and the side effects of drug treatment therapies. Many have mental health issues/substance abuse issues as well. Given the high medical costs associated with HIV/AIDS, it is critical that facilities, rental assistance, and mortgage assistance remain available for these residents. The two primary housing resources for PLWHA are Housing Opportunities for Persons With AIDS (HOPWA) which provides housing, supportive services, and the Ryan White HIV/AIDS Program which provides emergency housing assistance (hotel/motel vouchers), both of which the County receives directly.

**Veterans.** Public housing, primarily through the Veterans Assistance and Supportive Housing (VASH) Program, offers housing vouchers with wrap around supportive services in conjunction with the Veterans Administration (VA) for former members of the armed services that need assistance. Former service members are more likely to become homeless than the population as a whole. Veterans often suffer from specific service-related disabilities and, as such, have specific special needs for housing.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Sacramento Continuum of Care (CoC) recognizes that people exiting institutions such as jails, prisons, hospitals, and mental health treatment facilities are at of homelessness. This is an area of focus for CoCs under the HEARTH Act. Although the CoC does not have a robust system in place for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing, there are programs that can serve this population. County Behavioral Health funds Permanent Supportive Housing operated by community-based providers for people with severe and persistent mental health diagnoses who are experiencing homelessness, or who were homeless prior to entry into a mental health treatment facility for less than 90 days. Another program that serves people exiting hospitals in the Interim Care Program, which provides shelter for people experiencing homelessness to recover from physical illness or injury.

The CoC Board will undertake significant system-level work in the coming year, to include resource mapping and a gaps analysis, as well as an assessment of and implementation of improvements to the coordinated entry system. Identifying existing resources to prevent local institutions from discharging people into homelessness and quantifying the gap in resources will be an outcome of this system-level work and will inform the development of strategies to address the needs of this population.

## **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County provides discharge planning policy for youth discharged from foster care, individuals discharged from health care facilities, and individuals admitted to mental health facilities. Programs include:

- Independent Living Program provides housing assistance to foster youth between ages 16 and 21.
- Emancipation Conference encourages youths to set and meet goals following discharge from foster care.
- The Interim Care Program provides meals, shelter, and housing assistance to individuals discharged from hospitals.
- Transitional Living and Community Support provides motel vouchers and housing program referrals to individuals in mental health programs.

DHA administers various federal, state, and local government programs designed to provide temporary cash aid, food assistance, and health insurance for eligible low-income Sacramento County residents.

CalFresh (formerly Food Stamps) enables eligible residents to buy more food, improve health and nutrition, and stretch their grocery budget.

Cash Assistance Program for Immigrants (CAPI) is a state-funded cash assistance program for certain aged, blind and disabled immigrants. DHA is the lead county in the North State/Orange CAPI Consortium. DHA staff processes applications and maintains continuing cases for Orange County and 24 Northern California counties.

The California Work Opportunity and Responsibility to Kids Program. This program is California's replacement of the Aid to Families With Dependent Children Program. Also known as Temporary Assistance to Needy Families, this program provides cash assistance for eligible families with children (time-limited for non-exempt adults).

CalWorks provides temporary child care subsidies to eligible families. The CalWORKs child care system aids families in getting connected to local child care resources, stabilizing their child care arrangements and continuing with their services until they no longer need aid.

Earned Income Tax Credit is a special refund for low-income working families that is in addition to any income tax refunds they may already receive.

The Golden State Advantage Card, part of the Electronic Benefit Transfer, food stamp coupons, and paper checks for Sacramento County recipients.

The AFDC-Foster Care Program provides cash and Medi-Cal benefits for providers of out-of-home care for children placed into foster care by Sacramento County Child Protective Services or the Probation Department.

The General Assistance Program is a repayable program designed to provide short-term assistance to indigent adults who are at least eighteen years of age, unemployed or verified unemployable and who have no other means of support.

As funding permits, the Sacramento Region and SHRA will continue to fund programs that serve the special needs community. An example is the Senior Nutrition Program (CDBG funded) that provides nutritional, in-home or at congregate sites, meals to the elderly throughout the City and County of Sacramento including the communities of Folsom, Orangevale, North Highlands, Walnut Grove, Galt and the Delta. In addition, SHRA will continue to administer the HOPWA program on behalf of the Sacramento Region and the Counties of El Dorado, Placer and Yolo to provide housing for persons with HIV/AIDS and their families. Please refer to the HOPWA section for further information.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs**

**identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Special needs groups with high priority housing needs within the Sacramento Region include the elderly and frail elderly persons, persons with HIV/AIDS and their families, and individuals with alcohol and other drug addictions. Some of the housing needs are addressed strategically through funding categories used to meet multiple needs. One example is the Emergency Repair and Accessibility Grant (ERP-A). The primary goals of the ERP-A are to correct housing deficiencies, which create a health and safety hazard to household occupants and to provide accessibility improvements to disabled applicants. This is a CDBG funded housing activity but also serves many disabled and elderly households in the City and County of Sacramento, but excludes the cities of Citrus Heights, Folsom, Elk Grove and Rancho Cordova.

In addition, SSF will implement rapid re-housing and homelessness prevention activities as HEARTH is incorporated into the CoC over the next few years. As funding permits, SHRA will continue to preserve affordable housing units where possible and develop new units over the next five years (CDBG/HOME). The Housing Authority will continue to seek to assist the elderly, disabled and veterans specifically.

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## MA-40 Barriers to Affordable Housing - 91.210(e)

### Describe any negative effects of public policies on affordable housing and residential investment

Stakeholders in focus group identified the following barriers:

- **Lack of incentives for infill development.**
  - Not enough profit margin for infill development in the region—costs are too high for building materials, labor, and building codes/design standards.
  - Process to get approvals is long and leads to uncertainty.
  - To achieve infill, developers must piece together parcels, which requires changes in zoning that are not use by right. This creates uncertainty and there is a lack of land suitable for this type of development.
  - City Councils are restricted in how they can generate revenue, so how can they afford incentives to pay for infrastructure, inspectors, other cost pressures?
- **High building costs.**
  - “Building costs in Sacramento region are as high as the Bay Area.”
  - Labor and materials—have to use steel.
  - Pay prevailing wage on any public benefit project.
  - Environmental standards that increase costs—electrical water heater, environmental shower heads, add to the cost of development.
  - Building codes, regulations, design standards, inspections, and fees that add to high costs.
  - Shortage of construction workers.

## MA-45 Non-Housing Community Development Assets - 91.215 (f)

### Introduction

This section provides an overview of employment, workforce characteristics, and earnings in Sacramento County.

### Economic Development Market Analysis

Home to the state capital of the world's eighth largest economy and located in the heart of California's Central Valley, Sacramento County has a distinguished history of being a center for discovery, trade, transportation and business. As of June 2019, the unemployment rate for the County was low at 3.9 percent. The occupations with the fastest job growth in Sacramento County are: Transportation Workers, Personal Care Aides, Home Health Aides, Physician Assistants, and Nurse Practitioners.

The major employment sector in Sacramento County is Education and Health Care Services, which accounts for 22 percent of all workers and 24 percent of all jobs within the County. Professional, Scientific, and Management Services accounts for the second-highest number of jobs with a 16 percent share of total jobs.

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,044	2,643	1%	0%	0%
Arts, Entertainment, Accommodations	65,588	65,094	9%	10%	1%
Construction	48,367	38,561	7%	6%	-1%
Education and Health Care Services	158,394	158,278	22%	24%	2%
Finance, Insurance, and Real Estate	51,145	35,287	7%	5%	-2%
Information	13,681	9,534	2%	1%	0%
Manufacturing	37,547	21,501	5%	3%	-2%
Other Services	35,738	21,267	5%	3%	-2%
Professional, Scientific, Management Services	84,994	103,384	12%	16%	4%
Public Administration	74,025	97,509	10%	15%	4%
Retail Trade	75,184	62,605	11%	10%	-1%
Transportation and Warehousing	40,313	23,471	6%	4%	-2%
Wholesale Trade	15,195	18,632	2%	3%	1%
Total	705,215	657,766	100%	100%	--

Table 51 - Business Activity

Data 2016-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Source:

### Labor Force

Total Population in the Civilian Labor Force	754,810
Civilian Employed Population 16 years and over	705,215
Unemployment Rate	6.60%
Unemployment Rate for Ages 16-24	16.40%
Unemployment Rate for Ages 25-65	5.45%

**Table 52 - Labor Force**

Data Source: 2016-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	110,076
Farming, fisheries and forestry occupations	1,961
Service	140,955
Sales and office	166,192
Construction, extraction, maintenance and repair	34,291
Production, transportation and material moving	68,350

**Table 53 – Occupations by Sector**

Data Source: 2016-2017 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	386,432	59.73%
30-59 Minutes	211,185	32.64%
60 or More Minutes	49,352	7.63%
<b>Total</b>	<b>646,969</b>	<b>100%</b>

**Table 54 - Travel Time**

Data Source: 2016-2017 ACS

### Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	51,179	5,061	42,198
High school graduate (includes equivalency)	124,032	11,121	56,005

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	201,647	11,872	66,483
Bachelor's degree or higher	212,912	6,394	35,374

**Table 55 - Educational Attainment by Employment Status**

Data Source: 2016-2017 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,013	7,624	11,442	30,201	19,491
9th to 12th grade, no diploma	12,456	14,431	12,855	21,885	11,638
High school graduate, GED, or alternative	47,891	59,650	47,486	84,114	47,648
Some college, no degree	49,747	60,035	47,522	93,692	50,448
Associate's degree	9,688	22,695	17,361	39,188	18,994
Bachelor's degree	9,115	57,704	40,638	73,240	34,987
Graduate or professional degree	988	18,533	23,942	40,882	26,080

**Table 56 - Educational Attainment by Age**

Data Source: 2016-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,631
High school graduate (includes equivalency)	30,517
Some college or Associate's degree	38,874
Bachelor's degree	55,132
Graduate or professional degree	75,650

**Table 57 – Median Earnings in the Past 12 Months**

Data Source: 2016-2017 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Sacramento County's economy is somewhat diverse, with no one sector dominating the share of workers or jobs. The top three industries with the highest proportions of workers and share of jobs in 2017 are Education and Health Care services, Professional/Scientific/Management services, and Public Administration related activities (see Business Activity table above). Arts, Entertainment,

Accommodations and Retail Trade sectors round out the top five, in terms of both number of workers and jobs available for the same period of analysis displayed in the Business Activity table.

### **Describe the workforce and infrastructure needs of the business community:**

According to a 2018 report from the Brookings Institute on the future economic prosperity of Sacramento, disruptive trends, such as globalization, demographic shifts, and advances in technology, and new regional leadership has created some uncertainty about the future of Sacramento's economy. In late 2017, stakeholders that were motivated to take a fresh perspective on the regional economy came together to collaborate on how the region can continue their economic prosperity. Although the Sacramento region is currently experiencing relative prosperity compared to other large metro areas, the Great Recession had a deeper and more sustained effect on the local economy. The region's economic performance has looked healthier over the past five years because it took longer for the region to recover after the housing crash. Therefore, Sacramento's workforce and infrastructure needs are geared towards maintaining the healthy and prosperous economy the region has been experiencing.

The region has an opportunity to take advantage of the changing market by focusing on the drivers that make it competitive—tradable industries, innovation ecosystems, skilled labor, spatially efficient infrastructure, and reliable governance.<sup>1</sup>

Sacramento's workforce and infrastructure needs of the business community include:

- Employment growth in tradeable industries has trailed national averages and exports account for a lower share of economic output in the Sacramento Region. Therefore, the region needs to focus on expanding higher paying industries like manufacturing and tradeable services. There is a unique opportunity for the region to focus on the intersection of food, agriculture, and technology.
- Although the region has clear strengths within the early stages of innovation because of research heavy institutions like UC Davis, it needs to work on translating research and development and patenting into new firms and solid job growth. Sacramento trails its peers on innovation, suggesting the need for more support for advanced industries and young innovative firms.
- Sacramento's workforce has changed over the last decade—it is more educated and more racially diverse. Because of these changes, there is an urgency to close educational and employment disparities by race. To avoid importing workers and to fill workforce gaps with local residents, the region needs to help educate and train a broader and more diverse population for in-demand jobs.

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<sup>1</sup> [https://www.brookings.edu/wp-content/uploads/2018/04/sacramentoregioneconomicprosperity\\_fullreport.pdf](https://www.brookings.edu/wp-content/uploads/2018/04/sacramentoregioneconomicprosperity_fullreport.pdf)

- Prioritize business development in more accessible and central employment nodes for spatial efficiency.
- Public sector reforms to overcome existing fragmentation of economy-relevant initiatives and investments, made mostly at the state level.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There is a rapidly growing body of organizations, businesses, and individuals who recognize that the Sacramento Region needs to focus its energy and resources on developing employment and economic critical mass in areas where the Region has distinct advantages. Among the organizations are the City and County of Sacramento, Valley Vision, the Sacramento Area Council of Governments (SACOG), the Sacramento Metropolitan Chamber of Commerce, the Sacramento Area Regional Technology Alliance (SARTA), the University of California at Davis, California State University, Sacramento among other private and nonprofit businesses...

The City and County of Sacramento's leaders work to identify the training needs for jobs in these sectors and provide assistance directly to workers or through employers or schools or universities to train people and connect them with higher-skilled jobs in these emerging industries. Other areas that need to be addressed that will make the City and County of Sacramento more competitive are factors such as the cost of doing business, the business climate and regulation, and availability of capital, among others.

The infrastructure needs of businesses on a macro level are largely met with the Sacramento Region's very attractive and superb location at the hub of several major highways providing connectivity to national and global markets, good commercial and freight air connections, a large affordable housing supply, excellent weather and life-style and leisure activities attractive to labor. There is also the proximity to numerous universities and medical centers in the Region such as UD Davis and UC Davis Medical School, California State University, University of the Pacific, among others.

On a micro level there is a continual need for infrastructure improvement along major commercial corridors, for job-skills training, for parks and youth facilities and services, for community facilities and for accessibility improvements.

An example of working on the micro level is the City of Sacramento's Economic Development Initiatives. The City Council made it clear, through multiple actions, its commitment to prioritize and implement strategies, programs, and projects that promote inclusive economic and community development throughout the City of Sacramento. To achieve this, in April 2019, the City focused its support and

investments to strengthen its people, businesses, and place capacities by the development and implementation of an Inclusive Economic Development Strategy and Action Plan.

In October 2018, following the findings of Project Prosper and the Brookings Institution's work on the Region's Prosperity Plan, the City Council adopted a framework that defined several components necessary to produce and implement a comprehensive strategy, including establishing: 1) a set of key inclusive guiding principles; 2) an investment committee; 3) a quality of life index; and 4) a criteria and performance metrics system.

Building from a deep analysis of the Sacramento region's economy, this project will engage stakeholders in creating an action agenda that establishes an overall vision and economic development framework, aligns existing work, specifies synergistic growth strategies and initiatives, and creates an implementation plan. The Strategy and Action Plan will employ a comprehensive scope, translating its regional market analysis to mutually-reinforcing strategies and initiatives at both the city and neighborhood level and setting Sacramento's economic growth activities on a common trajectory.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to a 2018 report from the Brookings Institute on future economic prosperity of Sacramento, the region has a relatively well-educated workforce.

"Structural shifts in the labor market mean that educational attainment—the core metric for gauging knowledge and skills—is one of the best predictors for individual, community, and regional economic success. This is because employers continue to demand workers who have levels of skills and training beyond high school—prerequisites for a foothold in the middle class".<sup>2</sup>

The Sacramento region starts from a position of strength—in 2017, 88 percent of the region's residents had at least a high school education and 31 percent had a bachelor's degree or higher. The supply of well-educated workers is in part due to the region's universities: UC Davis, Sacramento State, and the University of the Pacific.

The region is also requiring and rewarding more education and training in the labor market. Despite the existing supply of college-educated workers, earnings growth data suggests that the demand for employees with a college education exceeds supply.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

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<sup>2</sup> [https://www.brookings.edu/wp-content/uploads/2018/04/sacramentoregioneconomicprosperity\\_fullreport.pdf](https://www.brookings.edu/wp-content/uploads/2018/04/sacramentoregioneconomicprosperity_fullreport.pdf)

The Sacramento region offers a wide range of services for new and expanding businesses to recruit and train highly skilled employees. From customized vocational training to prestigious graduate-level university programs, Sacramento County provides employers the workforce development tools and higher education resources they need to succeed.

### **Universities, Colleges, and Trade Schools:**

**Sacramento State University.** Sacramento State has nearly 30,000 students and a highly knowledgeable faculty, with 98 percent of full-time professors holding the highest degree in their fields. Each year, its seven colleges award 6,500 degrees to students who pick from 58 undergraduate majors and 41 master's degrees, six post-baccalaureate certificates, and two doctoral degrees.

**University of California, Davis.** UC Davis is one of the nation's top public research universities. It offers 100 undergraduate majors and 90 graduate programs in four globally respected colleges: Agricultural and Environmental Sciences, Biological Sciences, Engineering, and Letters and Science. The 32,000-student, 5,300-acre main campus is a 20-minute drive from downtown Sacramento. In 2013, UC Davis was ranked the No. 1 university in the world for teaching and research in the area of agriculture and forestry.

**Los Rios Community College District.** Los Rios Community College District is one of the nation's most respected learning institutions and the second largest community college district in California. Los Rios serves the greater Sacramento region with four comprehensive campuses and several outreach centers. Their colleges offer AA/AS degrees, certificates, and transfer education opportunities in more than 70 career fields.

### **Numerous Private Educational Institutions**

- Embry-Riddle Aeronautical University
- Lincoln Law School
- University of the Pacific, McGeorge School of Law
- University of San Francisco – Sacramento Branch
- University of Southern California, Price School
- Nearly 30 more higher education and vocational schools throughout the region

### **Workforce Development and Training:**

The Sacramento County Economic Development Department helps to make business expansion or relocation easy. The Department's Workforce Development partners provide employee recruitment and training effort services free of charge and, in many instances, businesses are eligible for additional savings.

The Sacramento Employment and Training Agency (SETA) helps the County achieve their workforce development and training goals. SETA is an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope to many Sacramento area residents.

### **Resources and Partners:**

**Sacramento Works.** The Sacramento Works Job Center and Training Center System provides resources and services to employers and job seekers in Sacramento County. Services, resources, workforce development sector strategies, training programs, and services to employers are provided by the staff of Workforce Development Department of the Sacramento Employment and Training Agency, the Employment Development Department and over 40 community workforce development partners.

**California Employment Training Panel (ETP).** Certain types of businesses that face out-of-state competition or are expanding in or relocating to the state are eligible for ERP funds to offset the cost of job skills training for current and new employees. ETP also has an agreement with the California Energy Commission to utilize American Recovery and Reinvestment Act funding to offer targeted training for jobs related to energy efficiency, water efficiency, and renewable energy.

**California Employment Development Department (EDD).** Employers can enter job listings, browse resumes, and find qualified workers through EDD's CalJobs system and participate in work sharing programs that prorate unemployment insurance benefits to workers whose hours and wages are reduced. EDD also provides training subsidies and layoff transition assistance in partnership with One-Stop Career Centers.

**Workforce Investment Boards (WIBs).** Businesses can utilize the WIB-operated One-Stop Career Centers and business services for job posting and recruitment assistance, resources on operating a business and workplace laws, customized training programs, access to labor market data, downsizing/lay-off assistance, and information on various financial incentives. Many WIBs also provide special incentives for hiring youth (ages 16 to 21) such as tax credits, screening, and basic training.

**California Department of Industrial Relations (DIR).** Employers can access trained and experienced workers in a specific set of occupations through the DIR Division of Apprenticeship Standards.

**CareerGPS.** Employers can utilize the CareerGPS website to access information about regional education and training programs for specific occupations and analyze local labor market data and forecasts.

**UC Davis Extension.** Employers can access resources through the UC Davis Extension to assist with educational needs assessment, instructional design, educational delivery (in person and online), custom training, facilitation, and program evaluation.

**California Small Business Development Centers (CBDC).** Existing small businesses and new entrepreneurs can receive no-cost business consulting, management training, and technical assistance through the network of Northeastern California Small Business Development Centers. Service centers in the Sacramento Region are housed at the Los Rios Community College District, Sierra College, and the Yuba Community College District.

**Sacramento State Center for Small Business (CSB).** Small Businesses and non-profits can request free technical management assistance from the Sacramento State CSB in areas such as marketing/sales, accounting, financial management, information systems, production and operating systems management, and business.

Although only 15 percent of CDBG funds can be spent on public services, there is a continual need in the low-and moderate-income community for job training and placement services.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Sacramento County is not participating in a Comprehensive Economic Development Strategy at this time. The County does not know of any other local/regional plans or initiatives that would impact economic growth in a large-scale way, other than the continued economic growth of the region overall.

**Discussion**

Please see above.

DRAFT

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are areas in Sacramento County where households with multiple housing problems are concentrated.

For the purposes of this Consolidated Plan, "concentration" is defined as the following, consistent with HUD's guidelines for the definition in fair housing analyses:

A "minority area" (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.

The "housing market area" is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally, the housing market area is the county.

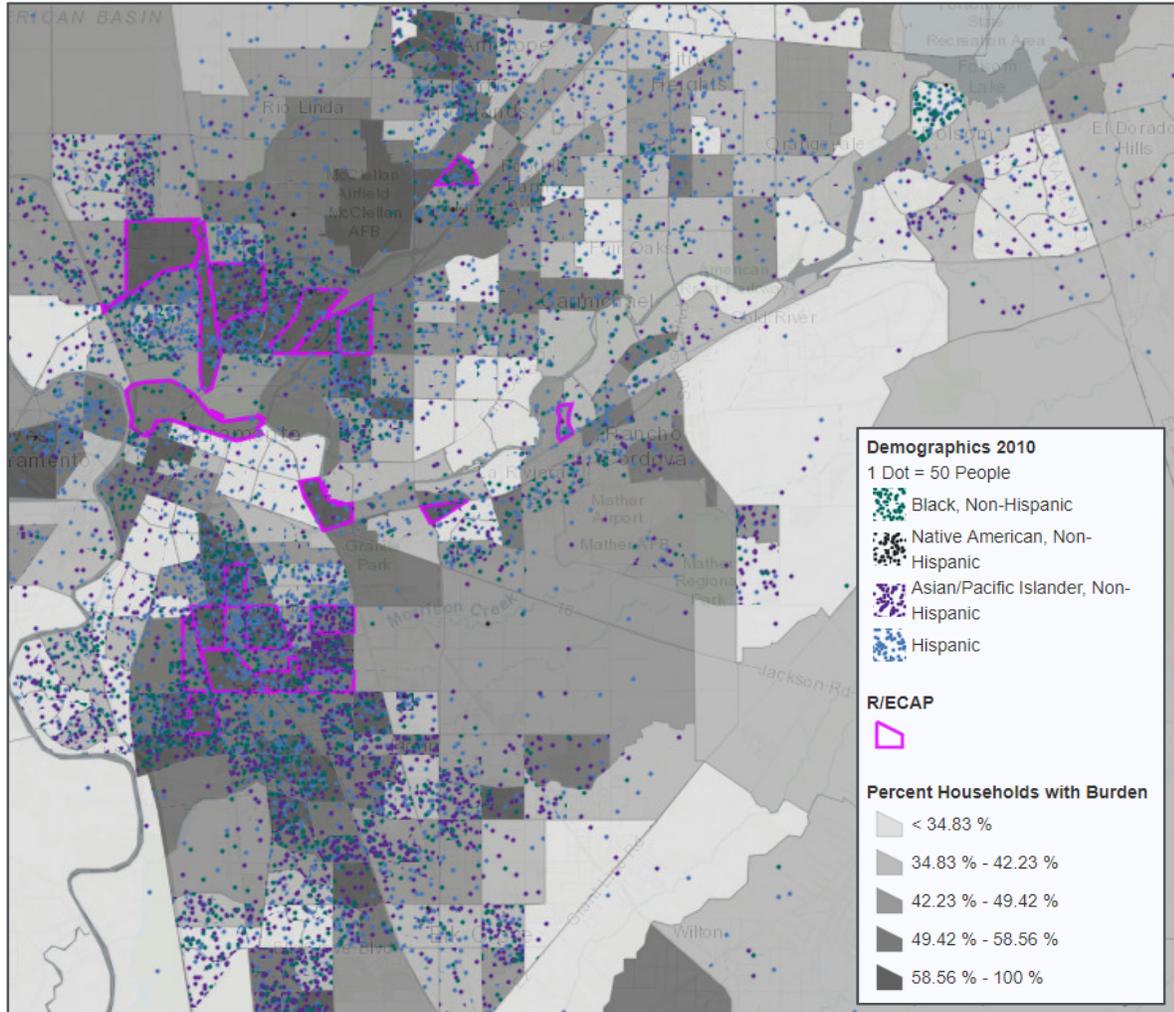
A racially concentrated area of poverty is a Census tract that has family poverty rates exceeding 40 percent and a more than 50 percent minority concentration.

As discussed in the Regional AI and in the Needs Assessment section of this Consolidated Plan, low-income households and residents belonging to a racial/ethnic minority are more affected by housing problems.

The Regional AI used HUD-provided maps and data from the Affirmatively Furthering Fair Housing Tool to evaluate neighborhoods that are more affected by housing problems, concentrated poverty, and access to opportunity, along with an analysis of the populations living in such neighborhoods.

As seen in the HUD map below, Sacramento County has a large number of areas with concentration—both racial/ethnic concentration and areas of poverty concentration (R/ECAPs)—most of which are located within the City of Sacramento. Almost every R/ECAP has a high percent (over 58%) of households with housing burden. These areas also align with concentrations of Black/African American, Asian, and Hispanic households. The areas with the lowest rate of housing burden also have the least amount of racial or ethnic concentrations.

## Housing Burden and Race/Ethnicity, Sacramento County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

### Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are areas in Sacramento County where racial or ethnic minorities or low-income families are concentrated.

For the purposes of this Consolidated Plan, "concentration" is defined as the following, consistent with HUD's guidelines for the definition in fair housing analyses:

A "minority area" (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total

percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.

The “housing market area” is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally, the housing market area is the county.

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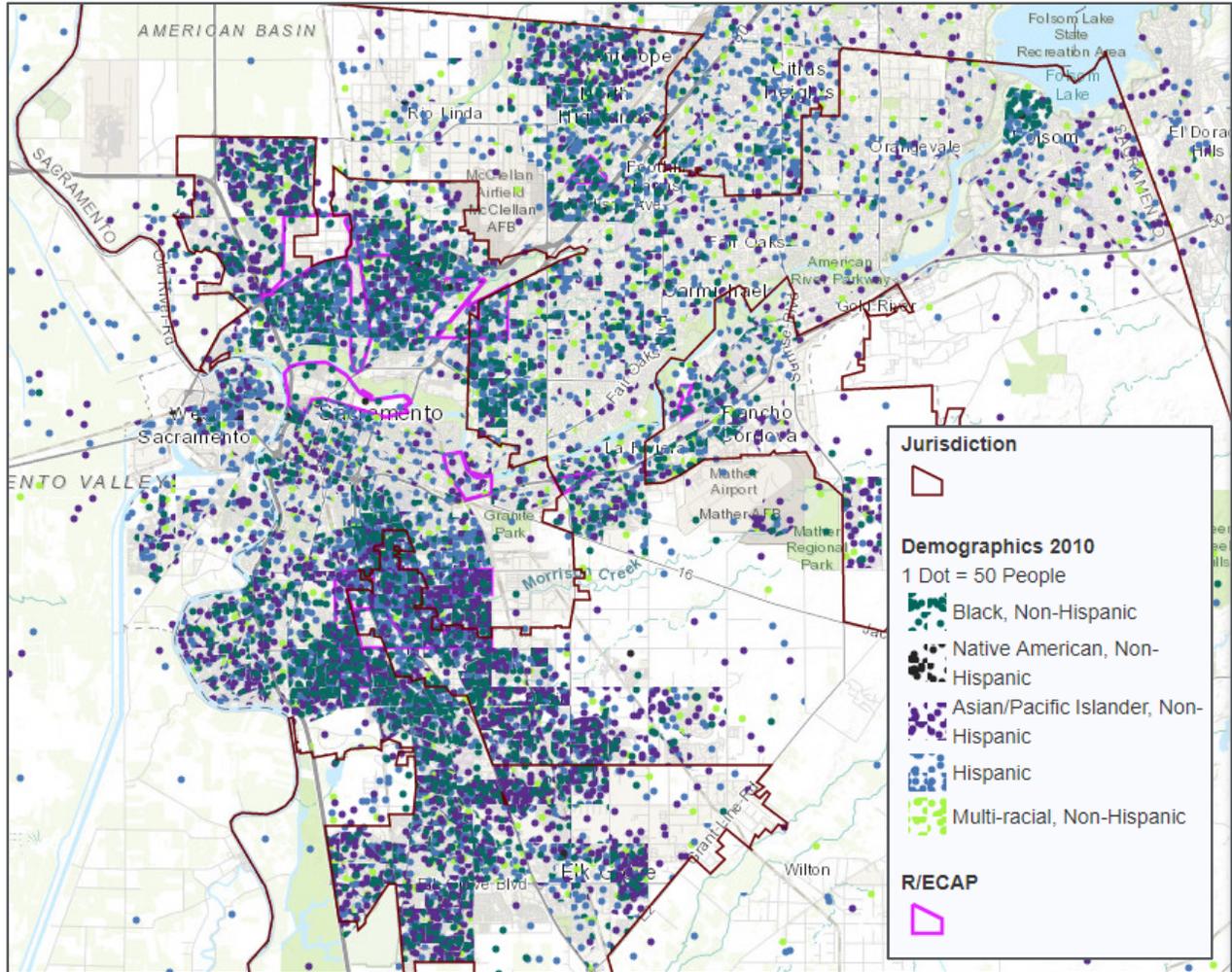
The Regional AI used HUD-provided maps and data from the Affirmatively Furthering Fair Housing Tool to evaluate concentrations of housing problems, racial/ethnic concentrations, and areas of concentrated poverty. Areas of racial/ethnic and poverty concentrations in Sacramento County are shown in the HUD maps below.

Sacramento County has a large number of areas with concentration—both racial/ethnic concentration and areas of poverty concentration (R/ECAPs)—most of which are located within the City of Sacramento.

Black, Asian, and Hispanic households are concentrated predominately in South Sacramento and North Sacramento. These areas also have high concentrations of poverty.

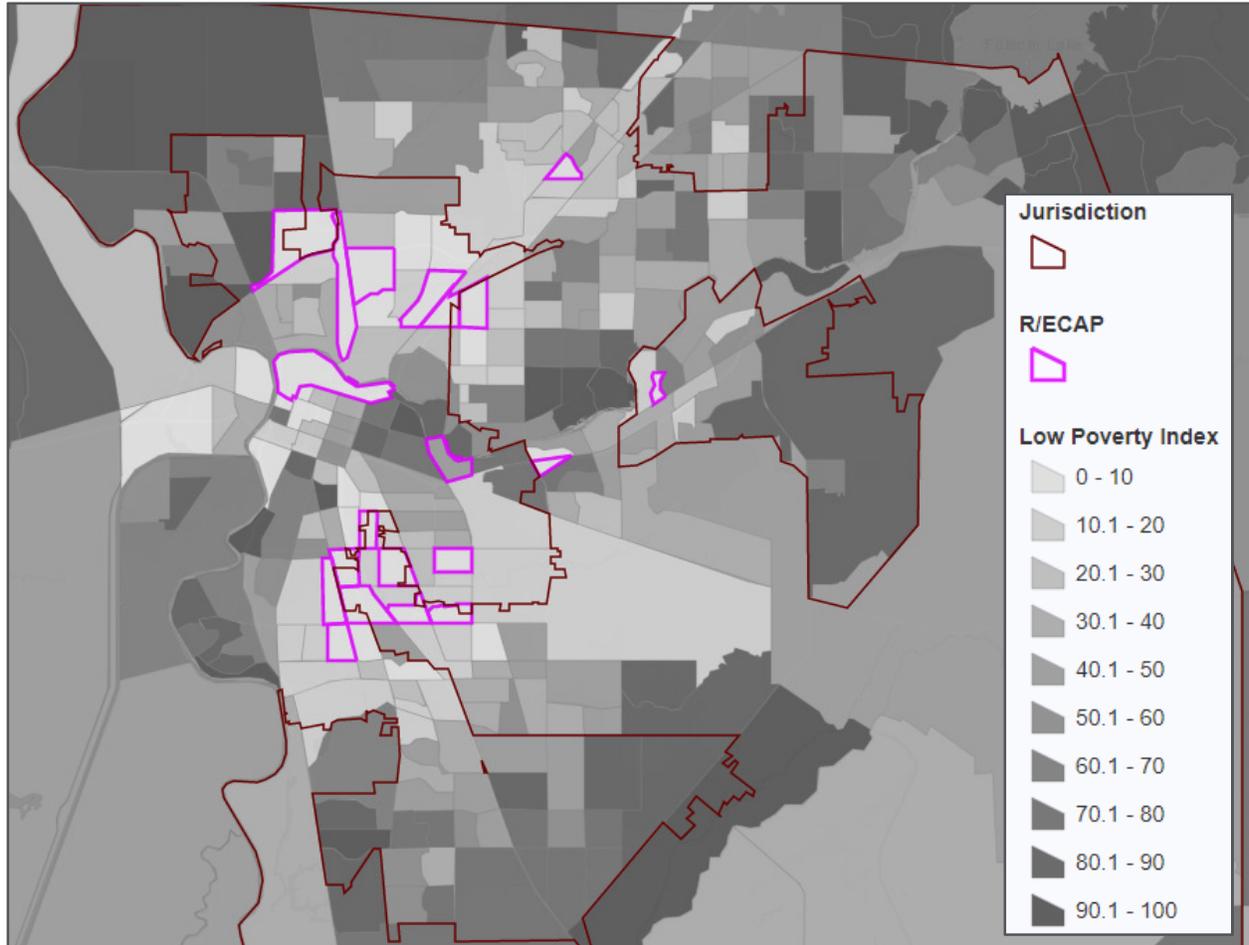
DRAFT

## Race/Ethnicity, Sacramento County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

## Poverty, Sacramento County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>.

### What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market are discussed in detail in Sections MA-05 through MA-25 and most of the same characteristics as described in those discussions apply to the market in these areas.

The biggest differences would be that, as expected, there are a greater number of more substantial housing issues related to both housing costs and housing conditions, including multiple housing problems in both ownership and owner rental and multifamily rentals, in these areas. These racial/ethnic concentrated areas of poverty have a large proportion of publicly supported housing, particularly Public Housing, Project-Based Section 8, and Low Income Housing Tax Credit (LIHTC) properties. Residents in these areas are also more likely to be renters than homeowners because the homeownership rate is very low.

## Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others.

In these specific areas where poverty is concentrated, there are a number of local parks and schools. There are community centers in Oak Park, Del Paso, and Fruitridge. There are few existing larger food markets, such as Food Source, Safeway, Walmart or Raley's, but many small mom-and-pop stores that serve these areas. While some community assets may exist, access to quality community assets is important. These areas may have schools nearby, but very few, if any, are high proficiency schools.

In a focus group with Black and African American mothers, they expressed concern about access to good quality opportunities and community assets:

- *“Neighborhoods like this don’t have the nice parks, or library, or stores. There’s nothing nice that’s close. The park nearby has needles.”*
- *“The schools are NOT SAFE. There was a shooting. People sit outside the gate [of the school] and wait for the kids to come out.”*
- *“The Fruitridge bus doesn’t run on Saturdays. My Dad had a stroke, and now he can’t go to a grocery store on a Saturday. The bus used to run every 15 minutes.”*
- *“The nice areas, the upper-class areas, have nice things built. Here, maybe we have some nice places, but mostly it’s gangs, syringes, and graffiti. You can see the difference when you go to the high-class neighborhoods. They have lights, crosswalks, parks.”*

One area of particular concern, as heard in resident and stakeholder focus groups, is the scarcity of traditional grocery stores in racial/ethnic concentrated areas of poverty, creating what is called a "food desert," requiring residents to travel outside their immediate neighborhoods to grocery shop or to substitute poor food choices such as fast food. We see this in areas in north and south Sacramento where low-income populations are concentrated. The region has recently seen large traditional grocery chains leave areas and are replaced by low-frill grocery box stores or other big box non-union retailers such as Walmart; while this does, generally, provide increased food choices, it may not provide the healthiest food. Other newer types of non-union grocery chain retailers such as Fresh-N-Easy and Sprouts are also locating smaller stores in some of these areas, but they often bring higher unit pricing which can be unattainable by low income households. Access to good and healthy fresh food is very important for families, particularly in low-income neighborhoods where there tends to be a concentration of fast-food restaurants.

## **Are there other strategic opportunities in any of these areas?**

CPD programs encourage: economic development through public facility and infrastructure investments in very low-and low-income areas; revitalizing existing eligible commercial areas by investing in infrastructure and public amenities that will draw private investors into the area to develop and remove blighting influences and ultimately increase jobs and affordable housing opportunities; traditional programs that rehabilitate existing substandard housing for income-qualified owners or owners who rent to income-qualified tenants; affordable housing opportunities for renters and first-time homebuyers, including seniors and the disabled; rehabilitation of or new affordable housing units that include handicap accessibility for seniors or the disabled; rehabilitation of community center, neighborhood parks and amenities, including those in conjunction with affordable housing projects; and public services, including comprehensive homeless and homeless prevention programs.

An example of working on the micro level is the City of Sacramento's Economic Development Initiatives. The City Council made it clear, through multiple actions, its commitment to prioritize and implement strategies, programs, and projects that promote inclusive economic and community development throughout the City of Sacramento. To achieve this, in April 2019, the City focused its support and investments to strengthen its people, businesses, and place capacities by the development and implementation of an Inclusive Economic Development Strategy and Action Plan.

In October 2018, following the findings of Project Prosper and the Brookings Institution's work on the Region's Prosperity Plan, the City Council adopted a framework that defined several components necessary to produce and implement a comprehensive strategy, including establishing: 1) a set of key inclusive guiding principles; 2) an investment committee; 3) a quality of life index; and 4) a criteria and performance metrics system.

Building from a deep analysis of the Sacramento region's economy, this project will engage stakeholders in creating an action agenda that establishes an overall vision and economic development framework, aligns existing work, specifies synergistic growth strategies and initiatives, and creates an implementation plan. The Strategy and Action Plan will employ a comprehensive scope, translating its regional market analysis to mutually-reinforcing strategies and initiatives at both the city and neighborhood level and setting Sacramento's economic growth activities on a common trajectory.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The County of Sacramento is adopting a five-year Consolidated Plan for the Fiscal Years 2020 to 2024 (covering January 1, 2020 through December 31, 2024). This plan sets the goals for allocating the following funds in the Sacramento Consortium:

- \$52 million in the Community Development Block Grant (CDBG);
- \$27 million in HOME Partnership Investment Funding (HOME);
- \$6.5 million in Housing Opportunities for Persons with HIV/AIDS funds (HOPWA); and
- \$4.4 million in Emergency Shelter Grant (ESG) funds.

**Strategic plan goals.** The high level goals of the Five-year Plan include:

- Develop, preserve, and finance a continuum of decent and affordable housing opportunities;
- Revitalize the low- and moderate-income neighborhoods, eliminate blight, and promote economic development with various infrastructure improvements including park, street, sidewalk, and sewer improvements;
- Provide community and supportive services (“public services”) to low- and moderate-income residents, as well as residents with special needs, including homeless, youth, and seniors;
- Promote equal housing opportunities;
- Support efforts to develop/complete the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, prevention and rapid re-housing, supportive housing services, and permanent housing;
- Implement effective and efficient management practices to enhance customer service and project delivery; and
- Support the Twin Rivers Transit Oriented Development and Light Rail Station through a Section 108 loan for infrastructure construction and other resources.

**Funding priorities.** As in past years, 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. The Sacramento Housing and Redevelopment Agency (SHRA), administrator of the HUD block grant funds, 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.

**Geographic distribution.** Funding for housing and community development programs will generally be utilized regionwide to assist low and moderate income households and/or in the eligible Census Tracts and Block Groups to allow for maximum flexibility and to take advantage of potential leveraging opportunities.

**Influence of Market Conditions:** An inadequate supply of affordable housing, in addition to the high cost of housing in the City and County for low-income persons (paying more than 30% of household income for housing), is the major housing problem in the area.

**Institutional Delivery Structure:** The City and County relies on a network of public sector, private sector, and nonprofit organizations to implement the Strategic Plan, particularly to address homelessness and special needs.

**Public Housing:** The City and County will continue to support the efforts of SHRA to supply affordable housing to area residents.

**Barriers to Affordable Housing:** An Analysis of Impediments to Fair Housing Choice (AI) was conducted in 2018 and 2019 and identified barriers to affordable housing. The City and County will use the recommendations from the AI as a tool for policy decisions.

**Homelessness Strategy:** The City and County works closely with SSF, which administers the CoC program, to address housing and services for homeless individuals and families, including veterans, those with special needs, at-risk youth, the disabled, HIV/AIDS, and victims of domestic violence.

**Lead-based Paint Hazards:** Lead based paint hazards are mitigated through rehabilitation activities.

**Anti-Poverty Strategy:** The City and County's efforts to address poverty are based on partnerships with other organizations that are involved in working to address the underlying causes of poverty. The City and County will continue to leverage its existing CDBG allocations with other resources, including local, state, and federal, in addition to private funds, to address the issue of poverty.

**SP-10 Geographic Priorities - 91.215(a)(1)**

**Geographic Area**

<b>3</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Affordable housing and community service programs based on eligible population not geographic area.
	<b>Other Target Area Description:</b>	Affordable housing and community service programs based on eligible population not geographic area.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Within the boundaries of the City of Sacramento.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Priority areas are generally older neighborhoods, the central business district and primary commercial corridors.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Citizen participation re-enforced the need for more affordable housing, improved infrastructure and public facilities in these areas.
	<b>Identify the needs in this target area.</b>	The needs in the target area include the lack of affordable housing, improved access and accessibility to services and transportation.
	<b>What are the opportunities for improvement in this target area?</b>	The goals for these target areas are to create sustainable and integrated communities.
	<b>Are there barriers to improvement in this target area?</b>	The primary barriers are constrained resources at the local, state and federal level.
<b>4</b>	<b>Area Name:</b>	Countywide
	<b>Area Type:</b>	Affordable housing and community service programs based on eligible population not geographic area.

	<b>Other Target Area Description:</b>	Affordable housing and community service programs based on eligible population not geographic area.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Within the boundaries of the County of Sacramento.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Priority areas are generally older neighborhoods, the central business district and primary commercial corridors.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Citizen participation re-enforced the need for more affordable housing, improved infrastructure and public facilities in these areas.
	<b>Identify the needs in this target area.</b>	The needs of this target area are the lack of affordable housing, improved access and accessibility to services and transportation.
	<b>What are the opportunities for improvement in this target area?</b>	The goals for these target areas are to create sustainable and integrated communities.
	<b>Are there barriers to improvement in this target area?</b>	The primary barriers are constrained resources at the local, state and federal level.
5	<b>Area Name:</b>	Eligible Metropolitan Service Area (EMSA)
	<b>Area Type:</b>	The four county region comprised of El Dorado, Placer, Sacramento and Yolo.
	<b>Other Target Area Description:</b>	The four county region comprised of El Dorado, Placer, Sacramento and Yolo.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	

	<b>Identify the neighborhood boundaries for this target area.</b>	The four county region comprised of El Dorado, Placer, Sacramento and Yolo.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Affordable housing for persons with HIV/AIDS is a priority.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Citizen participation re-enforced the need for more affordable housing and public facilities in these areas.
	<b>Identify the needs in this target area.</b>	Affordable housing and services for persons with HIV/AIDS.
	<b>What are the opportunities for improvement in this target area?</b>	The goals for these target areas are to create sustainable and integrated communities.
	<b>Are there barriers to improvement in this target area?</b>	The primary barriers are constrained resources at the local, state and federal level.
6	<b>Area Name:</b>	Agreement Cities
	<b>Area Type:</b>	Cities of Folsom, Galt, and Isleton
	<b>Other Target Area Description:</b>	Cities of Folsom, Galt, and Isleton
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Within the boundaries of the Cities of Folsom, Isleton and Galt.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Priority areas are generally older neighborhoods, the central business district and primary commercial corridors.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Citizen participation re-enforced the need for more affordable housing, improved infrastructure and public facilities in these areas.
	<b>Identify the needs in this target area.</b>	The needs in the target area include the lack of affordable housing, improved access and accessibility to services and transportation.
<b>What are the opportunities for improvement in this target area?</b>	The goals for these target areas are to create sustainable and integrated communities.	

<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The primary barriers are constrained resources at the local, state and federal level.</p>
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**General Allocation Priorities**

**Describe the basis for allocating investments geographically within the city and county:**

**HOME, and CDBG funds** are distributed on an income eligibility basis, whether it is presumed or verified income throughout the City and unincorporated County of Sacramento, to include the Cities of Folsom, Isleton, and Galt as part of the CDBG Cooperation Agreement and Citrus Heights and Rancho Cordova as part of the HOME Consortium Agreement.

For infrastructure, CBDG investments are made in low- to moderate-income census tracts know as low-mod areas (LMA). With the dissolution of redevelopment agencies in California and reduction of funds at the Federal level, the ability to leverage funds has greatly diminished. It has become critically important to develop strategies to focus these limited funds in areas of greatest need.

A three pronged approach focusing on, mobility, services, and population density has been used to identify infrastructure and public facilities investments into three geographic areas within the larger LMA census tracts. The criteria used to determine the priority areas were:

- Temporary Housing (location and availability)
- Disability & Mental Health Services (access and proximity)
- Foreclosure data (areas of greatest negative impact as defined under NSP)
- Public Schools (access and proximity)
- NSP Program Properties & NSP3 Target Areas (previous and ongoing investments to arrest blight resulting from vacant, abandoned, and foreclosed properties)
- Choice Neighborhood Initiative Project Boundaries (Sacramento will have to allocate entitlement funds to compete for implementation funding)
- Housing Choice Voucher Locations (access and proximity)
- Transportation routes (bus, light rail, and bike)
- Low- and Moderate-Income Census Tracts & Population Density of LMAs
- Food Deserts & Supermarket Locations
- Multi-Family Housing (location)
- Public Housing (location)
- City Council and Board of Supervisors Districts

Using these criteria, the three priorities areas capture approximately 50 percent of the low- and moderate-income population and within 30 percent of LMAs.

Opportunities may arise to work in an LMA that is not within one of the priority areas, in such an event SHRA will consider target of opportunities, leverage ability, demands and needs of the community to determine if a project is suitable for selection. The main focus for infrastructure improvements will be in the priority areas based on the analysis above. SHRA will work closely with City and County departments to develop, fund, and construct a pipeline of strategic infrastructure and public facility investments.

Likewise, SHRA may develop a Notice of Funding Availability (NOFA) to create a pipeline of strategic projects with partner agencies such as the park districts and other similar organizations as funding permits.

**HOPWA.** The City of Sacramento receives HOPWA funds for the City and County of Sacramento, Yolo County, El Dorado County, and Placer County. Allocation of HOPWA funds are determined by the special needs population living within the jurisdiction.

**ESG.** ESG funds will be utilized for eligible activities such as emergency shelters, rapid-rehousing, and prevention. SHRA will continue to strategize with the City and County as well as SSF.

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# SP-25 Priority Needs - 91.215(a)(2)

## Priority Needs

Table 58 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas

	<b>Associated Goals</b>	Housing Development, Preservation & Homeownership Public Services Agreement Cities Administration
	<b>Description</b>	Expanding the supply and improving the quality of affordable housing for low- and moderate-income households are high priority goals over the next five years for the Sacramento Region.
	<b>Basis for Relative Priority</b>	For further information please refer to the Needs Assessment and Market Analysis sections.
2	<b>Priority Need Name</b>	Homelessness Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas

	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Based on the analysis of homeless needs in the Sacramento Region the emergency shelter/prevention/rapid re-housing of the homeless or near homeless is a high priority.
	<b>Basis for Relative Priority</b>	For further information please refer to the Needs Assessment and Market Analysis sections.
<b>3</b>	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Areas
	<b>Associated Goals</b>	Infrastructure and Public Improvements Public Services Agreement Cities Administration
	<b>Description</b>	There is continuing need within the Sacramento Region for public facilities to serve growing populations in low- and moderate-income areas or to rehabilitate aging facilities. This is particularly important to narrow the gaps in quality of infrastructure and neighborhood facilities between low- and moderate-income neighborhoods, many of which are minority concentrated, and high income neighborhoods. Many low- to moderate income areas in Sacramento are within older neighborhoods that either do not have proper facilities or their existing facilities suffer from heavy use and deferred maintenance leading to disrepair. Higher income neighborhoods are more commonly amenity-rich due to the Homeowners Association fees that provide greater resources. Historic preservation can be done under limited circumstances.

<b>Basis for Relative Priority</b>	For further information please refer to the Needs Assessment and Market Analysis sections.
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**Narrative (Optional)**

The Consolidated Plan (24 CFR 91.215) indicates the general priorities for allocating investment of available resources among different needs. **Priority needs** are those that will be addressed by the goals outlined in the Strategic Plan:

Affordable Housing

- Rental assistance
- Production of new units
- Acquisition/rehabilitation of existing units (preservation)

Homelessness

- Outreach
- Emergency shelter
- Prevention/rapid re-housing
- Permanent affordable housing

Non-Housing Community Development

- Public facilities
- Public improvements and infrastructure in lower income and aging neighborhoods
- Public services

For each priority need, the Sacramento Region indicates one or more populations to be served according to income, family type, homeless population, and special need. In addition, each priority need will be assigned a priority level of "low" or "high." The priority level simply indicates relative preference among the needs listed. The narrative sections elaborate on the meaning of "low" and "high."

The Consolidated Plan discusses the rationale for establishing the allocation priorities given to each priority need. The rationale flows logically from the analysis of information in the Needs Assessment, Market Analysis, and the information gathered during the consultation and citizen participation process.

The Sacramento Region's homeless priority needs and allocation priorities are based on reliable data from the Homeless Needs Assessment, which meets HUD's standards and reflects the required

consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless individuals and homeless families with children. The Consolidated Plan also provides an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category.

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**SP-30 Influence of Market Conditions - 91.215 (b)**

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Used effectively, TBRA can help stabilize households. An example is the Homelessness Prevention and Rapid Re-Housing Program (HPRP), which provided short-term assistance for rent arrears, deposits, moving assistance, and rent subsidy.
TBRA for Non-Homeless Special Needs	HOPWA funds provide for Short-Term Rent, Mortgage, and Utility (STRMU) assistance to the special needs of HIV/AIDS persons.
New Unit Production	The HOME program can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.
Rehabilitation	CDBG and HOME funds can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.
Acquisition, including preservation	CDBG and HOME funds can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.

**Table 59 – Influence of Market Conditions**

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## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The Sacramento Region anticipates that over the course of the Strategic Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdiction. Along with these federal entitlements, the jurisdictions may elect to utilize Section 108 loans, Low-Income Housing Tax Credits, and the State of California's housing programs to support housing development. A Section 108 loan of \$16.4 million as a resource for the Twin Rivers Transit Oriented Development and Light Rail Station Project has been approved and is anticipated to be received in 2019 and 2020. The funding will be used for the construction of new infrastructure. The local Housing Trust Fund monies have been depleted as commercial development which generates these funds has stalled in recent years, but it is possible over a five-year period for commercial development to increase thereby generating growth in the trust funds to use for projects or matches.

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

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. During the period of time leading up to this Consolidated Plan, the State of California and local governments experienced a dearth of resources to finance affordable housing and affordable housing production has lagged as a result. For the period of this current Consolidated Plan, the State of California has dedicated additional resources and we expect that the production volume will increase. This will be made possible by a \$4 billion dollar statewide affordable housing bond approved by the voters in November of 2018 and a new, ongoing source of affordable housing approved by the legislature in 2017 (Senate Bill 2). The State has significantly increased the amount of resources available to support housing for homeless and mentally ill through the Mental Health Services Act funds which can now be used for capital expenditures. Affordable housing resources are also being generated through the State's cap and trade program for housing that helps improve land use patterns in a way that reduces greenhouse gas emissions. Most of the new resources require affordable housing developers to compete with one another for a limited amount of funding. The City and County will continue to work with developers and provide the local resources they need in a timely manner in order to demonstrate local support and financial leverage to place developments in the best position to obtain these limited dollars.

**Anticipated Resources.** The following table shows the anticipated resources from direct grant allocations and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	10,500,000	0	0	10,500,000	52,000,000	Annual Allocation for region, Anticipated Program Income and Prior Years Resources (including prior year's program income).
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,400,000	0	0	5,400,000	27,000,000	Annual Allocation for region, Anticipated Program Income and Prior Years Resources (including prior year's program income).

HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,300,000	0	0	1,300,000	6,500,000	Annual Allocation for region, Anticipated Program Income and Prior Years Resources (including prior year's program income).
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	880,000	0	0	880,000	4,400,000	Annual Allocation for region, Anticipated Program Income and Prior Years Resources (including prior year's program income).

Table 60 - Anticipated Resources

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

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

SHRA does have a limited inventory of publicly owned developable land, including both residential and commercial sites, within either the City or County. 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 Housing Authority of the City of Sacramento, the Housing Authority of the County of Sacramento and the Sacramento Housing and Redevelopment Agency (SHRA) currently own 50 vacant lots. These lots were originally acquired for a variety of objectives including site assembly for residential and commercial development, elimination of physical and social blight, the Neighborhood Stabilization Program, and public housing.

In 2011, the California Legislature enacted AB 26 which dissolved all redevelopment agencies, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento. As part of this legislation, the disposition of assets, including property, was mandated. The Sacramento City Council and County Board of Supervisors designated their respective Housing Authorities as the local bodies to retain the housing assets and functions previously performed by the former Redevelopment Agencies to develop affordable housing. The commercial properties became the responsibility of the respective Redevelopment Agency Successor Agencies to sell and distribute the proceeds to the various taxing entities.

The elimination of redevelopment resulted in the loss of staff and tax increment financing, thereby limiting the ability to develop these sites as well as to provide assistance for their development. However, SHRA is began implementing a phased disposition strategy in late 2016 which addresses sites which were identified for development and properties requiring environmental remediation, have title issues or require removal of a declaration of trust.

A total of 28 vacant lots are available for development, including six large sites. The six large sites provide more significant development opportunity sites and/or have recorded regulatory agreements requiring affordable housing to be developed.

A Request for Proposals (RFP) was issued for 14 single family lots in Oak Park and Del Paso Heights in 2017 with the goal of constructing new homes which to be sold to income eligible owner occupants. An agreement with a developer was executed for the phased development of the lots. In Phase 1, the four Del Paso Heights lots were transferred for the construction of four affordable for-sale homes. Construction began on these homes in 2019. The second Phase will include the transfer of the remaining ten lots in Oak Park once the homes the for-sale homes of the previous phase have been built and sold.

The larger sites will be developed through various options, including public-private partnerships. Development partners will be identified through the issuance of RFPs. Each site's development will be dependent upon developer interest as well as funding availability. Additionally, the development process at each location will include a community engagement process with residents, neighborhood, and business associations. To date, RFPs for four of the sites have been released and SHRA is working with the selected developers to obtain permanent financing for construction of affordable housing.

There are also 11 vacant lots which require environmental remediation, have title issues or require the removal of a United States Department of Housing and Urban Development's (HUD) Declarations of Trust (DoT) before development can occur. This category includes one development opportunity sites and several scattered lots. Since 2017, one site of approximately 3.1 acres was remediated.

### **Discussion**

Please see above.

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**SP-40 Institutional Delivery Structure - 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SACRAMENTO COUNTY BOARD OF SUPERVISORS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
SACRAMENTO CITY COUNCIL	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION	Other	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
SACRAMENTO COUNTY MUNICIPAL SERVICES	Other	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
SACRAMENTO COUNTY DEPT OF HUMAN ASSISTANCE	Other	Homelessness	Region
SACRAMENTO CITY ECONOMIC DEVELOPMENT	Other	Economic Development Non-homeless special needs Planning	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
SACRAMENTO CITY NEIGHBORHOOD SERVICES	Other	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
CITY OF FOLSOM	Government	Economic Development Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF GALT	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
CITY OF ISLETON	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
CITRUS HEIGHTS	Government	Ownership Rental	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SACRAMENTO AREA COUNCIL OF GOVERNMENTS	Regional organization	Planning	Region
SACRAMENTO STEPS FORWARD	Regional organization	Homelessness	Region
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO	PHA	Public Housing	Region
MCGEORGE SCHOOL OF LAW	Other	Homelessness Ownership Public Housing Rental	Region
LEGAL SERVICES OF NORTHERN CALIFORNIA	Other	Homelessness Ownership Public Housing Rental	Region

**Table 61 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

In recent years, the Sacramento Region has shifted the strategy towards larger improvement projects. By allocating larger dollar amounts to fewer projects in the priority areas (North, Central and South), the projects will generate more visible improvements in the neighborhoods, fostering private investment in communities where funds are expended. To improve efficiency, the Sacramento Region will direct funding through a more focused delivery mechanism such as working with a limited number of City and County staff for delivery of projects.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Other	X	X	X

**Table 62 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

With the implementation of HEARTH legislation there is the expectation that the HUD-funded (CoC) program dollars will focus on meeting critical housing needs. Although some HUD dollars may be reinvested in the system to support services, there is the expectation that other mainstream resources will be incentivized through investment and managing care to provide service to special needs populations (persons with HIV/AIDS, the elderly and persons with disabilities). In line with managing service costs, there will be a focus on prevention, as research indicates that it is such approaches that are less expensive and highly effective when done properly. There will also be an increased focus on employment so the individuals and families can offset service costs and needs through increased income. These strategies are explained in more detail below.

Reinvestment/Repurposing of System Resources: The outcome measures in the HEARTH Act, combined with the greater flexibility to move resources to where they may be most needed, calls for a re-examination of the way the current array of federal and matching resources is invested. An emerging body of academic research has illuminated patterns of shelter and service utilization that can help inform local strategies. Such strategies should include targeting more intensive resources to those who consume a disproportional share of the homeless or other system resources (such as health care or criminal justice and other special needs populations), and less intensive services to most clients who can be assisted with less than was previously assumed. The Sacramento Region is beginning to look at the way its resources currently are deployed and how well that matches the need. SSF and the homeless

providers are starting to look at their assets: funding, buildings, staff and expertise, and think about where each of these can be best deployed to get the strongest system outcomes.

Strengthen Mainstream Employment Partnerships: The CoC will continue to collaborate with nonprofits, private organizations and the local government to Increase employment opportunities for individuals experiencing homelessness who are ready for permanent employment.

Current Continuum Mainstream Partnerships: SSF to partner with the local hospitals particularly the Sutter T3 program, with local FQHC and other community clinics and mental health service providers to provide the full range of support services to chronic homeless in concert with permanent housing. SSF will also continue to work closely with the VA to outreach to and provide VASH vouchers to veterans. These partnerships will be expanded over the next five years.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

SSF is charged, as the lead agency for the Continuum of Care, with taking over many of the previous homeless administrative functions held by local government and also leading the way to new, more effective strategies to address homelessness across the Sacramento Region. While Sacramento has made much headway, changes embedded in the HEARTH Act and the new federal plan to end homelessness will challenge funders and providers to rethink current investments, and develop an integrated response system with clear performance expectations across the Sacramento CoC.

New regulations and guidance are expected from the federal government by the end of 2012 that will help define the pathway, and local implementation efforts will be critical.

**Gaps in SSF's Service Delivery System:**

Following Sacramento's HEARTH Academy in 2012, SSF established work groups to address specific issues identified as important to the necessary system changes through 2012 and will continue discussions in 2013. SSF and its partners are currently laying the groundwork for the transformation of homeless services to a unified housing crisis response system, with plans expected to be finalized in late 2012 or early 2013. Below are some of the areas of focus: expand Prevention and Rapid Re-housing, strengthen mainstream employment partnerships and performance improvement and accountability. With the dissolution of redevelopment agencies statewide on February 1, 2012 a significant funding source for affordable housing developments and community service programs was eliminated which will eventually lead to fewer affordable housing units being built over the next five-years. In addition, the continued lag in the job market and cuts to benefits has created an environment where homeless and near-homeless households have fewer opportunities for income that can sustain

housing. SSF in conjunction with the CoC Advisory Board will continue to seek additional avenues for funding, and will press the state legislature for additional funding for homeless programs and affordable housing.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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 accessible housing. More coordination and collaboration are needed between housing providers and service providers.

The Sacramento Region will carry out its various federal community development programs by an institutional structure that includes SHRA, the Cities of Sacramento, Citrus Heights, Folsom, Isleton, Galt, the County of Sacramento, public institutions, nonprofit organizations, educational institutions and private industry. The institutional capacity of these agencies includes resources to assist in the development, implementation and monitoring of housing and community development programs. An assessment of the institutional structure in the Sacramento Region indicates various agencies and organizations are actively collaborating to develop and administer programs and policies to increase affordable housing units and address community development needs.

An example of regional coordination is the CoC Advisory Board which regularly meets to discuss homeless strategies. The organizations that make up the CoC Advisory Board include, Loaves and Fishes, WEAVE, Sacramento Area Emergency Housing, Downtown Sacramento Partnership, The River District, the City of Sacramento, the City of Citrus Heights, the County of Sacramento Department of Human Assistance, Sacramento Housing Alliance, The Effort, Capitol Community Health Network, Sacramento/Yolo Mutual Housing, SHRA, El Hogar, State of California Employment Development Department, the City of Sacramento Police Department, the County of Sacramento Sheriff's Department, and the County Department Office of Education.

## SP-45 Goals - 91.215(a)(4)

**Goals Summary Information** *Note: Funding is presented as the five year amount expected for the city and county combined.*

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2020	2024	Non-Housing Community Development	Sacramento Region Priority Areas	Non-Housing Community Development	CDBG: \$10 million HOPWA: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 82,000 Persons Assisted
2	Housing Development, Preservation & Homeownership	2020	2024	Affordable Housing	Sacramento Region Priority Areas Countywide Eligible Metropolitan Service Area (EMSA) Agreement Cities	Affordable Housing	CDBG: \$10 million HOME: \$5.5 million in block grant; \$5.5 million in program income ESG: \$0	Rental units constructed: 180 Household Housing Unit  Rental units rehabilitated: 405 Household Housing Unit  Homeowner Housing Rehabilitated: 1290 Household Housing Unit  Housing for People with HIV/AIDS added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Sacramento Region Priority Areas Countywide Citywide Eligible Metropolitan Service Area (EMSA)	Affordable Housing Homelessness Prevention Non-Housing Community Development	CDBG: \$6.5 million HOPWA: \$6.5 million HOME: \$0 ESG: \$4 million	Public service activities other than Low/Moderate Income Housing Benefit: 23600 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Homeless Person Overnight Shelter: 2300 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 30 Beds  Homelessness Prevention: 50 Persons Assisted  Housing for Homeless added: 2 Household Housing Unit  Housing for People with HIV/AIDS added: 2 Household Housing Unit  HIV/AIDS Housing Operations: 263 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Agreement Cities	2020	2024	Affordable Housing Non-Housing Community Development	Sacramento Region Priority Areas Agreement Cities	Affordable Housing Non-Housing Community Development	CDBG: \$1.5 million HOPWA: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted  Homeowner Housing Rehabilitated: 250 Household Housing Unit
5	Administration	2020	2024	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Administration	Affordable Housing Non-Housing Community Development	CDBG: \$5.8 million HOPWA: \$1 million HOME: \$1.4 million ESG: \$200,000	Other: 0 Other

Table 63 – Goals Summary

## **SP-50 Public Housing Accessibility and Involvement - 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Housing Authority will carry out modifications needed in public housing based on the Section 504 Needs Assessment. Please refer to the Public Housing Authority Annual Plan for further information.

### **Activities to Increase Resident Involvements**

The Housing Authority encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board (RAB). In addition, the Housing Authority recognizes Resident Committees throughout the Sacramento Region, which are resident-elected bodies representing residents in their respective complexes. Furthermore, the Housing Authority distributes a quarterly newsletter to all residents, which contains relevant Housing Authority news, information on training and employment opportunities and other community resources available to Housing Authority residents. Public Housing residents also participate in the development of the Housing Authority's Five-Year and Annual Plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

The Housing Authority is not identified as a "Troubled" agency.

## SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

### Barriers to Affordable Housing

Stakeholders in focus groups identified the following barriers:

- **Lack of incentives for infill development.**
  - Not enough profit margin for infill development in the region—costs are too high for building materials, labor, and building codes/design standards.
  - Process to get approvals is long and leads to uncertainty.
  - To achieve infill, developers must piece together parcels, which requires changes in zoning that are not use by right. This creates uncertainty and there is a lack of land suitable for this type of development.
  - City Councils are restricted in how they can generate revenue, so how can they afford incentives to pay for infrastructure, inspectors, other cost pressures?
- **High building costs.**
  - “Building costs in Sacramento region are as high as the Bay Area.”
  - Labor and materials—have to use steel.
  - Pay prevailing wage on any public benefit project.
  - Environmental standards that increase costs—electrical water heater, environmental shower heads, add to the cost of development.
  - Building codes, regulations, design standards, inspections, and fees that add to high costs.
  - Shortage of construction workers.

**The regional Sacramento Valley Analysis of Impediments to Fair Housing Choice identified the following barriers to housing and access to economic opportunity:**

*Barrier: The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity.*

Contributing factors: Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.

*Barrier: Affordable rental options in the region are increasingly limited.*

Contributing factors: 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes, and lack of adequate infrastructure for infill redevelopment, all constrain the affordable rental market.

3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.

*Barrier: Residents with disabilities need for and lack of access to affordable, accessible housing.*

Contributing factors and disproportionate impact: 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents.

*Barrier: Stricter rental policies further limit options.*

Contributing factors and disproportionate impacts: 1) “3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from “unearned” sources such as child support. 2) Voucher tenants are not protected under California’s source of income protections. 3) Onerous criminal look back periods that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.

*Barrier: Disparities in the ability to access homeownership exist.*

Contributing factors: 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.

*Barrier: Public transportation has not kept up with growth.*

Contributing factors: Outside of the downtown Sacramento “grid” public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.

*Barrier: Educational inequities persist in the region.*

Contributing factors and disproportionate impacts: 1) Housing prices near high performing schools and school districts are out of reach for low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.

*Barrier: Disparities in labor market engagement exist.*

Contributing factors and disproportionate impact: 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lack of market rate job opportunities for people with disabilities.

*Barrier: Residents with disabilities lack of access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, achieve and maintain housing stability.*

Contributing factors and disproportionate impact: 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

*Goal 2. Expand affordable rental opportunities.*

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

*Goal 3. Expand equity in access to economic opportunity.*

- a) **Improve infrastructure and public facilities** in disadvantaged communities.

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

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## SP-60 Homelessness Strategy - 91.215(d)

### Describe how the jurisdiction's strategic plan goals contribute to:

The County of Sacramento's Homeless Plan, adopted by the Sacramento County Board of Supervisors on December 2018, is the guiding documents to address the challenge of homelessness in the region. Although the City of Sacramento does not have a stand-alone Homeless Plan, the City's goal and strategies coordinate with the County's.

The Plan identified six key solution areas and 29 strategies that fall within each area:

#### Key Solution Areas:

1. Prevent People from Becoming Homeless
2. Improve Response to the Street Crisis and Improve Quality of Life
3. Expand and Improve Shelter and Interim Housing
4. Expand Targeted Permanent Housing
5. Leverage and Coordinate Mainstream and Other Resources
6. Strengthen System Leadership and Accountability

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

While efforts to shelter as many people as possible and house them quickly are being expanded, efforts to improve the quality of life on people living on the streets, particularly in those areas are most impacted by unsheltered homelessness, are also needed. These strategies strengthen outreach and engagement efforts that connect unsheltered people to services and housing and address individual and public health issues that arise. They also emphasize the importance of meeting basic needs for people experiencing homelessness and making people experiencing homelessness feel comfortable and welcome.

The County's strategy for improving the response to the street crisis and improving quality of life includes:

- **Strategy 6: Improve outcomes and consistency of outreach and navigation efforts across all funders and providers and align navigation programs with Coordinated Entry, leveraging the resources from HEAP and CESH.**

#### Activities:

- Coordinate outreach and navigation efforts across all providers, including creating a shared table to coordinate calendars and geographic coverage and to inform community standards and training.
- Develop community standards for outreach and navigation programs. Implement ongoing training curriculum for navigation programs, including training on cultural

competency. Consider a single provider training building on County's curriculum being implemented as part of Flexible Supportive Re-Housing Program.

- Develop and implement regional outreach training for law enforcement first responders to share and improve services referrals, field interactions with homeless individuals, and outcomes.
- **Strategy 7: Continue public health efforts to prevent communicable disease among sheltered and unsheltered populations.**

Activities:

- Develop protocols for managing and preventing disease outbreaks, including disease surveillance and reporting, data sharing protocols, immunizations, communication, and education for homeless shelters to provide information on diseases and prevention methods. Provide vaccines for vaccine-preventable diseases for people experiencing homelessness and homeless service providers, as appropriate.
  - Develop screening protocols for all shelters to identify and treat potentially contagious homeless clients based on established guidelines for prevention of airborne, blood borne, foodborne, and vector borne diseases.
  - Continue collaboration with municipal agencies and homeless shelters to improve sanitation and living conditions for people experiencing homelessness.
- **Strategy 8: Improve collaboration and communication with neighborhoods and businesses seeking solutions.**

Activities:

- Continue collaboration to address and mitigate impacts of large unsheltered homeless population within River District and other impacted areas. Collaborate with charitable organizations to reduce duplicative and wasteful charitable feeding and giveaways.
- Evaluate impact and outcomes of new partnership to target day services (hygiene, re-housing, and health) in River District.

### **Addressing the emergency and transitional housing needs of homeless persons**

Shelters serve as critical, temporary places for people experiencing homelessness to stay while they stabilize and are assisted to seek housing. These strategies expand shelter capacity by increasing the number of shelter beds, improve access for all populations by reducing barriers, and expand services and housing assistance. Taken together, these strategies make it possible to shelter more people, including those with higher barriers, and help more people return to permanent housing stability more quickly.

The County's strategy for expanding and improving shelter and interim housing includes:

- **Strategy 9: Create more emergency/triage shelter, especially low-barrier shelter that provides housing focused supportive services, leveraging resources from HEAP and CESH.**

Activities:

- Stand up and operate at least one additional permanent triage shelter for 200+ people. (City’s current Triage shelter was launched as temporary.)
- Build on the scattered-site model to increase shelter capacity by at least 40 beds and ensure that capacity exists throughout the County and can serve subpopulations.
- Increase youth shelter capacity through respite programs, new youth shelters, and/or “host home” programs.
- Increase family shelter capacity for an additional seven families.
- Develop shelter standards and formalize practices across all shelter and interim housing. Stabilize operations, extend hours, address accessibility, and improve case management services in shelters serving individuals. Consider a single provider training as part of Flexible Supportive Re-Housing Program (to include cultural competency).
- Work with County Planning and Environmental Review and City Planning Departments on zoning and development regulations related to permitting and temporary shelters.
- **Strategy 10: *Develop Coordinated Entry to prioritize and fill shelter beds and develop bed reservation to assist consumers and ensure all beds are used, leveraging resources from CESH.***
  - Activities:
    - Develop Coordinated Entry for all publicly funded shelters, aligning practices and procedures with the overall Coordinated Entry approach so that the shelter entry system does not operate as a separate system. Develop a bed reservation platform to manage Coordinated Entry into shelters.
    - Evaluate how well Coordinated Entry for shelters is functioning and integrating.

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

The ultimate goal of the Crisis Response System is to support all people experiencing homelessness to secure permanent housing accompanied by appropriate services as needed. In short, housing is the solution to homelessness and, from this place of stability, people can restore health, engage in work and other meaningful life activities, and develop social and family supports. Housing options include private market rate housing, affordable housing, permanent supportive housing, public housing, and shared housing. Housing assistance includes temporary or ongoing rental subsidies and developing additional permanent housing, especially housing targeted to those experiencing homelessness. These strategies are two-pronged: promoting the development of new housing stock and expanding housing assistance to access existing housing, recognizing that maximizing housing options within the existing rental market will be the most immediately impactful to reducing homelessness.

The County’s strategy for expanding targeted permanent housing:

- **Strategy 11: *Expand flexible housing subsidy funds, using HEAP and other resources that may become available.***

Activities:

- Build on the County’s Flexible Supportive Re-Housing program to provide limited term flexible rental subsidies and supportive services to rehouse people referred by participating navigation and shelter programs.

- **Strategy 12: *Coordinate re-housing efforts to improve system-wide outcomes, standardize assistance, and reduce competition among programs.***

Activities:

- Coordinate re-housing efforts across all providers, including creating a shared table to inform community standards provider and tenancy training and to coordinate landlord outreach.
- Develop and apply community re-housing standards including refining standards for “regular” rapid re-housing and developing standards for longer-term re-housing assistance programs for those with higher needs. Standards should address accessibility and cultural competency. Ensure resources are deployed with a flexible, progressive engagement approach.
- Develop and apply standards, including cultural competency, for case management in re-housing programs. Consider using critical time intervention (a time-structured case management approach) with longer-term re-housing programs, especially for those with higher needs. Consider a single training for providers that will standardize case management and build on County’s curriculum being implemented as part of Flexible Supportive Re-Housing Program.
- Share outcomes from work with re-housing programs to inform the Coordinated Entry improvement efforts.

- **Strategy 13: *Maximize PHA resources to expand housing opportunities for persons experiencing homelessness.***

Activities:

- Evaluate recently implemented strategies to use Public Housing Authority resources to affect homelessness, including use of limited preference allocation.
- Implement the “Move On” program for current supportive housing tenants whose service needs have stabilized and who can secure housing in the community with ongoing subsidies.
- Explore ways to better connect homeless families to public housing.

- **Strategy 14: *Develop permanent, supportive housing for people with high service needs.***

Activities:

- Convene housing developers, consumers, service providers, local planning departments, cities, and County to explore new ways to create and streamline affordable housing for targeted populations. Work with local jurisdictions to promote affordable and

supportive housing developments within the context of developing local housing elements.

- Develop community standards for new PSH developed in Sacramento to ensure it reaches hardest to serve people, is low-barrier, culturally competent, accessible to those with a range of disabilities and filled through Coordinated Entry.
- **Strategy 15: Maximize State housing resources to create a significant expansion of permanent supportive housing for people experiencing homelessness, including those with serious mental health needs.**

Activities:

  - Inventory local sources of capital and service funding across jurisdictions in Sacramento. Convene jurisdictions to explore ways to expand local capital and services funding. Look at best practices in other communities.
- **Strategy 16: Continue to develop streamlined funding processes for permanent supportive housing.**

Activities:

  - Continue coordinated funding NOFAs as developed for NPLH so that multiple resources are made available at the same time or in coordination, including to cover capital costs, operating, and supportive services. Explore other local practices of successful streamlined funding processes that reduce time and costs.
- **Strategy 17: Reduce local barriers to the development of permanent supportive housing**

Activities:

  - Identify local obstacles such as zoning, permitting, fees, and other barriers to development. Develop recommendations for reducing barriers and creating incentives that can be adopted in jurisdictions' Housing Elements to facilitate streamlined development of permanent supportive housing and other homeless housing.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

A critical element to reducing homelessness is reducing the number of people who become homeless and need services, particularly those who can be assisted to stabilize their housing in other ways. These strategies focus on how people can be supported to resolve their current housing crisis before they become homeless, including those seeking shelter and those being discharged from institutions with no place to go. A long-term goal of the County's Homeless Plan is to have robust, coordinated prevention activities for all people who are at-risk of losing housing,

To that end, the County's strategy for preventing people from becoming homeless includes:

- **Strategy 1: Implement diversion strategies in navigation and shelter programs that improve diversion practices, using HEAP and CESH.**  
 Activities:
  - Strengthen diversion/problem solving practices in new and existing shelter programs. Incorporate diversion in shelter Coordinated Entry.
  - In developing community standards for Shelter and Navigation programs, include diversion/problem solving approach and expectations.
- **Strategy 2: As part of Coordinated Entry improvements, include diversion and problem solving as a key activity and strengthen links to prevention resources.**  
 Activities:
  - Strengthen diversion strategies in Coordinated Entry consistent with community-wide standards for navigation and shelter programs. Develop diversion/problem solving training for Coordinated Entry points.
  - Improve connection and alignment of community-based resources, such as Community Services Block Grant, to strengthen problem solving efforts and prevention strategies.
- **Strategy 3: Improve public and practitioner understanding of key prevention resources and their effectiveness in preventing homelessness.**  
 Activities:
  - Inventory key programs in the County offering assistance to prevent homelessness for at-risk populations to understand who is served and assistance offered. Share inventory with homeless system, public, and consumers.
- **Strategy 4: Improve coordination and connections to services and housing for people discharged from incarceration or detention who are homeless.**  
 Activities:
  - Support ongoing work of the Criminal Justice Cabinet and its subcommittees to improve coordination of incarceration/ detention, health care, housing, homeless, community corrections, and mental health systems.
  - Develop a plan to expand capacity and coordination for persons discharged from incarceration or detention who are homeless. Develop process and outcome metrics, including a baseline to support cross-system coordination and goals.
  - As Coordinated Entry for shelters is developed and launched, maintain and build relationships with key partners working on service needs and access for this population.
- **Strategy 5: Improve care coordination and connections to services and housing for people discharged from hospitals who are homeless.**  
 Activities:
  - Build and foster ongoing communication among hospitals, health plans, and homeless system to improve care coordination and discharge planning.
  - Host a “CEOs” conversation to explore best practices, successful programs, and opportunities to partner. Use data to understand baseline and to develop metrics.

- As Coordinated Entry for shelters is developed and launched, maintain and build relationships with health care partners regarding needs and access for this population.

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## **SP-65 Lead-based Paint Hazards - 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Sacramento County's Childhood Lead Poisoning Prevention Program (CLPPP) provides services and information to Sacramento City and County residents regarding childhood lead poisoning and prevention. Specifically, program staff offers case management and home investigations for children with elevated blood lead levels. Staff also provides outreach services and information regarding lead poisoning, childhood testing and treatment, prevention practices, etc. In addition, CLPPP staff distributes literature to tenants and landlords during inspections to help educate the public about lead-safe practices.

The Department of Health and Human Services (DHHS) has a health educator and a public health nurse on staff to provide case management and outreach education services. A registered environmental health specialist from the Environmental Management Department (EMD) provides environmental investigations of homes as part of the case management services for children with elevated blood lead levels. The CLPPP staff also informs the public, parents and community resources about the dangers of lead poisoning.

SHRA's public housing modernization program routinely abates lead from all older units when making structural improvements. If a unit is deteriorating and determined to contain lead-based paint, Housing Authority staff will immediately arrange to have the lead abated.

SHRA will continue to implement HUD lead-based paint regulations issued under Sections 1012 and 1013 of the Residential Lead-Based Reduction Act of 1992 ("Title X" or "Lead Safe Housing Regulation"). SHRA will continue to provide outreach to all of its program contractors and developers. SHRA will also continue to coordinate with other entities involved in lead-based paint issues.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The Department of Health and Human Services and SHRA will continue to take action as necessary to reduce lead-based paint (LBP) hazards in accordance with HUD regulations. Housing units with lead-based paint as identified will have actions taken to remove the hazard.

### **How are the actions listed above integrated into housing policies and procedures?**

**Public Housing:** The Housing Authority has every unit slated for modernization (and built prior to 1978) tested for LBP by a licensed Environmental Consultant, unless staff already has a report on file. Construction repairs are performed following the guidelines, including HUD and OSHA guidelines, outlined in the consultant's report. For occupied multi-family housing units not slated for modernization, visual inspections are performed annually by Housing Authority staff. Residents are also provided with

information about lead-based paint hazards. If portions of a dwelling unit are showing signs of deterioration of painted surfaces suspected of containing LBP, staff immediately has the unit tested and abated as necessary. Housing Authority staff routinely attends Hazardous Materials awareness trainings and seminars to stay current with current regulations.

**Housing Choice Voucher:** Property owners, applicants, and participants are provided general information about lead-based paint hazards and stabilization techniques using safe work practices before an inspection is conducted. Housing Choice Voucher staff performs a Housing Quality Standard (HQS) inspection of each pre-1978 unit where a child under the age of 6 is expected to reside. If any defective paint surface is observed, the unit is failed, and the owner and tenant are provided with detailed information about stabilizing defective paint surfaces using safe work practices. Information is also provided about required clearances and record keeping. Once the appropriate lead-based paint abatement has taken place the unit is cleared by the HQS inspector.

**Partners** Both the nonprofit and for-profit companies that contract with SHRA will be required to follow lead-based paint safe work practices.

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## **SP-70 Anti-Poverty Strategy - 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the 2017 ACS estimates, Sacramento County has approximately 212,792 (14 percent) of its population at or below the poverty level. Of the 212,792, 64,567 are below the age of 18 and 20,276 are over the age of 65. Poverty rates by jurisdiction:

- Sacramento County = 212,792 (14 percent) of its population at or below the poverty level
- City of Sacramento = 76,886 (16 percent) of its population at or below the poverty level
- Folsom = 2,841 (4 percent) of its population at or below the poverty level
- Isleton = 122 (21 percent) of its population at or below the poverty level
- Galt = 3,835 (15 percent) of its population at or below the poverty level

The Sacramento Region employs a variety of strategies to help alleviate poverty, including efforts to stimulate economic growth and additional job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. Economic development opportunities, such as higher paying jobs, are very important to low-income persons to gain economic self-sufficiency and live above the poverty level.

As described in the Homeless Strategic Plan section, the City works with the County of Sacramento, SHRA, and area nonprofits to provide emergency shelters and transitional and permanent housing and the full range of supportive services required to assist this population to achieve economic independence. Along with programs designed to improve employment skills and provide job opportunities, the Sacramento Region provides benefit coordination, counseling, and assistance in obtaining benefits to qualified individuals and families.

To the extent possible, the Sacramento Region plans to reduce the number of households with incomes below the federal poverty level through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Investment within the CDBG eligible areas for Community Development will be allocated under the following Strategies:

- Encourage economic development in low- and moderate-income areas by providing funding to improve public infrastructure
- Utilize improved public infrastructure to spur private investment to revitalize existing commercial areas to remove blighting influence and increase the number of jobs
- Rehabilitate substandard existing housing for income qualified owners or to owners who rent to income-qualified tenants
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled
- Improve community centers, neighborhood parks and infrastructure, including those in conjunction with affordable housing projects

- Provide comprehensive homeless and homeless prevention programs

**How are the Jurisdictions poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

CDBG economic development requirements are administratively and programmatically challenging, therefore CDBG funds are not used directly as an economic tool but are targeted for public infrastructure and facilities improvements that encourage private investment activities by increasing an area's competitiveness.

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## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To implement effective CDBG, HOME, ESG and HOPWA (CPD programs) programs, SHRA will monitor CPD activities on a consistent basis. Monitoring visits assist in determining if the subrecipient is carrying out its program and activities within the parameters denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations.

Federal Programs administrative staff will conduct monitoring reviews of each subrecipient per program monitoring plans to ensure program compliance with HUD regulations. Technical assistance is conducted annually or on as needed basis.

HOME-assisted properties will be monitored regularly to confirm that residents qualify for HOME designated units and borrowers comply with regulatory requirements as outlined in property agreements. Annually, onsite compliance monitoring reviews will be conducted on HOME-assisted rental housing properties. SHRA will also complete compliance audits of resident files while also conducting reviews of affirmative marketing practices, tenant selection and wait list procedures, and management company performance. As well, a complete overview of the management companies' policies and procedures as outlined in their Management Plan will be completed.

Annually, borrowers will be required to send SHRA a Unit Status Report which includes a listing of current tenants occupying HOME-assisted units, household annual income, source(s) of income, household size, ethnicity, household type, number of bedrooms, current rent amount, and affordable income designation. SHRA will use an automated program to randomly select a minimum of 20 percent of the assisted units to conduct file compliance reviews.

For corrective actions, borrowers will receive written notifications of file exceptions within 30-days of the review date and will be required to submit corrections and/or Action Plans within 30-days of the date of the compliance review letter in order to avoid non-compliance penalties such as more frequent reporting and/or additional file audits.

To determine if the properties are in compliance with all applicable Housing Quality Standards (HQS), onsite physical inspections will be conducted on selected properties by compliance monitoring staff annually. SHRA will use an automated program to randomly select a minimum of 20 percent of the assisted units to conduct HQS inspections.

By employing consistent annual inspections, SHRA will ensure that ongoing, HOME assisted units are being maintained in a safe and sanitary manner in accordance with the property standard guidelines outlined in 24 CFR92.251.

SHRA's staff will conduct on-site monitoring visits during the construction phase for projects funded with HOME, CDBG (including NSP). Monitoring includes a) checking whether the construction work conforms to the contract plan specifications; b) final construction closeout inspection visits prior to processing payment for contract invoices; and, c) oversight management of hazardous materials on all in-house construction projects.

**ESG and HOPWA** funded programs will be monitored by Federal Programs staff for contract compliance, financial management systems and programmatic activity.

Contract compliance is achieved through contract language that cites specific regulations, provides for necessary certifications, and requires a minimum of quarterly reporting of data that is used in the annual HOPWA report. Some of the HOPWA providers are also using the Homeless Management Information System (HMIS) to provide report data. ESG providers are required to enter clients into HMIS and SAGE or other federally mandated reporting system.

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