

# 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 Plan is referred to as the “Consortium” Plan and includes the Urban County of Sacramento plus the cities of, Citrus Heights, and Rancho Cordova. The “Agreement Cities” of Folsom, Isleton, and Galt fall under the Urban County of Sacramento Plan.

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 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.

Refer to SP-05 Overview for the eight priority goals that fall within the three overarching goals.

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

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:

- Bel Vue Apartments Adaptive Reuse
- St. Francis Terrace Rehabilitation
- Village Park Rehabilitation
- Stanford Settlement Children Program and Teen Center Improvements
- Carl Johnston Park Improvements

- Electric Vehicle Charging Stations
- Mack Road Pedestrian Lighting

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

- Crossroad Gardens Apartments Rehabilitation
- Courtyard Inn Adaptive Reuse of Motel to Permanent Supportive Housing
- 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
- Minor Home Repair
- 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:

##### **2020 Action Plan**

- 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 a public hearing during the public comment period was held.

#### **CARES Act Funding- CDBG CV-1 and ESG CV-1**

- A 5-day draft public comment period and a public hearing during the public comment period was held.
- Citizen Participation Plan Disaster Plan language added by Board of Supervisors on April 7, 2020: In event of a local, state, and national natural disaster existing and new funding may be allocated or re-allocated in an expedited timeframe. This will be done to streamline the allocation process and reduce delays in accessing grant funds. All required HUD notices, waivers, award letters or other communications will be followed. To achieve this minimum citizen participation requirement it will be applied per HUD notices, waivers, award letters or other HUD communication to the Consolidated Plan and/or substantially amended Action Plan(s).

- **CARES Act Funding-CDBG CV-1, ESG CV-1 and HOPWA Supplemental (no HOPWA in the County)**

The Sacramento (City and County) COVID-19 Response Team has developed a comprehensive operational and funding plan which included recommendations for CARES CDBG-CV1 and ESG-CV1 with recommendations for immediate actions to address the needs of the homeless population related to COVID-19.

The Plan included the following public meetings:

**Continuum of Care – April 8, approved**

**Sacramento Board of Supervisors, April 7, 2020, approve**

Comments: At the meeting 8 letter of comment were submitted, generally in support, with some requesting moratorium of no camping sweeps along the rivers, addition of bathroom, fund transportation and allocated administration funding to survival gear.

**Sacramento City Council, April 7, 2020, approve**

Comments: No comments were received.

#### **5. Summary of public comments**

SHRA received public comments from two community organizations- WEAVE, the primary provider of crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County, and Midtown Association, a Property and Business Improvement District that is working to make Midtown the center for culture, creativity, and vibrancy in Sacramento’s urban core. Their comments, and SHRA’s responses, are briefly outlined as follows:

- WEAVE provided feedback and commentary on the sections of the Consolidated Plan that relate to domestic violence. In addition, WEAVE provided statistics, examples, and anecdotal stories to support findings. WEAVE encouraged SHRA to prioritize Domestic Violence as a category in policies and urged SHRA to include giving preference to domestic violence survivors in admission to public housing or housing choice voucher programs as part of its plan to increase the number of vouchers available for domestic violence victims.
- SHRA incorporated WEAVE feedback and commentary into the Consolidated Plan. The Public Housing Authority (PHA) system of local preferences is based on local housing needs and priorities by using generally accepted data sources and information obtained through the PHA Plan public comment process. In regard to giving preference to survivors of domestic violence, the code of federal regulations 24 CFR § 960.206 does allow for the PHA to have a preference for victims of domestic violence, dating violence, sexual assault, or stalking. The PHA will review the request to add this preference in upcoming HCV Administrative Plan and Admissions and Continued Occupancy Policy (ACOP) documents.
- Midtown Associates requested that SHRA consider investments in Central City and adjacent projects to be considered in the strategy for the next five years of investments, especially the investment of CDBG funds.

In addition to incorporating Midtown feedback into the Consolidated Plan, SHRA will notify Midtown Association when the Notice of Funds Available (NOFA) application is announced. Midtown Association will also receive public meeting notifications for the 2021 Action Plan and future Action Plans.

## 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 approximately:

- \$21 million in the Community Development Block Grant (CDBG);
- \$12 million in HOME Partnership Investment Funding (HOME); and
- \$1.8 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 (AMI), particularly those with extremely low-incomes (less than 30 percent of AMI), 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.

## The Process

### PR-05 Lead & Responsible Agencies - 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
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

Created as a Joint Powers Agency in 1981 by the Sacramento City Council and Sacramento County Board of Supervisors, 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), 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, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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.

**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 SSF, as the Lead Agency for the Continuum of Care (CoC), on the ESG program which also includes SHRA as Administrative Entity (AE) for the state of California's Housing and Community Development

Department (HCD)'s ESG (entitlement) 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 and shelter program(s) more comprehensive to assist in reducing homelessness in the City and County of Sacramento, including its incorporated cities.

For current HMIS administrative policies and procedures (as policies and procedures are updated from time-to-time), contact SSF. 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**

**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, Analysis of Impediments to Fair Housing Choice (AI), and Annual Action Plan. No individual agency was intentionally omitted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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	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.
2014 to 2017 Economic Development Implementation	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.
Citizen Participation Plan (CPP)	SHRA	The CPP helped guide the community engagement and public outreach process.
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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2018 to 2023 Approved Capital Improvement Program	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.

**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(l))**

**Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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.

**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. There were 80 resident focus group participants.

**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.

**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.

**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. No written or oral public comments were received.

**Substantial amendment public comment period and public hearing for the CARES Act Funding- CDBG-CV1, ESG-CV1 and HOPWA Supplemental.**

Public hearing for the Consolidated, Annual Action Plan and Citizen Participation Plan to add language related to the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136, were held on April 21, 2020, promoted through SHRA website, Sacramento Bee (also translated into Spanish), Sacramento Observer, The Russian Observer and Hai Van News, and Latino Times where the 5-day public comment period began on April 12, 2020. The public hearing was held before the Sacramento Housing and Redevelopment Commission (SHRC) on April 15, 2020. The public had the opportunity to ask questions at the Board of Supervisors and the City Council on April 21, 2020. No written or oral public comments were received.

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**

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	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  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://www.shra.org">www.shra.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Resident Survey	Minorities  Persons with disabilities  Residents of Public and Assisted Housing  Low and moderate income residents, residents vulnerable to housing challenges	80 residents, mostly African American, low income residents, residents with disabilities	Same as resident survey	All comments were accepted.	
3	Internet Outreach	Non-targeted/broad community	N/A	N/A	N/A	<a href="http://www.shra.org">www.shra.org</a>
4	Resident Survey	Broad representation of residents in the region	577 participants	Same as resident survey	All comments were accepted.	
5	Resident Survey	Residents in high poverty neighborhoods	340 residents	N/A	All comments were accepted.	
6	Public Hearing	Non-targeted/broad community	N/A	N/A	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of residents.

#### 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.” 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
- **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. 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. 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.
- **Public housing and housing choice voucher holders.** Residents who live in publicly supported housing developments shared their experience and tenants who are voucher holders spoke to their experience finding rental housing using a voucher.
- **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.

- **Non-homeless special needs.** 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.

**Non-Housing Community Development needs:**

- **Public improvements.** There is an ongoing need for public improvements, particularly for streets and sidewalks.
- **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, homeless, and persons with other conditions affecting their ability to function independently and productively.
- **Public facilities.** In many areas of the Urban County, there is an ongoing need for public facilities, particularly parks, recreation centers, libraries, and facilities for special needs populations.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The Urban County, 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.

### INTRODUCTION TO DATA AND RELATED DEFINITIONS

The data throughout this document is generated from the United States Census Bureau and the Department of Housing and Urban Development (HUD). The Comprehensive Housing Affordability Strategy (Comprehensive Housing Affordability Strategy) dataset is a custom tabulation developed by the Census Bureau, derived from American Community Survey (American Community Survey) data. The most recent Comprehensive Housing Affordability Strategy data used in this document—the 2011-2015 5-year estimate—are determined for each jurisdiction that receives HUD funding.

The term Area Median Income (AMI) is used to explain Comprehensive Housing Affordability Strategy data derived from American Community Survey data. Because Comprehensive Housing Affordability Strategy data are derived from American Community Survey data, Census definitions dictate the definitions of the variables discussed in these tables:

Small Family Household: A household with two-four members

Large Family Household: A household with five or more members

Elderly: Ages 62-74

Frail Elderly or Extra Elderly: Ages 75+

Household: All people living in a housing unit. Members of a household can be related or unrelated.

Family: Related individuals living in the same household

Nonfamily: Unrelated individuals living in the same household

<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%
Households	453,602	543,250	20%
Median Income	\$43,816.00	\$63,045.00	44%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2000 U.S. Census

**Data Source Comments:**

**Number of Households Table**

	<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	43,785	38,844	52,331	30,500	129,580
Small Family Households	14,869	14,919	20,905	13,185	66,405
Large Family Households	4,674	5,334	6,191	3,050	11,064
Household contains at least one person 62-74 years of age	7,104	7,555	10,601	6,428	29,127
Household contains at least one person age 75 or older	5,185	5,856	7,409	3,680	10,443
Households with one or more children 6 years old or younger	9,778	8,446	9,246	4,989	12,765

**Table 6 - Total Households Table**

**Data** 2011-2015 CHAS

**Source:**

## Housing Needs Summary Tables

### 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	745	450	515	254	1,964	116	133	111	94	454
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	932	720	481	157	2,290	111	107	198	53	469
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,634	2,183	1,563	363	6,743	133	619	731	365	1,848
Housing cost burden greater than 50% of income (and none of the above problems)	20,855	7,312	1,554	200	29,921	7,179	5,678	4,238	1,484	18,579

	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 30% of income (and none of the above problems)	2,031	10,919	10,912	2,508	26,370	1,298	3,256	8,448	5,259	18,261
Zero/negative Income (and none of the above problems)	2,689	0	0	0	2,689	1,148	0	0	0	1,148

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

**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.

**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	25,165	10,658	4,109	973	40,905	7,564	6,528	5,303	1,994	21,389

	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	4,307	13,584	22,532	11,828	52,251	2,899	8,059	20,387	15,680	47,025
Household has negative income, but none of the other housing problems	2,689	0	0	0	2,689	1,148	0	0	0	1,148

**Table 8 – 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	10,393	9,266	6,120	25,779	2,506	3,274	4,958	10,738
Large Related	3,648	2,892	1,344	7,884	663	1,374	1,911	3,948
Elderly	4,254	3,320	2,208	9,782	3,906	3,494	4,207	11,607
Other	8,594	5,222	3,556	17,372	1,724	1,355	2,019	5,098
Total need by income	26,889	20,700	13,228	60,817	8,799	9,497	13,095	31,391

**Table 9 – 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	8,914	3,498	681	13,093	2,199	2,288	1,606	6,093
Large Related	3,165	824	44	4,033	588	635	442	1,665
Elderly	3,777	1,498	426	5,701	3,164	2,051	1,440	6,655
Other	8,081	2,138	473	10,692	1,512	1,008	741	3,261
Total need by income	23,937	7,958	1,624	33,519	7,463	5,982	4,229	17,674

**Table 10 – 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	3,186	2,433	1,591	382	7,592	214	541	620	344	1,719
Multiple, unrelated family households	309	414	422	132	1,277	29	175	319	75	598
Other, non-family households	90	98	115	24	327	0	10	4	0	14
Total need by income	3,585	2,945	2,128	538	9,196	243	726	943	419	2,331

**Table 11 – 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	0	0	0	0	0	0	0	0

**Table 12 – 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 cannot afford the down payment.

### **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.

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.)

### **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 down payment;
- 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.

In addition, advocates for survivors of domestic violence indicate that survivors often have many of these same needs and characteristics as a direct result of their victimization. Advocates share that, with the rise of the housing crisis in Sacramento, finding affordable housing has become one of the most difficult tasks. When pertaining to domestic violence, a survivor can be living in a beautiful home and neighborhood, children flourishing in prominent schools, and being financially sound. Once the survivor makes a choice to leave that abusive relationship, all of these factors can change within a matter of days or even hours. The survivor may have never worked, or financial means are not sufficient to find independent housing for themselves and their children if they have them. Some survivors have been stay at home moms, with no education or job skills, or little skill that can only suffice minimum wage.

This becomes problematic when trying to secure housing in a rental market that has skyrocketed in the last few years. Advocates even find that clients who make more sufficient income than minimum wage still have struggles with finances depending on family size.

**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 violence in all its forms which includes but is not limited to: physical abuse, financial abuse,

sexual abuse, technological abuse, and emotional abuse; 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**

## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 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

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	36,055	3,892	3,837
White	18,434	2,217	2,036
Black / African American	5,050	492	805
Asian	2,976	539	327
American Indian, Alaska Native	248	14	14
Pacific Islander	279	0	25
Hispanic	7,198	464	427

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*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	31,350	7,474	0
White	17,506	5,078	0
Black / African American	2,737	330	0
Asian	2,662	493	0
American Indian, Alaska Native	182	23	0
Pacific Islander	308	45	0
Hispanic	6,689	1,241	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*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	28,767	23,554	0
White	17,864	14,954	0
Black / African American	2,387	1,893	0
Asian	2,008	1,976	0
American Indian, Alaska Native	83	187	0
Pacific Islander	254	100	0
Hispanic	4,943	3,758	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*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	10,760	19,747	0
White	6,904	13,296	0
Black / African American	919	960	0
Asian	736	1,391	0
American Indian, Alaska Native	38	127	0
Pacific Islander	55	87	0
Hispanic	1,746	3,152	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*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).

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 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	32,729	7,206	3,837
White	16,604	4,065	2,036
Black / African American	4,679	867	805
Asian	2,638	855	327
American Indian, Alaska Native	230	37	14

<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>
Pacific Islander	249	30	25
Hispanic	6,657	1,019	427

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*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	17,186	21,643	0
White	9,730	12,865	0
Black / African American	1,333	1,727	0
Asian	1,606	1,532	0
American Indian, Alaska Native	59	146	0
Pacific Islander	257	100	0
Hispanic	3,467	4,459	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*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	9,412	42,919	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>
White	5,705	27,104	0
Black / African American	553	3,732	0
Asian	824	3,171	0
American Indian, Alaska Native	30	241	0
Pacific Islander	104	250	0
Hispanic	1,614	7,081	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*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	2,967	27,508	0
White	1,721	18,474	0
Black / African American	327	1,550	0
Asian	341	1,781	0
American Indian, Alaska Native	10	155	0
Pacific Islander	20	123	0
Hispanic	527	4,404	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*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.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 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 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	175,017	61,481	54,599	3,920
White	121,763	37,638	31,174	2,051
Black / African American	8,891	5,292	6,304	805
Asian	15,628	4,534	4,309	391
American Indian, Alaska Native	869	360	354	14
Pacific Islander	830	375	491	25
Hispanic	22,147	11,043	9,257	443

**Table 21 – 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).

## **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.

## NA-35 Public Housing - 91.405, 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. In August 2019, there were 38,951 applicants on the Housing Choice Voucher wait lists and 20,141 on the public housing wait lists for a total of 59,092. The Housing Authority owns and operates 1,868 units in the City of Sacramento and 1,047 units in the County of Sacramento. The large number of households on the wait lists shows the need for additional affordable housing in the Sacramento region.

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	551	20	2,589	11,621	802	10,364	455	0	0

**Table 22 - Public Housing by Program Type**

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

**Alternate Data Source Name:**

PIC (PIH Information Center)

**Data Source Comments:**

## 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	551	13	2	826	179	192	455	0
# of Elderly Program Participants (>62)	99	9	519	4,007	283	3,572	152	0
# of Disabled Families	551	15	766	8,135	552	7,201	382	0
# of Families requesting accessibility features	0	0	2,589	11,698	538	10,929	131	63
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

PIC (PIH Information Center)

**Data Source Comments:** 1,185 tenant-based voucher holding families requested accessibility features.

## 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	5	0	63	176	12	156	8	5	0
Black/African American	2	0	39	80	13	66	1	0	0
Asian	9	0	0	146	23	119	4	0	0
American Indian/Alaska Native	5	0	63	176	12	156	8	5	0
Pacific Islander	2	0	39	80	13	66	1	0	0
Other	9	0	0	146	23	119	4	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments:

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	68	3	380	1,334	124	1,171	39	0	0
Not Hispanic	483	17	2,209	10,287	678	9,193	416	0	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

PIC (PIH Information Center)

**Data Source Comments:**

**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.

The most immediate needs of residents and applicants is securing and maintaining housing. SHRA recently added a homeless preference for their programs and are expected to have more people experiencing homelessness apply.

The waiting list for the tenant based Housing Choice Voucher is currently closed, unless SHRA receives a referral from one of their partners. This waiting list for vouchers currently has more than 4,500 applicants, a mix of families, individuals, seniors, persons with disabilities, and more. It was last opened for two weeks in January 2018. Waiting lists for the project based vouchers are open.

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 exacerbated 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**

## **NA-40 Homeless Needs Assessment - 91.405, 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

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	5,505	2,278	3,610	119
Persons in Households with Only Children	14	14	45	18	34	27
Persons in Households with Only Adults	1,084	3,119	7,575	2,465	4,196	120
Chronically Homeless Individuals	439	1,253	3,030	273	0	0
Chronically Homeless Families	51	51	1,982	29	0	0
Veterans	179	488	1,039	360	671	0
Unaccompanied Child	14	14	45	18	34	27
Persons with HIV	30	67	236	86	141	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Homelessness in Sacramento County, Results from the 2019 Point-in-Time Count

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 above table, an estimated 3,610 families with children are homeless in the region, annually, yet another 2,278 become homeless.
- Taking into consideration this dynamic of homelessness, researcher 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

**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
Pacific Islander	11	112
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	1,348	3,237
Not Hispanic	322	663

Data Source

Comments:

Multiple races: 100 sheltered and 394 unsheltered

**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:**

**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.

- 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.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 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.

The Sacramento Housing and Redevelopment Agency (SHRA) currently provides HOPWA funds to the following organizations:

- 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	0
Area incidence of AIDS	0
Rate per population	289
Number of new cases prior year (3 years of data)	0
Rate per population (3 years of data)	385
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	4,405
Area Prevalence (PLWH per population)	3
Number of new HIV cases reported last year	156

**Table 27 – HOPWA Data**

Data Source Comments:

## HIV Housing Need (HOPWA Grantees Only)

<b>Type of HOPWA Assistance</b>	<b>Estimates of Unmet Need</b>
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

**Table 28 – HIV Housing Need**

Data Source Comments: Refer to City of Sacramento Consolidated Plan

## 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)

**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)

**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:

**Elderly households.** 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.

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.

## **NA-50 Non-Housing Community Development Needs - 91.415, 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.

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

In the Urban County and the greater 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, homeless, 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.

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 Urban 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 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.

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>	

**Mismatch in Rental Market**

## **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.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 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%
1-unit, attached structure	34,815	6%
2-4 units	35,674	6%
5-19 units	69,026	12%
20 or more units	44,061	8%
Mobile Home, boat, RV, van, etc	15,357	3%
<b>Total</b>	<b>569,768</b>	<b>100%</b>

Table 29 – Residential Properties by Unit Number

Alternate Data Source Name:  
2017 American Community Survey  
Data Source Comments:

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,608	0%	114,492	36%
1 bedroom	4,520	2%	85,924	39%
2 bedrooms	65,048	27%	140,905	67%
3 or more bedrooms	405,275	171%	120,598	58%
<b>Total</b>	<b>476,451</b>	<b>200%</b>	<b>461,919</b>	<b>200%</b>

Table 30 – Unit Size by Tenure

Alternate Data Source Name:  
2017 American Community Survey  
Data Source Comments:

### 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 (refer to 2020-2024 City Consolidated Plan). 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 (no new construction); 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:** The Home Repair Program provides up to one time \$5,000 grants to qualified single family or mobile home owner-occupied households for emergency repairs and/or handicapped accessibility improvements. This program is only available to eligible residents in the City of Sacramento

and the Urban County of Sacramento. Residents of Citrus Heights, Elk Grove or Rancho Cordova are not eligible.

Additional CDBG-funded home repair programs include, the City of Folsom's Senior Home Repair Program (open only to Folsom eligible residents), and Home Assistance Repair Program for Seniors (HARPS) and Safe at Home Program. These two programs are only eligible to residents in the City of Sacramento and the Urban County of Sacramento, including eligible residents of Folsom, Isleton and Galt. Residents of Citrus Heights, Elk Grove or Rancho Cordova are not eligible.

**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 in the City of Sacramento and the Urban County of Sacramento, including the cities of Folsom, Isleton and Galt. While the uses of CDBG are limited to rehabilitation, HOME has no such limitation. These funds are also available to the cities of Citrus Heights and Rancho Cordova as HOME consortium participants.

**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 the California Housing Partnership Corporation, there are 7 affordable projects with expiring Section 8 contracts covering 287 affordable units during the period of the Consolidated Plan. SHRA tracks these properties and receives notices of potential affordability loss. SHRA uses its resources to notify potential developers of affordable housing in an effort to preserve the existing affordability. Preservation of affordable units is the highest funding priority expressed in the Multifamily Lending Policies. Most Project-Based Section 8 contracts are renewed and considered a valuable resource by both non-profit and for-profit developers and owners. The fact that contracts are expiring is not, necessarily, an indication of loss from the affordable inventory. 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 Urban County showed that more than one-quarter of renters (67,320 households) living in the Urban 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.

## **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**

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.

# MA-15 Housing Market Analysis: Cost of Housing - 91.410, 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.

## Cost of Housing

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

Table 31 – Cost of Housing

**Alternate Data Source Name:**

2000 U.S. Census

**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	13,512	8.6%
\$500-999	84,333	54.5%
\$1,000-1,499	92,243	28.5%
\$1,500-1,999	31,952	6.2%
\$2,000 or more	8,527	2.2%
<b>Total</b>	<b>230,567</b>	<b>100.0%</b>

Table 32 - Rent Paid

**Alternate Data Source Name:**

2017 American Community Survey

**Data Source Comments:**

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,433	No Data

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
50% HAMFI	24,689	8,942
80% HAMFI	80,684	33,611
100% HAMFI	No Data	53,382
<b>Total</b>	<b>109,806</b>	<b>95,935</b>

**Table 33 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	853	968	1,220	1,764	2,143
High HOME Rent	853	968	1,202	1,379	1,519
Low HOME Rent	732	784	941	1,086	1,212

**Table 34 – 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.

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.

### **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 - 91.410, 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 pain 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	28%	121,115	51%
With two selected Conditions	2,320	1%	12,416	5%
With three selected Conditions	130	0%	492	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	218,785	71%	103,123	43%
<b>Total</b>	<b>306,104</b>	<b>100%</b>	<b>237,146</b>	<b>99%</b>

Table 35 - Condition of Units

Alternate Data Source Name:  
2017 American Community Survey  
Data Source Comments:

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	61,335	20%	31,905	13%
1980-1999	95,791	31%	75,590	32%
1950-1979	119,598	39%	109,844	46%
Before 1950	29,380	10%	19,807	8%
<b>Total</b>	<b>306,104</b>	<b>100%</b>	<b>237,146</b>	<b>99%</b>

Table 36 – Year Unit Built

Alternate Data Source Name:  
2017 American Community Survey  
Data Source Comments:

## 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	148,978	49%	129,651	55%
Housing Units build before 1980 with children present	17,390	6%	27,160	11%

Table 37 – Risk of Lead-Based Paint

Alternate Data Source Name:  
2017 American Community Survey  
Data Source Comments:

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

## 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**

## MA-25 Public And Assisted Housing - 91.410, 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	0	27	2,915	12,467	1,257	10,357	664	0	189
# of accessible units			1						
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 39 – Total Number of Units by Program Type

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments:

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

**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:**

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.

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: Midtown Manor (Capitol Terrace)/CA005000103

Number of Units: 242

Condition: Fair

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

Number of Units: 248

Condition: Fair

Name and Number of Development: Mandy/MeadowgateCA005000104:

Number of units: 24

Condition: Good

Name and Number of Development: Oak Park (River Oaks)/CA005000105

Number of Units: 229

Condition: Fair

Name and Number of Development: Buena Vista (Riverview Apts)/CA005000106

Number of Units: 167

Condition: Good/Excellent

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

Number of Units: 231

Condition: Fair

Name and Number of Development: Twin Rivers (Dos Rios)/CA007000201

Number of Units: 218

Condition: Fair

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

Number of Units: 189

Condition: Fair

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

Number of Units: 251

Condition: Fair

Development Name and Number: 6250 Mariposa Street/CA007000203

Number of Units: 24

Condition: Good

Name and Development Number: 7500 Tiara Way/CA007000203

Number of Units: 20

Condition: Good

Name and Number of Development: 8223 Walerga Road/CA007000203

Number of Units: 24

Condition: Good

Name and Number of Development: Gold Ridge (Alta Arden)/CA007000204

Number of Units: 168

Condition: Fair

Name and Development Number: Pointe Lagoon (Alta Arden)/CA007000205

Number of Units: 221

Condition: Fair

## Public Housing Condition

Public Housing Development	Average Inspection Score
CA005000101-NEW HELEVIA (Alder Grove)	84
CA005000102-RIVER OAKS (Marina Vista)	93
CA005000103-CAPITOL TERRACE	95
CA005000104-COLONIAL HEIGHTS	93
CA005000105-RIVER OAKS (Marina Vista)	96
CA005000106-RIVERVIEW APARTMENTS	100
CA005000107-GIBSON OAKS	88
CA005000108-RIVER OAKS (Marina Vista)	78
CA005000109-RIVER OAKS (Marina Vista)	91
CA007000201-DOS RIOS (Marisol Village)	94
CA007000202-ALTA ARDEN	86
CA007000203-FAMILY TURNKEY	93
CA007000204-ALTA ARDEN	90
CA007000205-ALTA ARDEN	74
CA007000206-FAMILY SCATTERED SITES	52
CA007000207-FAMILY SCATTERED SITES	0

Table 40 - 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:

- **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 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.

**Discussion:**

- **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.
- **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.

## MA-30 Homeless Facilities and Services - 91.410, 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	0	303	1,361	0
Households with Only Adults	505	0	379	1,929	0

	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
Chronically Homeless Households	0	0	0	2,572	0
Veterans	40	0	109	677	0
Unaccompanied Youth	32	0	138	25	0

**Table 41 - Facilities Targeted to Homeless Persons**

**Data Source Comments:** Sacramento County Continuum of Care 2019 Housing Inventory Chart

## **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 1361family 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 - 91.410, 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. Refer to the 2020-2024 City Consolidated Plan for HOPWA Assistance Baseline Table.

**HOPWA Assistance Baseline Table**

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

**Table 42 – HOPWA Assistance Baseline**

Data Source Comments:

**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 62 and older have a disability compared to eight percent of residents under the age of 62. 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.

**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, SHRA, and the City and County will continue to fund programs that serve the special needs community. An example is Meals on Wheels (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 on behalf of the City of Sacramento will continue to administer the HOPWA program on behalf of the City of Sacramento and the Counties of Sacramento, 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 Home Repair Program. The primary goals of this program are to correct housing deficiencies, which create a health and safety hazard to single family or mobile home owner-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 of

Sacramento and the Urban County of Sacramento, but excludes the cities of Citrus Heights, Elk Grove and Rancho Cordova as they receive their own CDBG entitlement.

As funding permits, SHRA will continue to preserve affordable housing units where possible and develop new units over the next five years (CDBG/HOME/HOPWA). The Housing Authority will continue to seek to assist the elderly, disabled and veterans specifically.

In addition, as funding permits, SSF will implement rapid re-housing and homelessness prevention activities. Contact SSF for specific activities.

## **MA-40 Barriers to Affordable Housing - 91.410, 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 - 91.410, 91.210(f)

### Introduction

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

### Economic Development Market Analysis

#### 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	-1
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	-1
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	5
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	--	--	--

**Table 43 - Business Activity**

**Alternate Data Source Name:**  
2017 American Community Survey  
**Data Source Comments:**

### 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.

## 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 44 - Labor Force**

**Alternate Data Source Name:**  
2017 American Community Survey  
**Data Source Comments:**

<b>Occupations by Sector</b>	<b>Number of People</b>
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 45 – Occupations by Sector**

**Alternate Data Source Name:**  
2017 American Community Survey  
**Data Source Comments:**

## Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	386,432	60%
30-59 Minutes	211,185	33%
60 or More Minutes	49,352	8%
<b>Total</b>	<b>646,969</b>	<b>100%</b>

**Table 46 - Travel Time**

**Alternate Data Source Name:**  
2017 American Community Survey  
**Data Source Comments:**

**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
Some college or Associate's degree	201,647	11,872	66,483
Bachelor's degree or higher	212,912	6,394	35,374

**Table 47 - Educational Attainment by Employment Status**

Alternate Data Source Name:  
2017 American Community Survey  
Data Source Comments:

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	46,747	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 48 - Educational Attainment by Age**

Alternate Data Source Name:  
2017 American Community Survey  
Data Source Comments:

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 49 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:  
2017 American Community Survey

**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. [1]

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.
- 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".[1]

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.**

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.

**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**

***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.

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

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

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.

Based on this definition:

Sacramento County has thirty Census tracts that meet part one of the above definition, which are shown in the table below.

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.

### **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.

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.

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.

### **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.

Sacramento County makes it easy to move projects from approval to grand opening as efficiently as possible. The County's updated General Plan, and soon to be updated Zoning Code, help developers find the right site for most development projects. In addition, the County offers numerous incentives to new and expanding businesses in Sacramento County. The County also offers expedited permit processing and one stop Building Assistance Centers. For additional information, visit the County of Sacramento's Economic Development webpage for information on:

- Planning Projects Viewer
- Building Assistance Centers
- Fast Track Program
- General Plan
- Zoning Code
- Utilities
- Facts and Maps
- Mather Field (Commerce Center and Airport)
- McClellan (Business Park and Airport)

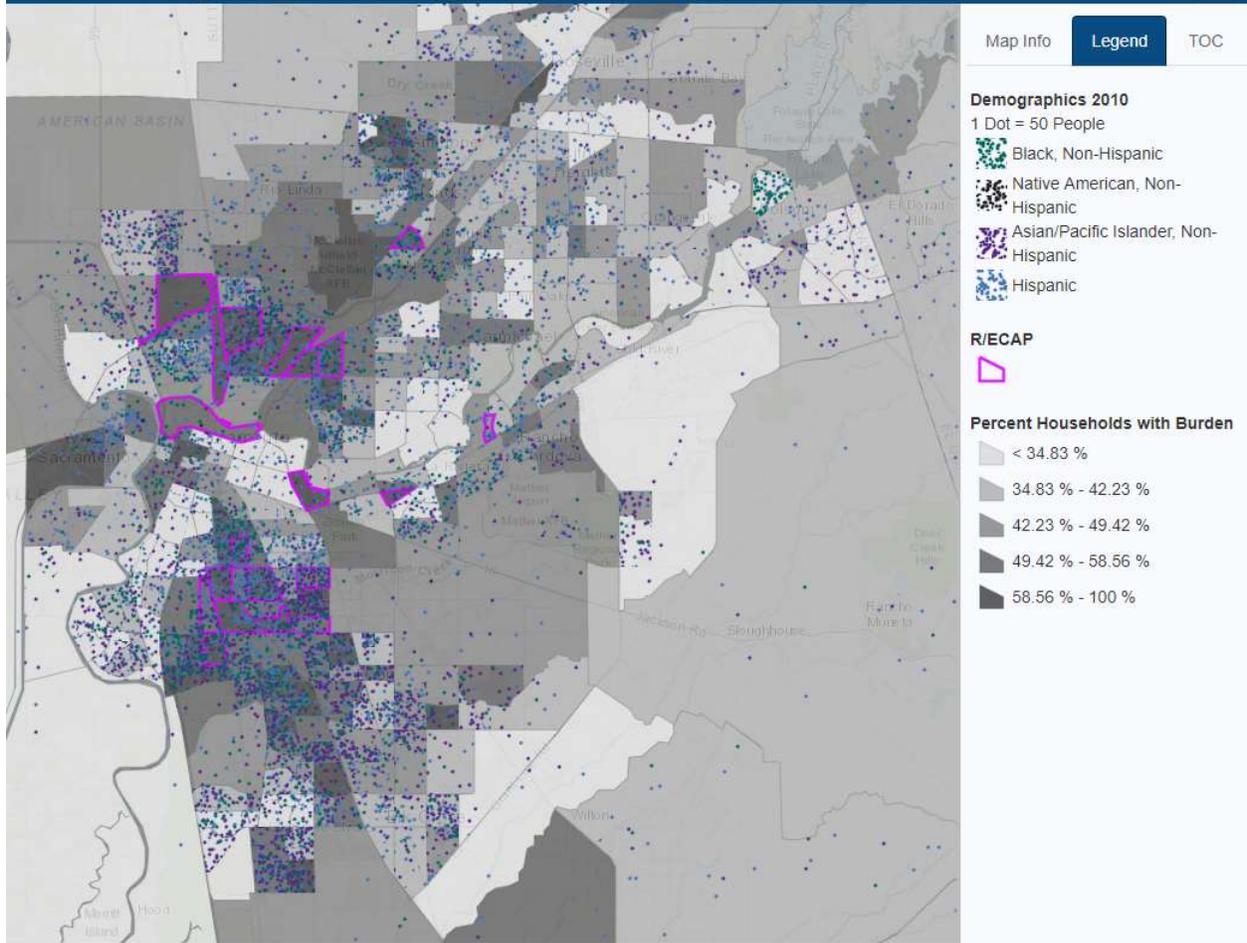
Building from a deep analysis of the Sacramento region's economy, this project will engage stakeholders in creating an action agenda that establishes an overall vision and economic development framework, aligns existing work, specifies synergistic growth strategies and initiatives, and creates an implementation 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.

	Asian Percent	Black or African American Percent	Hispanic or Latino Percent
<b>Sacramento County</b>	<b>15.1%</b>	<b>9.5%</b>	<b>22.8%</b>
<b>20 Percentage Points Higher Than Sacramento County (Minority Concentration)</b>	<b>35.1%</b>	<b>29.5%</b>	<b>42.8%</b>

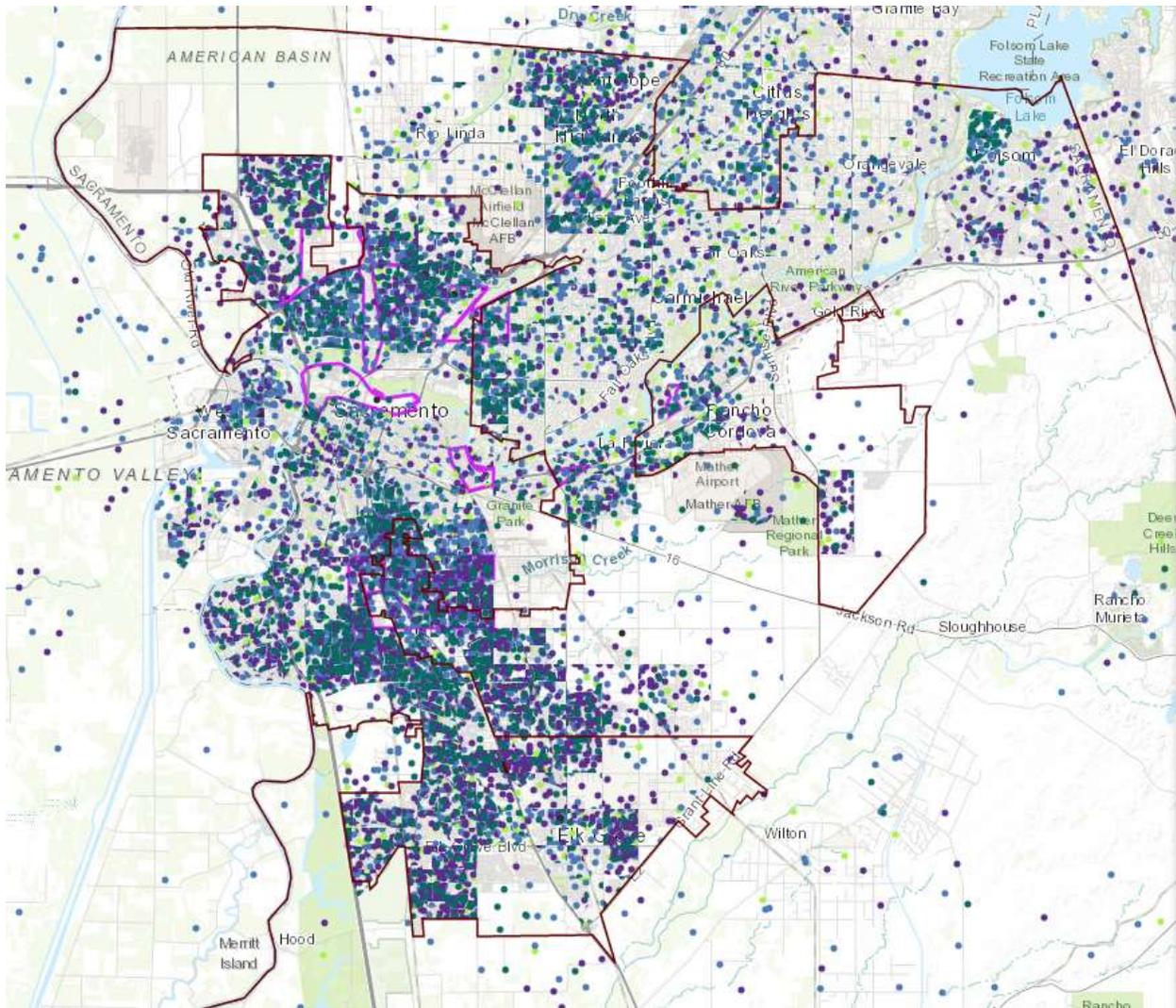
Census Tract	Asian Percent	Black or African American Percent	Hispanic or Latino Percent
<b>6067000700</b>		<b>30.5%</b>	
<b>6067002800</b>			<b>45.8%</b>
<b>6067003101</b>			<b>56.1%</b>
<b>6067003203</b>	<b>42.6%</b>		
<b>6067003204</b>	<b>41.7%</b>		
<b>6067003600</b>			<b>51.7%</b>
<b>6067003700</b>			<b>47.6%</b>
<b>6067003800</b>		<b>31.5%</b>	
<b>6067004100</b>	<b>35.3%</b>		
<b>6067004201</b>			<b>47.0%</b>
<b>6067004402</b>			<b>46.9%</b>
<b>6067004501</b>			<b>57.7%</b>
<b>6067004502</b>			<b>45.3%</b>
<b>6067004602</b>			<b>54.3%</b>
<b>6067004801</b>	<b>50.5%</b>		
<b>6067005301</b>		<b>44.2%</b>	
<b>6067005502</b>			<b>51.5%</b>
<b>6067006300</b>			<b>47.8%</b>
<b>6067006800</b>			<b>60.8%</b>
<b>6067007001</b>			<b>57.2%</b>
<b>6067007007</b>			<b>51.0%</b>
<b>6067007019</b>		<b>40.9%</b>	
<b>6067009316</b>	<b>38.8%</b>		
<b>6067009318</b>	<b>42.1%</b>		
<b>6067009320</b>	<b>47.4%</b>		
<b>6067009501</b>			<b>63.0%</b>
<b>6067009502</b>			<b>43.4%</b>
<b>6067009503</b>			<b>45.8%</b>
<b>6067009504</b>			<b>47.2%</b>
<b>6067009601</b>	<b>37.5%</b>		
<b>6067009900</b>			<b>45.5%</b>

Source: 2013-2017 ACS Table B03002, Table DP05

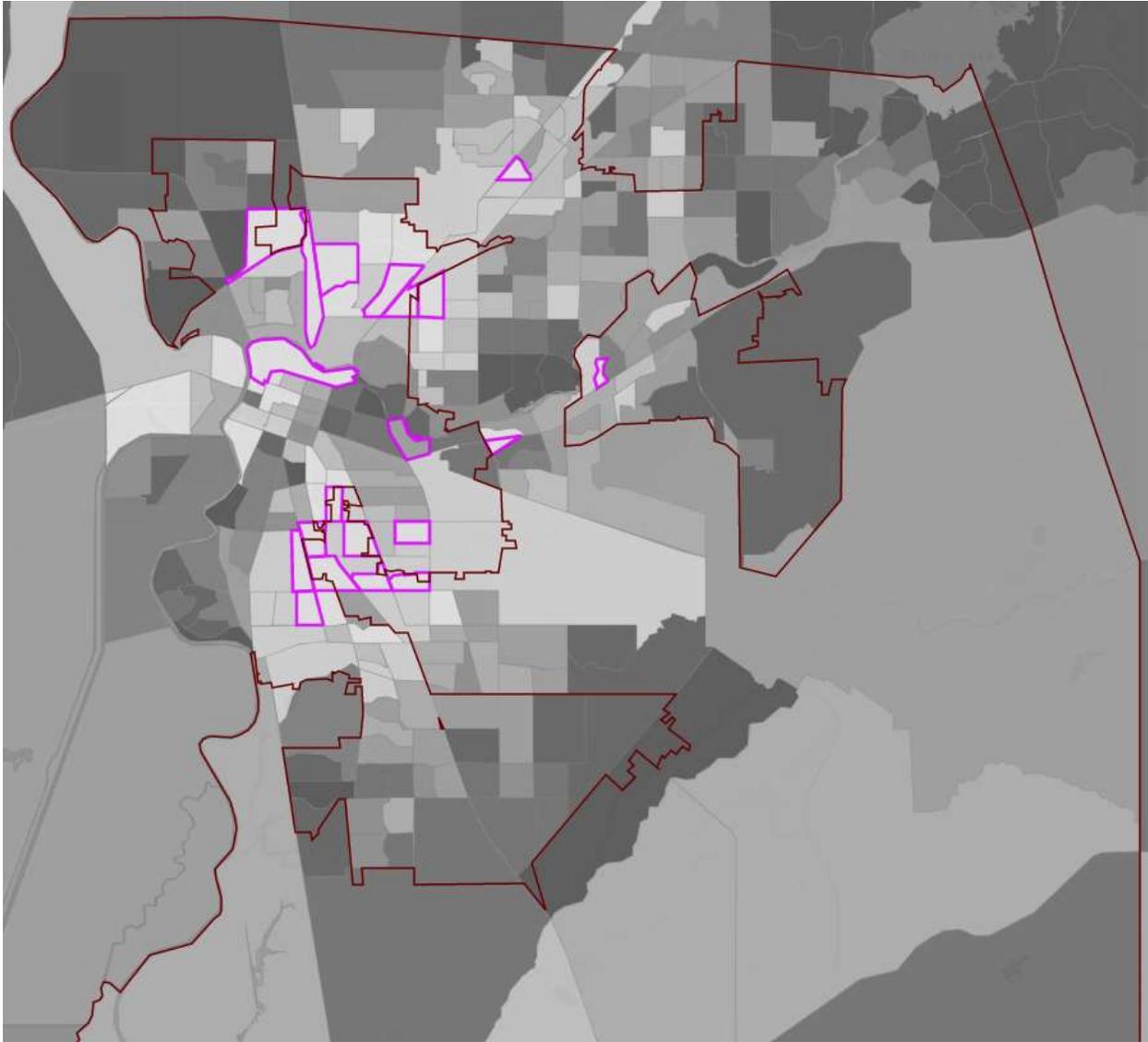
#### Minority Concentrations in Sacramento County



**Housing Burden and Race Ethnicity**



**Race Ethnicity Sacramento County**



**Poverty Sacramento County**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

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, American Community Survey (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

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

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

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

- Digital inclusion is unique to each neighborhood – 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

According to the Federal Communications Commission database, Sacramento is served by more than five broadband providers. The map on below illustrates high access to multiple providers throughout the county.

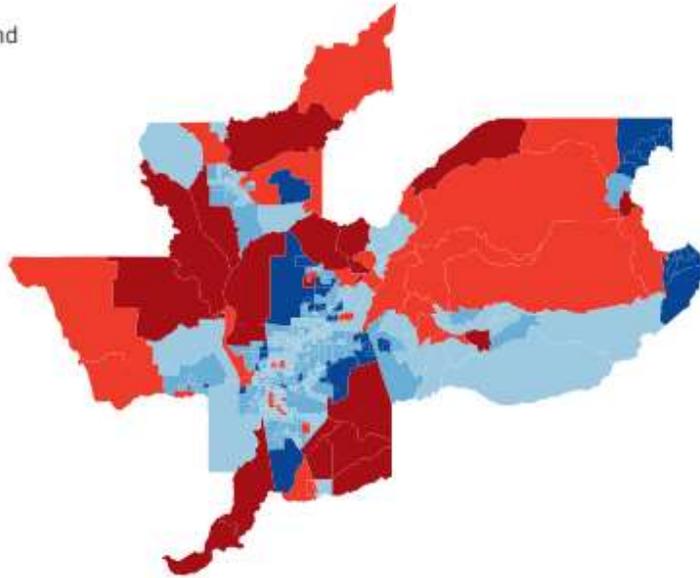
FIGURE 29

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

Neighborhood broadband subscription rates by census tract, 2015

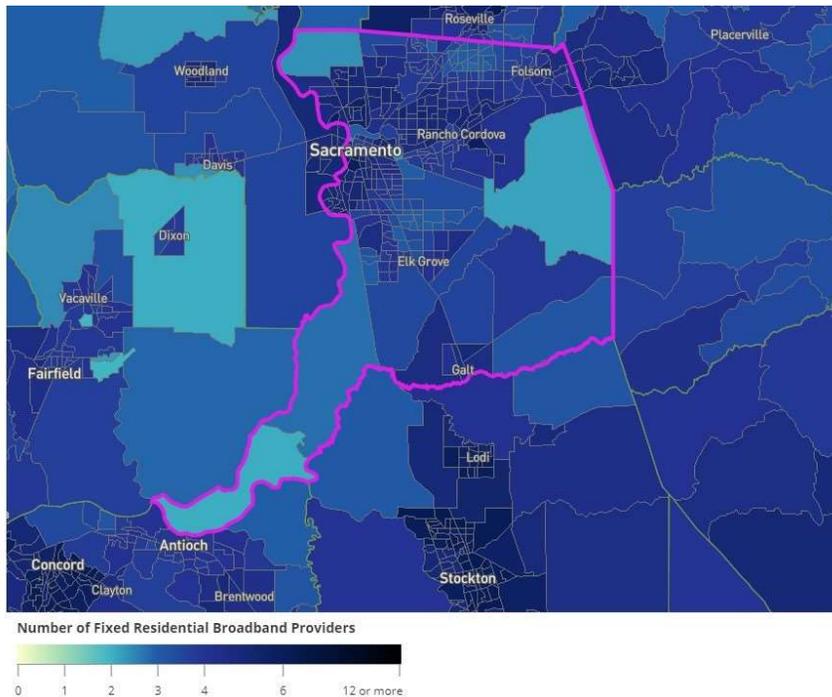
Neighborhood broadband subscription rates

- 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

**Neighborhood broadband subscription rates by census tract 2015**



**Federal Communications Commission Fixed Broadband Deployment Map**



## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

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.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

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.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The eight (8) Consolidated Plan Goals represent high priority needs for the County of Sacramento and serve as the basis for the actions and activities SHRA, on behalf of the County, will undertake to meet these needs. Refer to SP-35 Anticipated Resources for CPD and COVID-19 allocations.

**Disaster and response** – Response to local, state, and national natural disasters is a priority. Existing and new funding may need to be allocated in such an event. A substantial action plan amendment undertaken to allocate funds and the Citizen Participation Plan will be followed. In the event HUD issues waivers of regulatory requirements, these will be evaluated and requested as necessary.

**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. 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.

**Geographic distribution.** Funding for housing and community development programs will be utilized 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:** SHRA on behalf of the City and County rely 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:** SHRA, and the City and County work 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. SHRA requires all developers of affordable housing who apply for funding to rehabilitate properties that were built prior to 1979 to submit a current lead-based paint report. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required. ESG and HOPWA also follow federal regulations regarding lead-based paint, and protocol is outlined in each programs' desk guide.

**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 (administered by SHRA) with other resources, including local, state, and federal, in addition to private funds, to address the issue of poverty.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 50 - Geographic Priority Areas

#### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

SHRA on behalf of the County will follow geographic restrictions under the CDBG Program, which restricts activities to low- and moderate-income census tracts. If handicapped-accessibility improvements are needed a non-low- and moderate-income census tract the activity may be considered for funding after SHRA staff has evaluated the activity to ensure it meets CDBG eligibility requirements and meets a national objective.

Table not applicable.

**HOME, and CDBG funds** are distributed on an income eligibility basis, whether it is presumed benefit or verified income throughout the Urban County including 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, CDBG investments are made in low- to moderate-income census tracts known 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.

When identifying infrastructure and public facilities investments priority needs SHRA will use the criteria below in consultation with the County following the Board of Supervisor's approved Action Plan allocation process (which may be modified time-to-time):

- 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)
- 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 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.

**ESG.** ESG funds will be utilized for eligible activities such as emergency shelters, rapid-rehousing, prevention, and other ESG eligible activities. SHRA will continue to strategize with the City and County as well as SSF (Continuum of Care lead entity).

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 51 – 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>	

	<b>Associated Goals</b>	Housing Development, Preservation & Homeownership Public Services Agreement Cities Administration Disaster Response Activities Administration Disaster Response
	<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.
<b>2</b>	<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>	
	<b>Associated Goals</b>	Public Services Disaster Response Activities
	<b>Description</b>	Based on the analysis of homeless needs in the Urban County of Sacramento emergency shelter, prevention, rapid re-housing of the homeless or at-risk of 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>	Low
	<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>	
	<b>Associated Goals</b>	Infrastructure and Public Improvements Public Services Agreement Cities Administration Disaster Response Activities Administration Disaster Response

<b>Description</b>	There is continuing need within the Urban County 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 the Urban County 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. 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.

### 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 (short- mid-term)
- Production of new units
- Increase the supply of affordable housing

#### Homelessness

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

#### Non-Housing Community Development

- Public facilities in eligible census tracts
- Public improvements and infrastructure in eligible census tracts
- Handicapped accessibility improvements; including in non-LMA areas
- 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.

**SP-30 Influence of Market Conditions - 91.415, 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 ESG Rapid Re-Housing Program, which provided short-term assistance for, security and/or utility deposits and rent subsidy. No funds are given directly to participants.
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. No funds are given directly to participants.
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 52 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

SHRA, on behalf of the City and County of Sacramento, anticipates that over the course of the Strategic Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdictions. Along with these federal entitlements, 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. The City of Sacramento has received a Section 108 loan of \$16.4 million as a resource for the Twin Rivers Transit Oriented Development and Light Rail Station Project. The funding will be used for the construction of new infrastructure. The local Housing Trust Fund monies is limited 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.

On March 27, 2020, Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was signed by the President of the United States. Funding allocations are in the table below which are proposed for programs and activities to prevent, prepare for and respond to the COVID-19..

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 1 and a projection of resources between FY 2021 and FY 2024, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

Other resources that may be employed include funds proved 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 General Funds, and other federal or state 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 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**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,899,986	707	2,526,603	8,427,296	21,239,950	Assumes annual allocation of \$5,899,986
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,283,169	871,404	5,548,983	9,703,556	11,819,408	Annual allocation based on 2020 allocation

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	506,761	0	0	506,761	1,824,340	Annual allocation based on 2020 allocation
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,470,768	0	0	3,470,768	0	CARES Act Funding

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,747,452	0	0	1,747,452	0	CARES Act Funding

Table 53 - 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**

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

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

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

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

A vacant lot disposition strategy was approved during the last Consolidated Plan period. This strategy includes large sites to 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. 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.

**Discussion**

Please see above.

**SP-40 Institutional Delivery Structure - 91.415, 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 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

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
COUNTY OF SACRAMENTO DEPARTMENT OF HUMAN ASSISTANCE	Sponsor	Homelessness	Region
SACRAMENTO CITY ECONOMIC DEVELOPMENT	Other	Economic Development Non-homeless special needs Planning	Region
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

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CITY OF ISLETON	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
CITRUS HEIGHTS	Government	Ownership Rental	Jurisdiction
CITY OF RANCHO CORDOVA	Government	Ownership Rental	Jurisdiction
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
LEGAL SERVICES OF NORTHERN CALIFORNIA	Other	Homelessness Ownership Public Housing Rental	Region

**Table 54 - Institutional Delivery Structure**

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

In recent years, the Urban County has shifted the strategy towards larger improvement projects. By allocating larger dollar amounts to fewer projects, the projects will generate more visible improvements in the neighborhoods, fostering private investment in communities where funds are expended. To improve efficiency, SHRA will meet and confer with County staff on funding activities through a more focused delivery mechanism.

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
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>			

**Table 55 - 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)**

HEARTH Act legislation expects that the HUD-funded (CoC) program dollars will focus on meeting critical housing needs for at-risk and homeless. 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, chronically homeless, transitioning aged youth, 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**

The City, County, SSF, and SHRA continue to collaborate on strategies to end homelessness in the Sacramento Region. SSF will continue to conduct the Point-in-Time count with input from the City, County, SHRA and the Continuum of Care. Opportunities will be sought to fund activities to end homelessness, persons at-risk of homelessness, improve service delivery, and continue to implement the HEARTH Act, as well as, other federal homeless and special needs initiatives.

**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.

SHRA on behalf of the County will carry out its various federal community development programs by an institutional structure that includes SHRA, the Cities of 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 - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$12,700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 81000 Persons Assisted
2	Housing Development, Preservation & Homeownership	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$8,567,246 HOME: \$19,922,964	Rental units constructed: 55 Household Housing Unit  Rental units rehabilitated: 55 Household Housing Unit  Homeowner Housing Rehabilitated: 360 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		Affordable Housing Homelessness Prevention Non-Housing Community Development	CDBG: \$3,500,000 ESG: \$2,168,101	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8200 Persons Assisted  Homeless Person Overnight Shelter: 765 Persons Assisted  Homelessness Prevention: 50 Persons Assisted  Other: 17000 Other
4	Agreement Cities	2020	2024	Affordable Housing Non-Housing Community Development		Affordable Housing Non-Housing Community Development	CDBG: \$1,800,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8200 Persons Assisted  Homeowner Housing Rehabilitated: 400 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration	2020	2024	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Non-Housing Community Development	CDBG: \$3,100,000 HOME: \$1,600,000 ESG: \$163,000	Other: 0 Other
6	Disaster Response Activities	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Homelessness Prevention Non-Housing Community Development	FY2020 CDBG-CV: \$3,366,645 FY2020 ESG-CV: \$1,695,028	Homeless Person Overnight Shelter: 250 Persons Assisted
7	Administration Disaster Response	2020	2024	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Non-Housing Community Development	FY2020 CDBG-CV: \$104,123 FY2020 ESG-CV: \$52,424	Other: 0 Other

Table 56 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Infrastructure and Public Improvements
	<b>Goal Description</b>	The infrastructure and public improvement projects recommended in the Consolidated Plan are determined by priority need within targeted low- and moderate-income areas in the Sacramento Region.
<b>2</b>	<b>Goal Name</b>	Housing Development, Preservation & Homeownership
	<b>Goal Description</b>	Provides loans for the construction, acquisition and rehabilitation of low- and moderate-income multi-family housing; emergency repair/accessibility grants; provides loans or grants to owner-occupant low- and moderate-income homeowners; and minor repair and ADA for seniors and low-income homeowners.
<b>3</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provides funding to support human assistance programs in the Sacramento Region. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and program income, and for ESG, HUD limits funding for administration of the public service at 7.5 percent of entitlement.
<b>4</b>	<b>Goal Name</b>	Agreement Cities
	<b>Goal Description</b>	Provides CDBG funding allocations to the cities of Folsom, Isleton and Galt. The cities of Rancho Cordova, Elk Grove and Citrus Heights receive CDBG directly from HUD.
<b>5</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General administration of programs and funds for affordable housing, homelessness, non-homeless special needs, and non-housing community development.
<b>6</b>	<b>Goal Name</b>	Disaster Response Activities
	<b>Goal Description</b>	Provides funding for the support of disaster response and recover activities in the event of local, state or national responses.. This includes all eligible CDBG, ESG, and HOME programs and activities in accordance with applicable HUD notices, waivers, award letters and other communications.
<b>7</b>	<b>Goal Name</b>	Administration Disaster Response
	<b>Goal Description</b>	Administrative services for the implementation of disaster response and recovery activities with special funds (e.g. CARES).

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Sacramento County will create an estimated 55 new rental units for households with low and moderate income, and conduct rehabilitation for at least 55 rental units and 360 owner-occupied units using HOME and CDBG funding. HOME funds will be used to rehabilitate and construct new rental housing. Twenty percent (11) of the rehabilitated rental units will be for very low income households, and the remaining 80 percent (44) will be for low income households. Finally, CDBG funds will be used for ownership housing rehabilitation and awarded to 40 percent extremely low income, 45 percent low income, and 15 percent moderate income.

## **SP-50 Public Housing Accessibility and Involvement - 91.415, 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 - 91.415, 91.215(h)

### Barriers to Affordable Housing

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.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

**Goal 1. Incentivize and increase opportunities for development and continued availability of affordable homeownership products.** Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.

#### **Goal 2. Expand and preserve affordable rental opportunities.**

1. Encourage 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 applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History ([https://www.hud.gov/sites/documents/HUD\\_OGCGUIDAPPFHASTANDCR.PDF](https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF)).
2. Increase affordable housing opportunities: Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate).
3. Increase housing units that are both accessible and affordable to people with disabilities: Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities may include providing resources for accessibility modification of existing units.

4. Encourage preservation of existing affordable rental housing. Monitor expiring use credits and opportunities to support preservation of naturally occurring affordable housing.
5. Encourage residential infill opportunities. Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through “gentle density” (affordable attached homes and innovative housing solutions such as modular housing and tiny homes).
6. Engage the private sector in solutions. Through strategies including, but not limited to affirmative marketing, education, and /or requirements when local agency funding is involved, development incentives, and negotiation of affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

**Goal 3. Expand equity in access to economic opportunity.**

1. Improve infrastructure and public transportation access in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services.
2. Connect low income residents to job opportunities. Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.
3. 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.

**Goal 4. Disaster Plan.** In event of a local, state, and national natural disaster existing and new funding may be allocated or re-allocated in an expedited timeframe. To streamline the allocation process and reduce delays in accessing grant funds staff will follow federal, state and/or local notices, waivers, award letters or other communication from those entities.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

### **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 will continue to collaborate and coordinate with the City and SSF on outreach efforts. Refer to the City's and SSF's webpages for updated information.

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.
- 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.**

- Strategy 11: Expand flexible housing subsidy funds, using HEAP and other resources that may become available.  
Build on the County's Flexible Supportive ReHousing program to provide limited term flexible rental subsidies and supportive services to rehouse people referred by participating navigation and shelter programs.
- Strategy 12: Coordinate rehousing efforts to improve system wide outcomes, standardize assistance, and reduce competition among programs.  
Coordinate rehousing 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 rehousing standards including refining standards for "regular" rapid rehousing and developing standards for longer term rehousing assistance programs for those with higher needs.  
Develop and apply standards, including cultural competency, for case management in rehousing programs.  
Share outcomes from work with rehousing programs to inform the Coordinated Entry improvement efforts.
- Strategy 13: Maximize PHA resources to expand housing opportunities for persons experiencing homelessness.  
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. 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.  
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.  
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.  
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. 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**

In addition to the homeless strategies listed below, SHRA in partnership with the City, County, Child Protective Services, Sacramento Steps Forward and Volunteers of America to utilize ESG funds as match to the Bringing Families Home program, and if determined, other eligible programs.

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.

#### **County of Sacramento's Homeless Plan**

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

#### Continuum of Care Lead Entity

Sacramento Steps Forward is the lead agency for Sacramento Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Sacramento. Sacramento Steps Forward coordinates and manages over \$30 million annually in federal, state, local funds for programs that provide shelter, housing, and services to people experiencing homelessness. Refer to SSF’s webpage for additional information on their homelessness strategies and goals. Refer to SSF’s webpage for additional information on their homelessness strategies and goals.

#### SHRA

With State ESG and its federal ESG and CDBG entitlement, SHRA funds the A Street emergency shelter operated by First Steps Community and its sub-contractor Volunteers of America. State ESG funds are also allocated to Volunteers of America and are included in the rapid-rehousing program.

With ESG, SHRA funds through Volunteers of America a rapid re-housing program which provides short-term rental assistance, security/utility deposits, first/last months' rent, housing case management, and housing search and placement.

With state Bringing Families Home, SHRA on behalf of the County's Child Protective Services (CPS), fund Volunteers of America to operate the program. This program provides short-term rental assistance, security/utility deposits, first/last months' rent, housing case management, and housing search and placement referred from CPS.

SHRA will continue to participate as a member of the Continuum of Care Advisory Board, and coordinate and collaborate with SSF, and the City and County on activities to end homelessness.

## **SP-65 Lead-based Paint Hazards - 91.415, 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 subrecipients, 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?**

The County's Health Education Unit and Public Health Nurses (PHNs) in the Public Health Nursing Field Services Unit provide outreach and education regarding lead poisoning and prevention practices. Health Educators and PHNs train community-based agency staff and medical providers on lead screening protocols and testing services. Additional outreach efforts include health fairs and media campaigns. PHNs provide case management and follow-up for children with elevated blood lead levels detected by the Public Health Lab Lead Testing Program and all tests reported to the State Childhood Lead Poisoning Prevention Branch. Outreach and education is provided to children with elevated blood

lead levels that do not meet case definitions. Lead Poisoning Prevention is a collaborative effort between Childhood Lead Poisoning Prevention Program and Childhood Illness and Injury Prevention Program.

The 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.

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.

Both the nonprofit and for-profit companies that contract/execute subrecipient agreements with SHRA will be required to follow lead-based paint safe work practices. The use of lead-based paint is prohibited in any residential structure constructed or rehabilitated with CPD funds (CDBG, HOME, ESG, and HOPWA) which prohibitions are further described in 24 CFR Part 35. Subrecipient shall follow the procedures for the elimination of lead-based paint hazards, to the extent required by statute.

SHRA's Real Estate and Construction Services Department routinely tests and abates lead from all pre-1978 units whenever structural improvements are made. SHRA requires the ESG Rapid Re-Housing (RRH) Provider to conduct a Habitability Standards Certification, Visual Assessment for Potential Lead-Based Paint Hazards and a ESG RRH Unit Verification Checklist. SHRA requires all developers of affordable housing who apply for funding to rehabilitate properties that were built prior to 1978 to submit a current lead-based paint report. This requirement is included in the Multifamily Lending and Mortgage Revenue Bond Policies which states that testing be minimally invasive and adhere to HUD standards. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required.



## **SP-70 Anti-Poverty Strategy - 91.415, 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, SHRA, the City and County of Sacramento, SSF, and area nonprofits fund or provide rapid re-housing/prevention, emergency shelters, and transitional and permanent housing that may include a 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, SHRA on behalf of the City and County 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 removing to remove blighting influence to assist in increasing 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 Jurisdiction 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.

## **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, and ESG (CPD programs) programs, SHRA will monitor CPD activities per its monitoring plan. 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 which includes desk reviews and on-site monitoring visits. 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** funded programs will be monitored by Federal Programs staff for contract compliance, financial management systems and programmatic activity. This includes desk reviews and on-site monitoring visits. Technical assistance is conducted annually or on as needed basis.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

SHRA, on behalf of the City and County of Sacramento, anticipates that over the course of the Strategic Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdictions. Along with these federal entitlements, 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. The City of Sacramento has received a Section 108 loan of \$16.4 million as a resource for the Twin Rivers Transit Oriented Development and Light Rail Station Project. The funding will be used for the construction of new infrastructure. The local Housing Trust Fund monies is limited 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.

On March 27, 2020, Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was signed by the President of the United States. Funding allocations are in the table below which are proposed for programs and activities to prevent, prepare for and respond to the COVID-19.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 1 and a projection of resources between FY 2021 and FY 2024, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

Other resources that may be employed include funds proved 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 General Funds, and other federal or state 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 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**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,899,986	707	2,526,603	8,427,296	21,239,950	Assumes annual allocation of \$5,899,986

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,283,169	871,404	5,548,983	9,703,556	11,819,408	Annual allocation based on 2020 allocation
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	506,761	0	0	506,761	1,824,340	Annual allocation based on 2020 allocation
Other-CDBG-CV	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,470,768	0	0	3,470,768	0	- which are proposed for programs and activities to prevent, prepare for and respond to the COVID-19.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other-ESG-CV	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,747,452	0	0	1,747,452	0	- which are proposed for programs and activities to prevent, prepare for and respond to the COVID-19.

**Table 57 - Expected Resources – Priority Table**

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

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

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

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

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

A vacant lot disposition strategy was approved during the last Consolidated Plan period. This strategy includes large sites to 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. 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.

**Discussion**

Please see above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$3,541,620	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
2	Housing Development, Preservation & Homeownership	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$2,893,191 HOME: \$9,148,658	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 80 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Agreement Cities	2020	2024	Affordable Housing Non-Housing Community Development		Affordable Housing Non-Housing Community Development	CDBG: \$265,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1800 Persons Assisted Homeowner Housing Rehabilitated: 90 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Prevention Non-Housing Community Development	CDBG: \$791,991 ESG: \$506,761	Public service activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted Homeless Person Overnight Shelter: 170 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 37960 Beds
5	Administration	2020	2024	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Homelessness Prevention Non-Housing Community Development	CDBG: \$935,494 HOME: \$554,898	Other: 0 Other
6	Disaster Response Activities	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Homelessness Prevention Non-Housing Community Development	FY2020 CDBG-CV: \$3,470,768 FY2020 ESG-CV: \$1,747,452	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted Homeless Person Overnight Shelter: 80 Persons Assisted

Table 58 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Infrastructure and Public Improvements
	<b>Goal Description</b>	The infrastructure and public improvement projects recommended in the Consolidated Plan are determined by priority need within targeted low- and moderate-income areas in the Sacramento Region.
2	<b>Goal Name</b>	Housing Development, Preservation & Homeownership
	<b>Goal Description</b>	Provides loans for the construction acquisition and rehabilitation of low- and moderate-income multi-family housing; emergency repair/accessibility grants; provides loans or grants to owner-occupant low- and moderate-income homeowners; and minor repair and ADA for seniors and low-income homeowners.
3	<b>Goal Name</b>	Agreement Cities
	<b>Goal Description</b>	Provides CDBG funding allocations to the cities of Folsom, Isleton and Galt. The cities of Rancho Cordova, Elk Grove and Citrus Heights receive CDBG directly from HUD.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provides funding to support human assistance programs in the Sacramento Region. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and program income, and for ESG, HUD limits funding for administration of the public service at 7.5 percent of entitlement.
5	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	General administration of programs and funds for affordable housing, homelessness, non-homeless special needs, and non-housing community development.

6	<b>Goal Name</b>	Disaster Response Activities
	<b>Goal Description</b>	Provides funding for the support of disaster response and recover activities in the event of local, state or national responses. This includes all eligible CDBG, ESG, and HOME programs and activities in accordance with applicable HUD notices, waivers, award letters and other communications.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

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

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

The amounts include funds subject to administrative and public service caps. These include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

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

IDIS only allows ESG to be added as one project with one funding. After consultation with SSF, the City and County of Sacramento, ESG funding will be allocated as follows: \$199,666 (rapid re-housing), \$269,088 (emergency shelter), and \$38,007 (SHRA administration) for a total of \$506,761.

On April 7, 2020, the Sacramento County Board of Supervisors approved the following ESG-CV allocations: \$1,695,028 (emergency shelter) and \$52,424 (SHRA administration) for a total of \$1,747,452.

ESG subrecipients are required to provide the estimated 100% ESG fund match as part of the project contract and the final funding match is executed or adjusted as applicable during the CAPER.

#	Project Name
1	Florin Area LED Street Lights Project - Phase 3
2	Watt Avenue Complete Streets Project (District 3)
3	Arden Way Complete Streets Phase I Project (District 3)
4	County-Wide ADA Curb Ramps Project
5	Small Public Facility Notice of Funding Availability (NOFA)
6	Capital Improvement Project Environmental Scoping
7	Public Improvement Implementation and Delivery
8	Minor Repair & ADA for Seniors and Low-Income Homeowners
9	Home Repair Program (2020)
10	Affordable Housing Rehabilitation Program

#	Project Name
11	Housing Programs Implementation and Delivery
12	Homeless Activities
13	Meals on Wheels
14	Promise and Opportunity Zones Planning and Administration
15	Fair Housing Activities
16	Empowerment Park Improvements
17	CDBG Planning and Administration
18	Folsom - Seniors Helping Seniors Handyman Program (Agreement City)
19	Galt Infrastructure Project (Agreement City)
20	Capital Reserve 2017
21	Capital Reserve 2018
22	Capital Reserve 2019
23	Capital Reserve (2020)
24	Multi-Family Housing Acquisition and Rehabilitation
25	Multi-Family Housing New Construction
26	HOME Program Administration
27	Emergency Solutions Grant
28	CDBG - CV
29	CDBG-CV Administration
30	ESG20 Sacramento County
31	Multi-Family Housing Acquisition and Rehabilitation (2019)
32	Multi-Family Housing New Construction (2019)
33	HOME Program Administration (2019)

**Table 59 – Project Information**

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

To meet underserved and unmet needs identified during the development of the 2020 Action Plan, the County has allocated PY2020 CDBG funds for public service activities (senior nutrition and homeless activities). The allocated level of support for public service activities funding complies with HUD’s annual public services category cap.

The County considered community goals and priorities identified in the 2020-2024 Consolidated Plan, as amended, in allocating its Program Year 2020 CDBG funds.

Other Program Year 2020 activities funded with CDBG resources were identified during the citizen participation process for development of the 2020 Action Plan and support Sacramento’s overarching goal of developing a viable community in which all residents, but especially those in low to moderate

income households and those who have special needs, enjoy:

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

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

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

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Florin Area LED Street Lights Project - Phase 3
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$675,000
	<b>Description</b>	Multi-year. This project includes installation of new LED Street Lights within the boundary of Stockton Boulevard, 53rd Avenue, Briggs Drive/Palmer House Drive, and Fleming Avenue. Source: 2020 CDBG ENCDBG Criteria: 03K / 4802 & 50.01 / LMA
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBA
	<b>Location Description</b>	Within the boundary of Stockton Boulevard, 53rd Avenue, Briggs Drive/Palmer House Drive, and Fleming Avenue.
<b>Planned Activities</b>	See description above	
2	<b>Project Name</b>	Watt Avenue Complete Streets Project (District 3)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	The project will be for design and Right-of-Way acquisition for pedestrian improvements along Watt Avenue between Orange Grove Avenue and Winona Way. Source: 2018 CDBG ENCDBG Criteria: 03K / 7413/ LMA
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	See above

	<b>Planned Activities</b>	See above
<b>3</b>	<b>Project Name</b>	Arden Way Complete Streets Phase I Project (District 3)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	The project be for design of streetscape improvements to improve accessibility for pedestrians, bicyclists, and transit/bus riders along Arden Way between Watt Avenue and Morse Avenue. source: \$200,000 2018 CDBG EN; \$200,000 2019 CDBG ENCDBG Criteria: 03K /5605 & 5601-3 / LMA
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	Within the boundary of Arden Way between Watt Avenue and Morse Avenue
<b>Planned Activities</b>	See description above	
<b>4</b>	<b>Project Name</b>	County-Wide ADA Curb Ramps Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$900,000
	<b>Description</b>	The project will construct ADA compliant curb ramps to be installed at non-signalized intersections throughout the unincorporated county. Source: 2020 CDBG ENCDBG Criteria: 03K/TBD/LMA
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD

	<b>Location Description</b>	See description above
	<b>Planned Activities</b>	See description above
<b>5</b>	<b>Project Name</b>	Small Public Facility Notice of Funding Availability (NOFA)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	SHRA to issue and award a NOFA for CDBG-eligible capital improvements to a public facility located in a low- and moderate-income area. Source: 2020 CDBG ENCDBG Criteria: TBD
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See description above.
	<b>6</b>	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Infrastructure and Public Improvements
<b>Needs Addressed</b>		Non-Housing Community Development
<b>Funding</b>		CDBG: \$25,000

	<b>Description</b>	<p>Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility of activity. Source: 2020 CDBG ENCDBG Criteria: 03Z / LMA</p> <p>Potential Projects:2020  Florin Area Streetlight    yes    3K    LMA    50012020  Countywide ADA Curb Ramp- District 2&amp;3    yes    3K    LMA  District 2- 5102, 5101, 5002, 4802, 4502, 4602. District 3-7413, 7406, 7501, 7701, 6102, 5510, 5509 2020  Galt Central Street Improvement    No    3K    LMA  47022020  Saybrook    No    LMA    9504</p>
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See project description above
<b>7</b>	<b>Project Name</b>	Public Improvement Implementation and Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$221,887
	<b>Description</b>	Staffing and supportive services for Choice Neighborhoods initiative, Section 3 related activities, environmental and capital improvement projects in 2020. Source: 2020 CDBG ENCDBG Criteria: 03Z / LMA
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a

	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above
8	<b>Project Name</b>	Minor Repair & ADA for Seniors and Low-Income Homeowners
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provides for administrative costs with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Home Assistance Repair Program for Seniors (HARPS) Source: 2020 CDBG ENCDBG Criteria: 14H / LMH
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See project description above
	9	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Housing Development, Preservation & Homeownership
<b>Needs Addressed</b>		Affordable Housing
<b>Funding</b>		CDBG: \$150,000
<b>Description</b>		This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents. Source: 2020 CDBG ENCDBG Criteria: 14A / LMH
<b>Target Date</b>		12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		TBD

	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above
<b>10</b>	<b>Project Name</b>	Affordable Housing Rehabilitation Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$2,426,647
	<b>Description</b>	Provide loans/grants to rehabilitate low- and a moderate-income multi-family housing units Source: \$1,226,647 2019 CDBG PI; \$1,200,000 2020 CDBG ENCDBG Criteria: 14B/LMH
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 units
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See above
<b>11</b>	<b>Project Name</b>	Housing Programs Implementation and Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$266,544
	<b>Description</b>	Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, Section 3 related activities, environmental and emergency repair/accessibility programs and activities. Source: 2020 CDBG ENCDBG Criteria: 14A / 14B / 14G
	<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0	

	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above
<b>12</b>	<b>Project Name</b>	Homeless Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$363,000
	<b>Description</b>	Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and the provision of food. Source: 2020 CDBG ENCDBG Criteria: 05Z
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200
	<b>Location Description</b>	Mather Community Campus
	<b>Planned Activities</b>	See description above
<b>13</b>	<b>Project Name</b>	Meals on Wheels
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$428,991
	<b>Description</b>	Provides meals to homebound seniors and to non-homebound seniors at over 20 dining sites. Source: \$17,754 2014 CDBG EN; \$411,237 2020 CDBG ENCDBG Criteria: 05A
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,500 unduplicated elderly to be served.

	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above
<b>14</b>	<b>Project Name</b>	Promise and Opportunity Zones Planning and Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development
	<b>Funding</b>	CDBG: \$36,312
	<b>Description</b>	Funds to provide staffing and grant application activities. Source: 2020 CDBG ENCDBG Criteria: 20
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/a
	<b>Location Description</b>	Promise Zone
	<b>Planned Activities</b>	See description above
<b>15</b>	<b>Project Name</b>	Fair Housing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing. Source: 2020 CDBG ENCDBG Criteria: 21D
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0

	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above
16	<b>Project Name</b>	Empowerment Park Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Provide funds for the design of a vacant parcel for the development of an all-inclusive play space located at the S.E. corner of Bell Street and Irma Way. Source: \$60,690 2016 CDBG EN; \$39,310 2017 CDBG EN
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above
	17	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services Agreement Cities
<b>Needs Addressed</b>		Affordable Housing Homelessness Prevention Non-Housing Community Development
<b>Funding</b>		CDBG: \$709,182
<b>Description</b>		Administrative and planning services for CDBG programs in 2020. Source: \$84,876 2019 CDBG PI; \$707 2020 CDBG PI; \$623,599 2020 CDBG ENCDBG Criteria: 21A
<b>Target Date</b>		12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above
<b>18</b>	<b>Project Name</b>	Folsom - Seniors Helping Seniors Handyman Program (Agreement City)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$165,000
	<b>Description</b>	Funds to be used for the City's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies. Source: 2020 CDBG EN CDBG Criteria: 14A / LMH
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50
	<b>Location Description</b>	Agreement City
	<b>Planned Activities</b>	See description above
<b>19</b>	<b>Project Name</b>	Galt Infrastructure Project (Agreement City)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Funds to be used for a capital infrastructure project within the low-mod areas of Galt. Source: 2020 CDBG ENCDBG Criteria: 03Z / LMA
	<b>Target Date</b>	12/31/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	Agreement City
	<b>Planned Activities</b>	See description above
<b>20</b>	<b>Project Name</b>	Capital Reserve 2017
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention Non-Housing Community Development
	<b>Funding</b>	CDBG: \$45,888
	<b>Description</b>	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities. Source: 2017 CDBG ENCDBG Criteria: 22
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See above
<b>21</b>	<b>Project Name</b>	Capital Reserve 2018
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services

	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention Non-Housing Community Development
	<b>Funding</b>	CDBG: \$130,508
	<b>Description</b>	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities. Source: 2018 CDBG ENCDBG Criteria: 22
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See above
<b>22</b>	<b>Project Name</b>	Capital Reserve 2019
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention Non-Housing Community Development
	<b>Funding</b>	CDBG: \$120,930
	<b>Description</b>	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities. Source: 2019 CDBG ENCDBG Criteria: 22
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See above
<b>23</b>	<b>Project Name</b>	Capital Reserve (2020)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention Non-Housing Community Development
	<b>Funding</b>	CDBG: \$422,407
	<b>Description</b>	Reserve account for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities. Source: 2020 CDBG ENCDBG Criteria: 22  Potential Projects:2020  Florin Area Streetlight    yes    3K    LMA    50012020  Countywide ADA Curb Ramp- District 2&3    yes    3K    LMA District 2- 5102, 5101, 5002, 4802, 4502, 4602. District 3-7413, 7406, 7501, 7701, 6102, 5510, 5509 2020  Galt Central Street Improvement    No    3K    LMA 47022020  Saybrook    No    LMA    9504
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See above
<b>24</b>	<b>Project Name</b>	Multi-Family Housing Acquisition and Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,869,558
	<b>Description</b>	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 11 HOME units
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See above
<b>25</b>	<b>Project Name</b>	Multi-Family Housing New Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,869,558
	<b>Description</b>	Provides loans for the construction of low- and moderate-income multi-family housing.
	<b>Target Date</b>	12/31/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 11 HOME units
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See above
26	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$415,458
	<b>Description</b>	Administrative services for the implementation of HOME-funded activities in 2020.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See above
27	<b>Project Name</b>	Emergency Solutions Grant
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	ESG: \$506,761
	<b>Description</b>	Funds to provide homelessness prevention, rapid re-housing, emergency housing/shelters, delivery, administration, operations and maintenance of facilities and essential supportive services per ESG regulations. County ESG Funding Breakdown: Admin (7.5% Cap):\$36,363 Rapid Re-Housing/Prevention (40% min): \$179,393 Emergency Shelter (60% Cap):\$269,088
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Unduplicated: 75 rapid re-housing clients and 225 emergency shelter clients
	<b>Location Description</b>	Rapid Re-Housing Program is countywide Emergency Shelter - TBD
	<b>Planned Activities</b>	See above
28	<b>Project Name</b>	CDBG - CV
	<b>Target Area</b>	
	<b>Goals Supported</b>	Disaster Response Activities
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	FY2020 CDBG-CV: \$3,366,645
	<b>Description</b>	Provides funds for design, administration and implementation of homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 80 households
	<b>Location Description</b>	See above
	<b>Planned Activities</b>	See above
29	<b>Project Name</b>	CDBG-CV Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration Disaster Response Activities
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	FY2020 CDBG-CV: \$104,123
	<b>Description</b>	Administrative services for the implementation of CDBG CV-funded activities.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 80 households
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See above
<b>30</b>	<b>Project Name</b>	ESG20 Sacramento County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Disaster Response Activities
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	FY2020 ESG-CV: \$1,747,452
	<b>Description</b>	Provide funds for emergency housing/shelters, delivery, operations and maintenance of facilities, essential supportive services, and program administration per ESG regulations and waivers.
	<b>Target Date</b>	4/22/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 80 households
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	See above
<b>31</b>	<b>Project Name</b>	Multi-Family Housing Acquisition and Rehabilitation (2019)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$2,497,042
	<b>Description</b>	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 11 HOME units
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See above
<b>32</b>	<b>Project Name</b>	Multi-Family Housing New Construction (2019)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$2,497,042
	<b>Description</b>	Provides loans for the construction of low- and moderate-income multi-family housing.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 11 HOME units
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provides loans for the construction of low- and moderate-income multi-family housing.
<b>33</b>	<b>Project Name</b>	HOME Program Administration (2019)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership Administration
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$554,898
	<b>Description</b>	Administrative services for the implementation of HOME-funded activities in 2019.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See above

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

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

Geographic Distribution is not used.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 60 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

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

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Lower-income households continue to pay a higher percentage of their income for housing, compared to other income groups. A large proportion of lower income renter-households also tend to experience other housing problems such as overcrowding and inadequate housing conditions. In order to help provide decent and affordable housing, and improve the social and economic status for extremely low-, very low-, low-, and moderate-income households in the County of Sacramento, the following programs will be available during the next program year: HOME-funded new construction and rental rehabilitation, CDBG-funded multifamily housing, allocation of CDBG to housing rehabilitation and the City of Folsom for its Seniors Helping Seniors Handyman Program. In addition, CDBG and ESG will provide funding for homeless shelters and the rapid re-housing program; an estimated 225 persons in the emergency shelters (approximately 29,200 bed nights) and 75 persons receiving rapid re-housing assistance.

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

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 62 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

SHRA will continue to provide homeownership assistance programs such as:

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

payment a buyer can afford.

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

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

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

Other assistance may include:

- CHDO set-aside funds for the development of new rental housing or preservation of existing affordable housing through direct financial assistance;
- Low-interest loans with long-term affordability restrictions for housing preservation, recapitalization, and rehabilitation of substandard housing;
- Low-interest loans with long-term affordability restrictions for new construction of multifamily housing;
- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds (MRB) to be used as a financing tool for qualified multifamily projects;
- When combining HOME with MRB, HOME funds may be disbursed for HOME eligible expenses and held in a non-interest bearing account by senior lender until IRS disbursement requirements

have been met for the bond issuance.

## AP-60 Public Housing - 91.420, 91.220(h)

### Introduction

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

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

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

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

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

of Twin Rivers under the Mixed-Finance development method.

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

The Housing Authority through competitive bid is in the process of updating the Asset Repositioning Study completed in 2007. This process updates the previous efforts to develop and implement repositioning strategies outlined in the updated property assessment plan that evaluated immediate and long-term financial viability of the public housing units. The Housing Authority will continue to use innovative techniques to leverage limited existing resources providing the greatest potential return on investment to the Housing Authority.

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

#### **2020 Initiatives:**

- Continue to implement the expansion of HUD approved home ownership opportunities through the sale of public housing single family homes subsidized by NSP funds and Purchase and Resale Entity (PRE) initiative.
- Implement activities related to a Choice Neighborhood Implementation Grant for the Twin Rivers public housing development.
- Utilize the Rental Assistance Demonstration (RAD) program to leverage the private capital markets to make capital improvements.

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

- Extended the useful life of some aging properties.
- Altered and/or retrofitted facilities to consolidate space or accommodate new functions and technologies.
- Improved residential property-based standards for safety, environmental quality, and

accessibility.

- Disposed of excess property.
- Found innovative ways and technologies to maximize limited resources.

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

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

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

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

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

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

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

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

**provided or other assistance**

N/A

**Discussion**

N/A

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The County will invest CDBG and ESG funds to address high priority needs identified in the current Consolidated Plan including resolving and preventing homelessness and providing public services, including emergency shelter services, to special needs populations including literally and chronic homeless. SHRA on behalf of the City will assist literally homeless and some at-risk of homelessness households to access permanent housing through ESG (i.e., rental application fees, security/utility deposits, first/last month rent, and direct short-term rental assistance) and with funding through the County's Bringing Families Home Program. SHRA will also provide ESG and CDBG to fund emergency shelters. In partnership with the City of Sacramento, the County and SHRA may issue a joint Request for Proposals during the 2019 or 2020 program year for ESG and CDBG funds for homeless programs; to better direct resources with community goals and to fund programs that can align with those goals.

In addition, at governing board direction, SHRA will continue to fund Meals on Wheels, a senior nutrition program.

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

#### *State of California – Emergency Solutions Program*

In April 2016, the Sacramento Housing and Redevelopment Commission and the Sacramento County Board of Supervisors authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's ESG. In 2020, Volunteers of America (SHRA procured provider) will continue to provide countywide RRH services. Upon receipt of the 2018 State ESG grant, First Step Communities (SHRA procured provider) will begin providing emergency shelter services and VOA will provide rapid re-housing services. SHRA has applied for 2019 State ESG funds and is awaiting the grant agreement. As AE, SHRA will continue to apply and administer State ESG grant funds.

#### **New State Homeless Funding**

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

response programs.

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

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

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

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

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

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

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

Sacramento Steps Forward (SSF), as the Lead Agency for the Continuum of Care (CoC), will continue to meet with the CoC Board, the City and County, SHRA, and other interested organizations to discuss how best to reach out to homeless persons and how to assess individual needs. SSF continues the development of Coordinated Entry per CPD Notice 17-001. The Notice establishes new requirements for the development and use of a centralized or coordinated entry and assessment system for CoC and recipients of CoC Program and ESG Program funding. Households seeking assistance can receive information on a variety of services and housing options by contacting Sacramento 2-1-1, for those households that have exhausted these options, coordinated entry appointments are scheduled at one of several access point locations. This results in a uniform, comprehensive overview of the needs of the individual. The CoC uses the VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance

Tool), including specific assessments for single adults, families with children, and transition age youth. Agencies receiving federal funds as part of the US Department of Housing and Urban Development Continuum of Care Program participate in coordinated entry, as do other organizations that provide homeless services in Sacramento County.

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

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

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

- 5,570 total homeless persons, including 3900 unsheltered and 1,670 in emergency shelter and

transitional housing

- 4403 homeless adult individuals, including 343 transition age youth (18-24 year olds)
- 28 unaccompanied minors
- 372 homeless families comprised of 1139 people, including 451 adults and 688 children
- 1671 chronically homeless
- 667 veterans
- 36 per 10,000 per capita rate of homelessness

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

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

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

### **Helping homeless persons (especially chronically homeless individuals and families, families**

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

In the FY2018 CoC Program NOFA competition, Sacramento was awarded over \$20 million to administer a number of homeless programs, including: Boulevard Court Permanent Supportive Housing, Stepping Stones Rapid Re-Housing, Home at Last Permanent Supportive Housing, New Direction Permanent Housing Program, Omega Permanent Supportive Housing Project, Quinn Cottages Permanent Supportive Housing, Saybrook Permanent Supportive Housing Project,, Friendship Housing Permanent Supportive Housing, and Step Up Sacramento Permanent Supportive Housing among others. SHRA and SSF are committed to coordinating the use of ESG to rapidly re-house approximately 75 Countywide households (individuals and families). Refer to the Continuum of Care application on file with SSF for proposed accomplishments.

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

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

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

hospitalization, and reduce emergency room visits by individuals living with a serious mental illness. DHHS staff annually will request program funding.

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

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

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

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

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

## **Discussion**

The crisis of unsheltered homelessness is one that impacts an entire community, both those experiencing homelessness and the broader community of housed residents, businesses and neighborhoods. According to the most recent Sacramento County Deaths Report, death rates among

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

- In partnership with Sacramento County and the Housing Authority, re-allocating 450 Housing Choice Vouchers specifically to serve persons and households experiencing homelessness over three years; and
- Working with Sacramento County Department of Health and Human Services to allocated \$44 million in Mental Health Services Act funding to enhance and expand access, treatment and housing opportunities for people experiencing homelessness who also have behavioral health needs; and
- In partnership with SHRA, managing a portion of the County’s allocation of federal Emergency Solutions Grant funding to support a City/County rapid re-housing program; and
- Supporting the development and implementation of the Coordinated Entry System, managed by SSF, lowering barriers to over 2,000 housing units funded through the federal CoC grant; and
- In partnership with SHRA, providing administrative funding for SSF since 2013 to ensure the coordinated implementation of the CoC funding.

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

### County Homeless Initiatives Update

#### 1. Improve Family Crisis Response and Shelters

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

#### 1. Preserve Mather Community Campus (transitional housing)

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

#### 1. Full Service Re-Housing Shelter (FSRS)

The FSRS is a scattered – site shelter model serving homeless persons who may not have been reached

through traditional services. Sacramento Self-Help Housing provides low barrier housing, meals, case management, transportation, secure and accessible storage, and coordinates supportive services, such as health, behavioral health, and income. Walk-up services are not available; rather, County staff works with a variety of partners to identify and engage shelter participants.

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

**AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)**

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

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

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

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

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

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

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

bicycle network and clean air.

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

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

**Goal 1. Incentivize and increase opportunities for development and continued availability of affordable homeownership products.** Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.

**Goal 2. Expand and preserve affordable rental opportunities.**

Encourage 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 applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History. ([https://www.hud.gov/sites/documents/HUD\\_OGCGUIDAPPFHASTANDCR.PDF](https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF)).

Increase affordable housing opportunities: Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate).

Increase housing units that are both accessible and affordable to people with disabilities: Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities may include providing resources for accessibility modification of existing units.

Encourage preservation of existing affordable rental housing. Monitor expiring use credits and opportunities to support preservation of naturally occurring affordable housing.

Encourage residential infill opportunities. Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through “gentle

density” (affordable attached homes and innovative housing solutions such as modular housing and tiny homes).

Engage the private sector in solutions. Through strategies including, but not limited to affirmative marketing, education, and /or requirements when local agency funding is involved, development incentives, and negotiation of affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.

Goals continued in the discussion below.

## **Discussion**

### **Goal 3. Expand equity in access to economic opportunity.**

Improve infrastructure and public transportation access in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services.

Connect low income residents to job opportunities. Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.

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.

**Goal 4. Disaster Plan.** In event of a local, state, and national natural disaster existing and new funding may be allocated or re-allocated in an expedited timeframe. To streamline the allocation process and reduce delays in accessing grant funds staff will follow federal, state and/or local notices, waivers, award letters or other communication from those entities.

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

SHRA has executed contracts with Legal Services of Northern California (LSNC) and Sacramento Self-Help

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

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

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

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

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

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

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

In 2020, SHRA on behalf of the County of Sacramento applied for CARES Act waivers and accepted CARES Act funding to provide emergency shelter and other eligible CDBG and ESG services to the

homeless.

### **Actions planned to address obstacles to meeting underserved needs**

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

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

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

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

### **Actions planned to foster and maintain affordable housing**

Refer to AP-55-Affordable Housing for discussion on the County's Affordable Housing strategy and goals.

### **Actions planned to reduce lead-based paint hazards**

The County's Health Education Unit and Public Health Nurses (PHNs) in the Public Health Nursing Field Services Unit provide outreach and education regarding lead poisoning and prevention practices. Health

Educators and PHNs train community-based agency staff and medical providers on lead screening protocols and testing services. Additional outreach efforts include health fairs and media campaigns. PHNs provide case management and follow-up for children with elevated blood lead levels detected by the Public Health Lab Lead Testing Program and all tests reported to the State Childhood Lead Poisoning Prevention Branch. Outreach and education is provided to children with elevated blood lead levels that do not meet case definitions. Lead Poisoning Prevention is a collaborative effort between Childhood Lead Poisoning Prevention Program and Childhood Illness and Injury Prevention Program.

The 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.

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.

Both the nonprofit and for-profit companies that contract/execute subrecipient agreements with SHRA will be required to follow lead-based paint safe work practices. The use of lead-based paint is prohibited in any residential structure constructed or rehabilitated with CPD funds (CDBG, HOME, ESG, and HOPWA) which prohibitions are further described in 24 CFR Part 35. Subrecipient shall follow the procedures for the elimination of lead-based paint hazards, to the extent required by statute.

SHRA's Real Estate and Construction Services Department routinely tests and abates lead from all pre-1978 units whenever structural improvements are made. SHRA requires the ESG Rapid Re-Housing (RRH) Provider to conduct a Habitability Standards Certification, Visual Assessment for Potential Lead-Based Paint Hazards and a ESG RRH Unit Verification Checklist. SHRA requires all developers of affordable housing who apply for funding to rehabilitate properties that were built prior to 1978 to

submit a current lead-based paint report. This requirement is included in the Multifamily Lending and Mortgage Revenue Bond Policies which states that testing be minimally invasive and adhere to HUD standards. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required.

### **Actions planned to reduce the number of poverty-level families**

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

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

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

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

districts.

### **Actions planned to develop institutional structure**

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

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

The Development Department includes the following Divisions:

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

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

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

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

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

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

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

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

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

## **Discussion**

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

SHRA may apply for a loan if a project is identified in a community identified as priority area as part of the 2013-19 Consolidated Plan. Under the Consolidated Plan, census tracts that are predominantly low-

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

- Voluntary Renewable Electricity Program
- Compliance Offset Program

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

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

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	707
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>707</b>

#### Other CDBG Requirements

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

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

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

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

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

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

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

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

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is

rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

1. Purpose

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

1. General Eligibility Rules

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

1. Rehabilitation Requirements

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

1. Affordability Requirements

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

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

1. Management Practices

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

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

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

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

SHRA's ESG providers utilizes SHRA's ESG Desk Manuals to administer the program per 24 CFR Parts 91 and 576. SHRA will contract with providers to utilize ESG funds to operate and provide essential services to a homeless shelter, rapid re-housing and prevention. ESG funds will only be used for eligible activities as described in the ESG regulations. SHRA requires that its subrecipients / providers enter client demographic data into HMIS in a timely fashion per SSF's HMIS policies. HMIS client data is utilized to complete the ESG CAPER in SAGE.

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

In addition, administering the City and County of Sacramento's federal ESG entitlement on behalf of the two jurisdictions, SHRA is also the Continuum of Care's Administrative Entity for the State of California's Housing and Community Development (HCD) ESG funds (entitlement). The 2018 State ESG funds are to be fully expended by December 31, 2020. Anticipated start date is January 1, 2020. Funding will be utilized for an emergency shelter and the rapid re-housing program. SHRA has submitted the 2019 grant application and will submit the 2020 grant application upon state issuance.

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

In 2020, SSF will continue to implement the coordinated entry system (CES). This system will ensure

that people in need of assistance are served in order of vulnerability, receive the permanent housing placement most appropriate to their needs, and resolve their homelessness quickly and efficiently. CES targets veterans and the chronically homeless. Recent system expansion includes singles, families, and transitional age youth.

Like many CoCs, Sacramento's CES uses the VI-SPDAT to assess homeless households' vulnerability and identify the most appropriate permanent housing placement. The VI-SPDAT is also conducted at emergency shelters, day centers, County Department of Human Assistance bureaus, and other places that people experiencing homelessness already visit for other services. In addition, SSF in 2019 and continuing in 2020, will utilize "designated points of entry," or "access points" as set forth in the 2012 CoC Program interim rule 24 CFR 578.7(a)(8) and HUD Coordinated Entry Notice: Section I.B which requires CoC to establish and operate a coordinated entry process for people experiencing homelessness that covers the entire geographic area claimed by the CoC, is easily accessed by individuals and families seeking housing or services, and is well advertised, among other requirements. SSF met this requirement. Households are placed on the Community Queue following the VI-SPDAT assessment, and SSF then refers households to programs that best fit household needs.

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

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

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

ESG subrecipients are required to provide the estimated 100% ESG fund match as part of the project contract and the final funding match is executed or adjusted as applicable during the CAPER.

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

Sacramento County Child Protective Services (CPS) BFH program administrator has requested federal ESG funds to cover a portion of the County-match requirement. The County report requested authorization to accept BFH funds to pass through SHRA to VOA, SHRA's procured ESG Rapid Re-Housing Program provider, to fund a BFH Housing Specialist and minimal housing start-up costs (e.g., furniture, dishes, and appliances). In April 2018, CPS received authorization from the Sacramento County Board of Supervisor for its entire BFH grant (\$860,100) to pass through SHRA to VOA to rapidly re-house at-risk and literally homeless households, thereby reunifying families. In 2019, CPS was awarded additional BFH funding and funds were added to VOA's subrecipient agreement. For 2020, CPS, VOA and SHRA are partnering on the next round of funding which awardees will be announced in 2020.

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

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Twin Rivers Parcel
	<b>List the name of the organization or individual who originated the data set.</b> Sacramento Housing and Redevelopment Agency
	<b>Provide a brief summary of the data set.</b> Parcels within the Twin Rivers Choice Neighborhood Initiative.
	<b>What was the purpose for developing this data set?</b> For the application for the Federally funded Choice Neighborhood Initiative Grant.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2011
	<b>Briefly describe the methodology for the data collection.</b> Determined the appropriate boundaries and utilized County Assessor for data.
	<b>Describe the total population from which the sample was taken.</b> City of Sacramento
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Survey respondents consisted of residents in the Twin Rivers community.
2	<b>Data Source Name</b> Cost of Housing
	<b>List the name of the organization or individual who originated the data set.</b> The census data and Sacramento Area Council of Governments (SACOG)
	<b>Provide a brief summary of the data set.</b> Regional rental and housing information.
	<b>What was the purpose for developing this data set?</b> To include all jurisdictions under this consolidated plan.

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2001 - 2012</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Analysis of data from census and SACOG.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>City and County Sacramento, including the Cities of Citrus Heights, Folsom, Galt and Isleton.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Range of rental cost in the region and home values.</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>Median Earnings in the Past 12 Months</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>2006-2010 American Community Survey 5-Year Estimates</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Educational attainment and earnings in the past 12 months.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Data supplied within IDIS did not include the City of Citrus Heights.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data includes the County of Sacramento and the cities with the exception of Elk Grove and Rancho Cordova.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2006-2010</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>Sacramento Homeless Count 2011</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>MKS Consulting</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Point in time count of homeless persons and families in the Sacramento Region.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Point in time count allows the Sacramento Region to use their point in time count to develop information on the number of estimated homeless persons with certain subpopulation characteristics.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 2011</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>As with the past three Sacramento County point in time counts, the 2011 Count relies on a geographic sampling methodology for counting unsheltered homeless persons that includes a visual observation of unsheltered individuals which is used to develop an estimate of the total unsheltered population, and a survey conducted with a portion of the unsheltered persons encountered during the Count which is used to derive estimates of the characteristics of people who are homeless and unsheltered.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>955</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Sacramento County used a geographic sampling method that divides the county into map areas; each area is assigned either a "high density" or "low density" designation. High density areas are those areas most likely to have at least 10 homeless people at the time of the Count and can be fully covered by a team during the Count timeframe. Count teams were sent to all high density areas and to a random sampling of those areas designated as low density. The number of homeless in low density areas is then extrapolated using a weighted formula to reach a total estimate for the entire County.</p>
5	<p><b>Data Source Name</b></p> <p>Data for Total Households&gt;100%</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>HUD</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>Followed 11.30.12 IDIS Troubleshooting Guide instructions.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Followed 11.30.12 IDIS Troubleshooting Guide instructions.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Followed 11.30.12 IDIS Troubleshooting Guide instructions.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Followed 11.30.12 IDIS Troubleshooting Guide instructions.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Followed 11.30.12 IDIS Troubleshooting Guide instructions.</p>
<b>6</b>	<p><b>Data Source Name</b></p> <p>Households with Children Present</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>2007-2011 ACS 5-Year Estimates</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Households by type</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>eCon table data not provided by HUD</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Households with children</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2007-2011 ACS 5-Year Estimates</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>5-Year Estimates</p>
<b>7</b>	<p><b>Data Source Name</b></p> <p>2000 U.S. Census</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The census provides critical data that lawmakers, business owners, teachers, and many others use to provide daily services, products, and support for you and your community.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Every year, billions of dollars in federal funding go to hospitals, fire departments, schools, roads, and other resources based on census data.</p> <p>The results of the census also determine the number of seats each state will have in the U.S. House of Representatives, and they are used to draw congressional and state legislative districts. It's also in the Constitution: Article 1, Section 2, mandates that the country conduct a count of its population once every 10 years.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2000</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Survey</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>U.S. total population</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>U.S. total population</p>
8	<p><b>Data Source Name</b></p> <p>2017 American Community Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people.</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>Through the ACS, we know more about jobs and occupations, educational attainment, veterans, whether people own or rent their homes, and other topics. Public officials, planners, and entrepreneurs use this information to assess the past and plan the future. When you respond to the ACS, you are doing your part to help your community plan for hospitals and schools, support school lunch programs, improve emergency services, build bridges, and inform businesses looking to add jobs and expand to new markets, and more.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2017</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Survey</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>U.S. total population</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>U.S. total population</p>
9	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>PIH Information Center</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The Office of Public and Indian Housing (PIH) developed a state of the art system to improve the submission of information to the Department of Housing and Urban Development (HUD). The IMS/PIC facilitates more timely and accurate exchanges of data between Housing Authorities (HAs) and Local HUD Offices.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>IMS/PIC allows HAs to electronically submit information to HUD. The first release was successfully implemented on December 15, 1999 and introduced a flexible, scalable, Internet-based approach which enables Housing Authority users and Department personnel to access a common database of Housing Authority information via their web browser from anywhere.</p> <p>Due to the success of this application, the IMS/PIC technical architecture will continue to be used as the foundation for future PIH systems.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2019</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>IMS/PIC centralizes information regarding the monitoring and recovery efforts of Housing Authorities undertaken by the Field or Headquarters Offices.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>HUD PIH users also require a central repository to view Housing Authority characteristics and contact information.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Public Housing Authorities</p>
10	<p><b>Data Source Name</b></p> <p>2017 Longitudinal Employer-Household Dynamics</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Center for Economic Studies at the U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>State and local authorities increasingly need detailed local information about their economies to make informed decisions. The LED Partnership works to fill critical data gaps and provide indicators needed by state and local authorities.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2017</p>

<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Under the LED Partnership, states agree to share Unemployment Insurance earnings data and the Quarterly Census of Employment and Wages (QCEW) data with the Census Bureau. The LEHD program combines these administrative data, additional administrative data and data from censuses and surveys. From these data, the program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups. In addition, the LEHD program uses these data to create partially synthetic data on workers' residential patterns.</p>
<p><b>Describe the total population from which the sample was taken.</b></p> <p>Forty-nine states, District of Columbia, Puerto Rico, and the U.S. Virgin Islands are active in the LED Partnership, although the LEHD program is not yet producing public-use statistics for Puerto Rico, or the U.S. Virgin Islands. The LEHD program staff includes geographers, programmers, and economists.</p>
<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Forty-nine states, District of Columbia, Puerto Rico, and the U.S. Virgin Islands are active in the LED Partnership, although the LEHD program is not yet producing public-use statistics for Puerto Rico, or the U.S. Virgin Islands. The LEHD program staff includes geographers, programmers, and economists.</p>

## Executive Summary

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

#### 1. Introduction

The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for local jurisdictions to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program. The overall goal of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities.

The Consolidated Plan serves the following functions:

- A planning document for the City of Citrus Heights , which builds on a participatory process;
- An application for federal funds under HUD’s CDBG formula grants program;
- A strategy to be followed in carrying out HUD’s programs; and
- An allocation of funds to specific projects for the first program year of the Consolidated Plan.

### *Consolidated Plan Timeframe*

The 2020-2024 Consolidated Plan covers the five-year timeframe from January 1, 2020 to December 31, 2024. During this timeframe, the city anticipates receiving only CDBG funding directly from HUD and HOME funding through the city’s consortium partnership with the Sacramento Housing and Redevelopment Agency (SHRA).

### *Consolidated Plan Format*

In order to standardize the preparation of the Consolidated Plan across all grantees, HUD developed a tool in the Integrated Disbursement and Information System (IDIS), which is the system in which projects and funding are tracked. The Consolidated Plan tool provides data from HUD-selected sources, primarily the 2011-2015 American Community Survey (ACS) dataset. Newer data has been included wherever possible to ensure the longevity of the city’s 2020-2024 Consolidated Plan. The tool consists of a question-and-answer format with limited opportunities for customization. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA).

### *Income Definitions*

The primary focus of the CDBG program is assisting low-income households. Throughout this document, there are several references to various income levels:

- Extremely low-income households are those earning at or below 30% of the area median income.
- Very low-income households are those earning 31% to 50% of the area median income.
- Low-income households are those earning 51% to 80% of the area median income.
- Moderate-income households are those earning between 81% and 100% of the area median income.
- Above-moderate income households are those earning 101% of the area median income and over.

The maximum income for each category is defined by HUD on an annual basis, and is adjusted based on household size. The 2019 HUD income limits by household size for the Sacramento—Roseville--Arden-

Arcade, CA HUD Metro FMR Area are listed in the table below. The 2019 HUD median family income for the Citrus Heights area is \$83,600.

Income Limit Category	Persons in Family				
	1	2	3	4	5
Very Low (50%) Income Limits	30,250	34,550	38,850	43,150	46,650
Extremely Low Income Limits	18,150	20,750	23,350	26,200	30,680
Low (80%) Income Limits	48,350	55,250	62,150	69,050	74,600

**Table 63 - 2020 HUD Income Limits for Selected Households**

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

The Needs Assessment identified several target populations:

- Extremely low-income and very low-income individuals and households;
- Homeless persons;
- Seniors; and
- Youth.

The Needs Assessment also identified several types of projects that are needed in the Citrus Heights community:

### **Housing Needs**

The following housing needs were identified during the community survey and stakeholder consultations:

- Affordable housing. The community survey indicated a significant need for affordable housing, particularly for seniors, workforce households, and disabled persons. Nearly 50 percent of survey respondents report paying more than 30 percent of their monthly income on rent or mortgage costs. Residents prioritized increasing homeownership for single-family homes as the most needed housing program, followed by programs to create more affordable rental units and construction of new, single-family homes.
- Permanent supportive housing. The community survey indicated homelessness as a high priority for the city to address. The survey also indicated the two most important services to provide to people experiencing homelessness are mental health services and supportive services, such as job training, life skills, financial training, and health care. Given the need for additional

affordable housing along with mental health and supportive services, permanent supportive housing is a possible solution to address both needs.

- Transitional housing. During the city's consultation with the Citrus Heights Homeless Assistance Response Team (HART), a need for transitional housing was expressed. This need was also noted at the Collaborative work session and in the community survey responses. The city currently does not have a transitional, or interim, house for homeless within the city limits while the city connects them with permanent housing and/or other programs and services. There is a need for transitional housing for families, including families with children. Survey respondents indicated homeless housing solutions are a high priority in the city.

## **Homeless Needs**

The following homeless needs were identified during the community survey and stakeholder consultations:

During the city's consultation with stakeholders as part of the development of the Consolidated Plan process. The following homeless needs were identified:

- Mental health services. Over 68 percent of community survey respondents indicated the most-needed service for those experiencing homelessness in Citrus Heights are mental health services.
- Supportive services. The community survey results show 63 percent of respondents believe supportive services, such as job training, life skills, financial training, and healthcare are the most-needed service for those experiencing homelessness in Citrus Heights.
- Day center. About 33% community survey respondents indicated a need for a day center as the top need for people experiencing homelessness to have mail delivered, shower, etc.
- Transitional housing. As stated in section NA 10 Housing Needs Assessment, the community survey and the city's consultation with the Citrus Heights Homeless Assistance Response Team (HART) identified a need for transitional housing. About 31 percent of survey respondents indicated transitional housing as the top priority need for homeless services in Citrus Heights. This need was also noted at the Collaborative work session. The city currently does not have a transitional house for homeless within the city limits. There is a need for transitional housing for families, including families with children. Survey respondents indicated homeless housing solutions are a high priority in the city.

## **Public Facility Needs**

Citrus Heights contains a large number of nonprofit organizations, most of which have facility needs. Public facility needs identified over the next five years include the following:

- **Neighborhood facilities.** During staff's consultation with the Citrus Heights Collaborative, several non-profits expressed the need for more recreational opportunities within Citrus Heights. Although there are a number of parks within the city, many are in need of rehabilitation and safety due to homeless activity in parks was listed as a concern. During staff's consultant with the Sunrise Recreation and Park District, funding was listed as a barrier to rehabilitating local parks and increasing services offered in Citrus Heights.
- **Youth center.** Similarly, in the city's online survey of various public facility needs, respondents marked a youth center, as the most desired public facility need. Although the city developed a neighborhood youth center on Sayonara Drive, the community expressed a need for more youth facilities within Citrus Heights.
- **Emergency food closet.** During staff's consultation with the Sunrise Christian Food Ministry, the nonprofit expressed a need for a larger emergency food closet. The group currently operates out of a small building at the Advent Lutheran Church in Citrus Heights. Due to the small size of the building, it is challenging to meet the increasing need for emergency food in the Citrus Heights community. In addition, about 19 percent of community survey respondents noted food banks as one of the most important services for those experiencing homelessness in Citrus Heights.

## **Public Improvement Needs**

The city has a continued need for infrastructure and accessibility-related public improvements, including the following:

- **Infrastructure improvements.** About 62 percent of community survey respondents stated the city's street surfaces need improvement. In addition, the city has a need to improve drainage facilities.
- **ADA-accessible curb ramps.** Curb ramps allow disabled residents to have a safe path of travel on City sidewalks.
- **Sidewalk infill.** Sidewalk infill projects install sidewalk, curb, and gutter improvements in areas where there is currently no sidewalk. Generally, the sidewalk connects with existing sidewalk on both ends, or connects residents with a facility or other public improvement (e.g., trail).

- Signalized intersection improvements. Upgrades to signalized intersections to be ADA accessible.

Other ADA improvements. Occasionally, other types of ADA improvements will be identified by the City's General Services Department.

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

The city evaluated its past performance as part of setting the goals and strategies associated with this Consolidated Plan. The city successfully completed the following projects during the 2015-2019 Consolidated Plan period:

- Highland Avenue Accessibility Project;
- \$1.3 million in accessibility improvements;
- \$1.2 million in health and safety repairs for low-income homeowners; and
- 30 mobilehome health and safety repair loans/grants to low-income mobilehome homeowners.

The city typically devotes the full 15 percent allowed to public services, serving thousands of households with a range of services, from meals to housing counseling. Many households have come to depend on these services. The city plans to continue to devote the maximum allowable funding to public services, and to supplement it with General Fund revenue.

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

The city offered several opportunities for participation and comment throughout the development of the Consolidated Plan consistent with the city's Citizen Participation Plan. Outreach included traditional local newspaper announcements for public meetings and hearings as well as publication on the city's website. The city also included an online survey and promoted the public meetings and survey through social media platforms such as Twitter, Facebook, and Next Door. The city developed a second online survey to collect feedback from stakeholders. The city hosted a public meeting on August 28 at the Sayonara Neighborhood Center to gather input on current needs and priorities. City staff provided a report to the City Council on September 12 on the status of the Consolidated Plan development and to obtain feedback from the City Council, which was televised. On September 13, city staff held a brainstorming session at the monthly Collaborative meeting to gather input on current needs and priorities from local non-profits, health care providers, and local government agency representatives. In addition, the city posted the draft plan in advance of a 30-day public review and comment period

beginning September 26. The draft plan was reviewed at the October 10 public hearing and the final plan will be considered at the October 24 public hearing.

## **5. Summary of public comments**

Feedback received through the outreach efforts, such as meetings with nonprofits, service providers, and online survey responses, is incorporated into the Process and Needs Assessment sections and, to a lesser degree, the Market Analysis section. Comments received at the two public hearings for this plan will be incorporated into the plan and included in the final submission to HUD.

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

All comments to date have been accepted.

## **7. Summary**

Based on the needs assessment, market analysis, and consultations with the community and stakeholders, the following are the selected key community needs for the Consolidated Plan:

- Build healthy communities;
- Improve public infrastructure;
- Enhance accessibility;
- Improve public services for priority populations;
- Improve housing access and affordability; and
- Expand economic opportunities.

These priorities align closely with three of the city Council's five goals: "diversify for a changing economy," "improve community vibrancy and engagement," and "improve streets and infrastructure."

Within those priorities, the city identified eight main goals:

- Foster affordable housing;
- Provide services for people experiencing homelessness;
- Provide services for seniors and youth;

- Provide additional public services responsive to current public needs;
- Improve accessibility;
- Construct/upgrade public facilities;
- Effectively administer CDBG program to benefit the Citrus Heights community; and
- Affirmatively further fair housing.

To address these goals, the city plans to fund the construction of affordable housing on Sayonara Drive, provide loans to homeowners for health and safety repairs, support nonprofits offering a wide-range of social services, provide services to those experiencing homelessness, assist with accessibility and other improvements to public facilities. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe. The city anticipates funding activities using a variety of sources, including CDBG, HOME, General Fund, and grants received by the City. The city will work with local and regional nonprofits, as well as affordable housing developers, to implement many of the activities.

## The Process

### PR-05 Lead & Responsible Agencies - 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
CDBG Administrator	CITRUS HEIGHTS	Community Development Department
HOME Administrator	CITRUS HEIGHTS	SHRA

**Table 64– Responsible Agencies**

### Narrative

The City of Citrus Heights Housing and Grants Division, within the Community Development Department, serves as the lead agency for the Consolidated Plan and the administration of CDBG, HOME, and other housing and community development funds. Within the Housing and Grants Division, the Housing and Human Services Program Coordinator oversees the administration of the CDBG program. The Grants and Housing Technician assists in administering the CDBG program.

For the receipt of HOME funds, Citrus Heights is in a consortium with Sacramento County, City of Sacramento, and the City of Rancho Cordova. The Sacramento Housing and Redevelopment Agency (SHRA) is the lead agency in the city’s HOME consortium.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

**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 preparing the Consolidated Plan, the City of Citrus Heights consulted with a number of local service providers and public agencies to identify local needs and evaluation opportunities for partnership and improved coordination. The city also participated in an extensive public outreach campaign to assess community needs and priorities. The following sections will discuss the consultation process, the public comment process, and the planned coordination efforts for the next five-year Consolidated Plan cycle.

**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**

Sacramento Steps Forward is the nonprofit group that manages the regional Continuum of Care. The city cooperates with Sacramento Steps Forward whenever possible, including serving on the Continuum of Care Advisory board, participating in the Funders Collaborative, prompt response to requests for data, and ongoing participation in the Continuum of Care discussions.

The city’s Housing and Human Services Program Coordinator maintains a seat on the Continuum of Care Advisory Board and actively participates in regional coordination through the Funder’s Collaborative.

The city supports the Citrus Heights Homeless Assistance Response Team (HART) and its efforts, including the Winter Sanctuary, Student Connect, a resource fair for students and families in transition, the Veterans Stand Down, and other events throughout the year.

The city’s Homeless Navigator provides outreach and services for people experiencing homelessness. The city’s Homeless Navigator also provides housing counseling services to those at-risk of

homelessness. Additionally, Meals on Wheels and the Sunrise Christian Food Ministry provide emergency food services to those at-risk of homelessness and those currently experiencing homelessness.

**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**

Sacramento Steps Forward administers the Homeless Information Management System (HMIS) as well as the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The city participates in improving the HMIS system through the Continuum of Care Advisory Board. The city is working to become more involved in the allocation of ESG funds through the regional Funders Collaborative.

**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**

**Table 65– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Citrus Heights
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Economic Development</p>
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Staff consulted with representatives from the Community Development Department, General Services Department, and Police Department as part of the development of the Consolidated Plan. Stakeholder surveys were emailed to representatives from the three departments listed above. In addition, staff held meetings with department representatives to further discuss department priorities and opportunities for increased coordination. In addition, all city staff members were emailed a link to participate in the community survey. In discussions with other departments, staff in the Citrus Heights Police Department identified a need for additional resources for the Citrus Heights Homeless Navigator. While she has been successful, there is a need for additional housing, both temporary and permanent, and resources for related costs to eliminate barriers to housing, such as application fees and transportation. Staff in the General Services Department identified a need for accessibility improvements to public infrastructure, such as upgrades to signalized intersections and ADA-compliant sidewalks and crosswalks. The Community Development Department identified a need for improvements to parks and public facilities within the city as well as a need to rehabilitate aging housing stock.</p>

2	<b>Agency/Group/Organization</b>	Citrus Heights Collaborative
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Citrus Heights Collaborative is an informal network of community members representing government agencies, non-profits, religious institutions, businesses, and neighborhood groups. Specifically, the group is comprised of local government, non-profits, and community members, fraternal and faith-based organizations. City staff held a work session at the Collaborative meeting on September 12, 2019 Collaborative meeting to obtain stakeholder feedback. A total of 21 stakeholders attended the Collaborative work session, including: Citrus Heights Staff Colleen McDuffee, Community Development Director, Community Development Department Mary Poole, Operations Manager, General Services Department Organizations San Juan Unified School District, Natalia Aguirre, Elizabeth Thomas, Christina Sparks, Mariela Silva, Debbie Chiguina-Owens Aetna Better Health - Merrett Sheridan, Martin Gonzales CH Resident (Antelope Neighborhood)</p> <p>Ken Horner Sylvan Middle School Neighborhood Liaison</p> <p>April Jacek Sunrise R.P.D (Parks) - Becky Henz The Glass Slipper</p> <p>Jackie Guzman Sayonara Center</p> <p>Julie Habeeb Crossroads</p> <p>Matthew Rorario, Maihina Lee Stakeholders from the Collaborative noted the clients they serve have a need for increased access to transportation, free after-school programs, mental health services, affordable housing (particularly for transitional-aged youth), increased number of foster families, employment opportunities, emergency food, and recreational opportunities.</p>
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3	<b>Agency/Group/Organization</b>	SUNRISE RECREATION AND PARK DISTRICT
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - Local
	<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 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 Sunrise Recreation and Park District (SRPD) participated via the city's online stakeholder survey and at the September 13 Collaborative meeting. SRPD staff noted a lack of funding as a factor that impacts its ability to provide services to the Citrus Heights community. SRPD staff also stated generally how the homeless population continues to grow and parks are being heavily impacted by transient and drug activity. SRPD also noted a need to get the word out about available services and programs.

4	<b>Agency/Group/Organization</b>	About Kidz
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	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>	About Kidz participated in the city's online stakeholder survey. The nonprofit provides school supplies, sports program sponsorships, and tutoring services for low-income students. The nonprofit noted the following as their clients' greatest needs: School supplies, Access to youth sports, Tutoring, Transportation, Mentoring, Funding was listed as the organization's greatest need.

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

No agency types were excluded from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Addressing housing and service needs for homeless individuals and families.
Housing Element	City of Citrus Heights	Addressing multi-family housing sites, actions to encourage development of new affordable housing, and barriers to new affordable housing.

**Table 66– 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(l))**

**Narrative**

**PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The City of Citrus Heights completed a robust citizen participation process during the development of the 2020-2024 Consolidated Plan. Outreach included traditional local newspaper announcements for meetings, public hearings, and publications on the city’s website. The city also included two online surveys – one for community members and one targeted at stakeholders. The city promoted the public meetings and survey through social media platforms such as Twitter, Facebook, and NextDoor; published news items on the city’s website, encouraged local press coverage, and held a community meeting in a lower-income neighborhood to increase participation. All public comments were accepted throughout the public participation, and the survey results and feedback from the public meetings were used to help shape the Needs Assessment and Strategic Plan sections of the Consolidated Plan. The table below outlines specific public outreach efforts.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Community Needs Survey	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Public Service Stakeholders</p>	<p>The city received 342 survey responses. The survey was available in both online and paper copies that were available for completion at City Hall and through key service providers.</p>	<p>Survey results indicated the highest priority for residents is to provide services to people experiencing homelessness. The survey responses also indicated a desire for more community events and activities to increase opportunities to socialize; a need for increased transportation options to improve access to services; and a need for improvements to public infrastructure and recreational areas as well as public safety. Complete survey responses are included in the attached appendix.</p>	<p>All comments were accepted.</p>	
2	Public Meeting	Minorities	Two stakeholders attended a CDBG	Potential applicants were encouraged to	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)
		Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Neighborhood Residents & Stakeholders	grant application workshop on July 10, 2019.	apply for funding, and the application process was explained.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Neighborhood Residents & Stakeholders	Approximately 50 people attended the Community Priorities Workshop on August 28, 2019 at the Sayonara Neighborhood Center. The workshop was publicly noticed 7 days prior to the workshop in The Sacramento Bee, and the public notice is attached.	The meeting identified the top two needs as 1) expanding homeless housing and services and 2) foster affordable housing. Participants also noted a need for a wide-range of public services. Participants also expressed a desire to focus resources on extremely-low income households, families with children, and persons with mental disabilities. A summary of the workshop responses is attached in the appendix.	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)
4	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Neighborhood Residents & Stakeholders	City Council meeting on September 12, 2019.	No comments were received.	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	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Neighborhood Residents & Stakeholders	The draft Consolidated Plan was noticed for public comment in The Sacramento Bee on September 25, 2019. A public hearing to review the draft plan took place on October 10. The notice is in the appendix.	No comments were received.	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)
6	Community Needs Survey	Non-profit service providers	The city provided an online survey to non-profit service providers, affordable housing developers, public agencies, health service providers, advocacy groups, and other stakeholders to gather feedback on current needs and priorities of their clients and assess any barriers they face in providing services to the Citrus Heights community.	12 stakeholders responded to the survey. The responses indicate a need for housing; homeless services and transitional/emergency housing; public services, such as childcare and youth programs; as well as networking and employment opportunities.	All comments were accepted.	

**Table 67– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment collects and analyzes data on the housing needs for residents of the City of Citrus Heights. The assessment focuses especially on affordable housing, special needs housing, community development, and homelessness. Information is gathered through a community survey, stakeholder consultations, and various online data sources. Through this data collection, the city estimates its housing needs for the next five year plan period.

First, the assessment addresses the characteristics of citywide housing including income level, tenure, household type, and housing problems, including cost burden, overcrowding, and substandard housing conditions. Second, the Assessment looks at whether any of the above housing characteristics are concentrated among minority or certain racial groups. Third, the Assessment discusses the number and character of existing public housing units in the city, as well as the demand and number of waitlisted residents.

Fourth, the extent and nature of homelessness is discussed. The number and type of available housing and services for the homeless, and the challenges and risk factors for persons and families becoming homeless, are also discussed. Fifth, specific populations that are at risk of becoming homeless are reviewed for their needs, including elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and victims of domestic and other similar types of violence. Lastly, the Needs Assessment will address the needs for public facilities, public improvements, public services, and other eligible Community Development Block Grant (CDBG) uses.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

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

Citrus Heights contains a large number of nonprofit organizations, most of which have facility needs.

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

Public facility needs identified over the next five years include the following:

- **Neighborhood facilities.** During staff's consultation with the Citrus Heights Collaborative, several non-profits expressed the need for more recreational opportunities within Citrus Heights. Although there are a number of parks within the city, many are in need of rehabilitation and safety due to homeless activity in parks was listed as a concern. During staff's consultant with the Sunrise Recreation and Park District, funding was listed as a barrier to rehabilitating local parks and increasing services offered in Citrus Heights.
- **Youth center.** Similarly, in the city's online survey of various public facility needs, respondents marked a youth center, as the most desired public facility need. Although the city developed a neighborhood youth center on Sayonara Drive, the community expressed a need for more youth facilities within Citrus Heights.
- **Emergency food closet.** During staff's consultation with the Sunrise Christian Food Ministry, the nonprofit expressed a need for a larger emergency food closet. The group currently operates out of a small building at the Advent Lutheran Church in Citrus Heights. Due to the small size of the building, it is challenging to meet the increasing need for emergency food in the Citrus Heights community. In addition, about 19 percent of community survey respondents noted food banks as one of the most important services for those experiencing homelessness in Citrus Heights.

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

The city has a continued need for accessibility-related public improvements, including the following:

- **Infrastructure improvements.** About 62 percent of community survey respondents stated the city's street surfaces need improvement.
- **ADA-accessible curb ramps.** Curb ramps allow disabled residents to have a safe path of travel on City sidewalks.

- Sidewalk infill. Sidewalk infill projects install sidewalk, curb, and gutter improvements in areas where there is currently no sidewalk. Generally, the sidewalk connects with existing sidewalk on both ends, or connects residents with a facility or other public improvement (e.g., trail).
- Signalized intersection improvements. Upgrades to signalized intersections to be ADA accessible. Other ADA improvements. Occasionally, other types of ADA improvements will be identified by the City's General Services Department.

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

These needs were determined in coordination with the City's General Services Department and other stakeholder consultations as well as through community survey results.

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

Citrus Heights is served by several local and regional nonprofits. Nonprofits provide services ranging from case management to after-school programs to landlord/tenant mediation. Needs identified over the next five years include the following:

- Senior services. Seniors need continued access to meals, both delivered for homebound seniors and Rusch Park, for more mobile seniors. Seniors also need access to transit that provides service close to their homes, medical facilities, shopping, and other services.
- Youth services. Youth in general need access to after-school and extracurricular programs that help them maintain education and gang involvement.
- Tenant/Landlord services. Renters need access to free advisory services when faced with a tenant landlord dispute.
- Homeless Assistance. Many survey respondents and Collaborative members mentioned services to the homeless as a high priority need in the city. Respondents mentioned mental health services are a particularly needed.
- Job training/education. Many low-income and English as a second language individuals need specialized job training and mentoring in order to fill the needs of Citrus Heights' employers.

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

These needs were determined upon consultation with the Citrus Heights Collaborative, various non-profits and service providers, input from a community workshop, and an online survey for community members and stakeholders.

**Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Citrus Heights' housing stock is primarily composed of single-family homes, with a combination of owned and rental properties. Most single-family homes have at least three bedrooms and there is an adequate number of housing units to accommodate most of the city's residents, as evidenced by the low rate of overcrowding. The City of Citrus Heights is 98 percent built out, so there is little land available for new housing developments. Additionally, Citrus Heights is characterized by aging housing stock, with a majority of housing built before 1979, which can result in increased need for repair and rehabilitation. Therefore, the primary components of the city's housing strategy are to preserve and rehabilitate its existing housing stock through housing repair and rental inspection programs, and to continue to operate its First-Time Homebuyer Program (FTHB).

Community engagement efforts expressed similar support for these programs. When asked to prioritize affordable housing needs, residents selected the following four preferences: emergency repair (21 percent), acquisition/rehab multi-family (21 percent), accessibility repairs grant (13 percent), and rehabilitation of existing single-family homes (13 percent). When surveyed, 18 percent of renters said they believed their home had a code violation, and all but one said they had reported it already to code enforcement. When why they had not reported it, 40 percent said they were afraid the owner would retaliate in some way. Moreover, when asked what are the top three housing programs for the city to focus on, they said: homeownership - affordable single-family homes; rentals: affordable rental units, new construction of single-family, and home improvements for low-income homeowners.

The city has adequate housing for moderate and above-moderate income households, but many lower-income households struggle with different challenges as a result of economic factors. The city offers a mix of conventional housing units and assisted housing units both public-housing complexes and privately-owned. No affordable housing units are at risk of being converted to market rate rents during the upcoming plan period. Nonetheless, the city will continue to pursue additional affordable housing. The city will also continue to seek and develop opportunities for redevelopment, foster and develop an educated workforce through job training services, and expand jobs in the local community. This is especially important because most residents commute to outside of Citrus Heights to work.

### Community Feedback

The city gathered community feedback on housing affordability issues as well. When surveyed about their satisfaction with housing, renters said they were most unsatisfied with frequency of rent increases and affordability of rent. When asked about prioritizing city programs, residents ranked housing issues

as the top two most important activities: 1) Expand homeless housing and services, 2) foster affordable housing, 3) offer a variety of public services, 4) construction/upgrade public facilities, and 5) improve accessibility. When asked what groups have the greatest need for affordable housing, respondents prioritized these three groups: seniors, disabled persons, and homeless persons. All of these groups typically need financial assistance with repairs and repairs to their home.

The city has made efforts to 1) take the lead in the design, construction, and funding of public improvements; 2) improve the appearance of commercial districts; and 3) stimulate private investment. These efforts have included streetscape enhancement projects and a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign included assisting business owners with improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The city is interested in bringing more jobs and in addition, high quality jobs to the city. The 2011 Citrus Heights Economic Development Strategy Report identified that the city’s aging stock of retail space, particularly space in small unanchored strip retail centers, was one of its key challenges. Recently the city has been in the process of a Specific Plan amendment to redevelop the Sunrise Mall. The city also has been improving its Comprehensive Transit Plan to improve service operations for the commuting public.

### Economic Development Market Analysis

#### 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	334	0	1	0	-1
Arts, Entertainment, Accommodations	4,091	3,398	15	22	7
Construction	2,391	711	9	5	-4
Education and Health Care Services	5,614	3,130	20	21	1
Finance, Insurance, and Real Estate	2,275	1,045	8	7	-1
Information	596	151	2	1	-1
Manufacturing	1,536	38	5	0	-5
Other Services	1,248	560	4	4	0
Professional, Scientific, Management Services	2,835	1,117	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	4,951	4,886	18	32	14
Transportation and Warehousing	855	58	3	0	-3
Wholesale Trade	1,359	145	5	1	-4
Total	28,085	15,239	--	--	--

Table 68 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	44,390
Civilian Employed Population 16 years and over	38,850
Unemployment Rate	12.44
Unemployment Rate for Ages 16-24	34.23
Unemployment Rate for Ages 25-65	8.42

**Table 69 - Labor Force**

Data Source: 2011-2015 ACS

<b>Occupations by Sector</b>		<b>Number of People</b>
Management, business and financial	7,900	
Farming, fisheries and forestry occupations	1,830	
Service	4,620	
Sales and office	11,515	
Construction, extraction, maintenance and repair	3,545	
Production, transportation and material moving	2,150	

**Table 70 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,750	65%
30-59 Minutes	10,640	29%
60 or More Minutes	2,285	6%
<b>Total</b>	<b>36,675</b>	<b>100%</b>

Table 71 - Travel Time

Data Source: 2011-2015 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	2,505	535	1,470
High school graduate (includes equivalency)	7,730	1,030	3,360
Some college or Associate's degree	14,250	1,785	4,750
Bachelor's degree or higher	6,570	510	1,230

Table 72 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	65	500	460	585	645
9th to 12th grade, no diploma	950	875	540	1,545	755
High school graduate, GED, or alternative	2,970	3,405	2,480	6,255	3,800
Some college, no degree	3,655	4,455	3,465	7,225	3,545

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	405	1,725	1,330	2,655	1,285
Bachelor's degree	480	1,860	1,315	2,950	1,690
Graduate or professional degree	0	400	475	1,325	1,000

**Table 73 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,000
High school graduate (includes equivalency)	27,080
Some college or Associate's degree	34,456
Bachelor's degree	46,590
Graduate or professional degree	55,596

**Table 74 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

A majority of Citrus Heights residents work in the education and health care services sector, followed by retail trade, and arts, entertainment, and accommodations sectors. A majority of Citrus Heights residents in highly skilled professions work outside Citrus Heights.

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

In the community engagement survey, the types of businesses that were ranked as needed most were entertainment venues, locally owned businesses, and performing and visual arts.

In 2015, per the 2011–2015 ACS 5-Year estimates, there were 5,797 companies in Citrus Heights. The mean travel time to work was 25 minutes in 2015. A large portion of the population commutes outside of the city for work. According to Trulia, in 2017, about 29 percent of the population leaves the city during the day to commute to jobs outside of the city while 17.4 percent of workers live and work in the City of Citrus Heights. Increasing the availability of jobs in the city is one of the needs for the community.

The local business community expressed the need for an educated workforce during the annual city and Chamber of Commerce 2014 Business Walk. Infrastructure needs are typically related to maintaining street improvement and maintenance and technology needs, including sufficient data capacity infrastructure, reliable internet access, etc.

**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 are several major redevelopment projects proposed for the City of Citrus Heights over the next five-year period. There will likely be new retail and office-related jobs generated as part of this redevelopment/new development. Workforce development is likely to be met through the existing employment training and placement services including organizations like (Crossroads, Asian Resources).

For example, the city will be revamping Sunrise Mall. The plan would likely make way for a mixed-use property. The current goal is to transform Sunrise Mall into an area where residents and visitors shop, work, live, and play. Sunrise Mall covers 100 acres of prime property in Citrus Heights. The city is working on a General Plan amendment that recognizes the importance of Sunrise Mall in the region and which would require the development of a specific plan to ensure the future redevelopment of Sunrise Mall is conducted in a comprehensive manner. These future changes are anticipated to have a positive impact on the community by diversifying the economy with more businesses and jobs.

The city also has been implementing its Comprehensive Transit Plan, which was adopted by City Council in October 2018, to improve service operations for the commuting public. The operating enhancements will address how to improve transit travel times through actions such as transit signal priority, peak hour bus-only lanes, and queue jump lanes.

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

The majority of persons in each age group (except 65+) has completed some college, but did not obtain a degree. Currently, the retail trade sector represents the second largest business sector by number of workers (4,951 workers) and the largest business sector by share of jobs (30 percent). While college degree (associate and above) is not necessary for some retail positions, several respondents at the Citrus Heights Collaborative meeting and on the online survey expressed the need for job training services. One of the main goals of the city's Community and Economic Development Department is to attract highly skilled workers and businesses to expand its businesses offerings beyond its strong retail base.

**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.**

The city partners with Crossroads Diversified Services, when possible; Crossroads, a nonprofit which receives SETA designated funding for the Sacramento County, provides resources and services to employers and job seekers in Sacramento County. In addition, the city has recently provided CDBG funding to Crossroads Diversified Services for the Youth and Employment Readiness Program, which offers employment readiness and soft skill development workshops to high school students.

Asian Resources provides a variety of comprehensive workforce training programs and resources for Citrus Heights youth, adults, and recent immigrants and refugees. Training programs include job placement opportunities, English classes, and technical skills training, such as computer skills and financial literacy.

The San Juan Unified School District offers workforce training through the Career and Technical Education program, which provides pathway programs to enter a number of local sectors, including health, manufacturing, construction trades, hospitality, and information technology.

Finally, the Sacramento County libraries, including Sylvan Oaks Library in the city, offer career counseling, skills training, and free amenities, such as WiFi and computers, to support residents entering the workforce or searching for a job.

Overall, these community organizations and their programs support this Consolidated Plan through expanding economic opportunities for youth and low-income residents.

**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.**

No. The city does not currently participate in the CEDS.

**Discussion**

The city is actively engaging in efforts to increase local jobs, so that residents have the option of working close to home in highly skilled jobs. There may be opportunities for new businesses to work with local service providers to encourage job training related to meet their needs.

The city makes efforts to strengthen the retail base to ensure its own fiscal stability, provide needed goods and services, and promote the vitality of its commercial districts and nodes. In coordination with the General Plan, the city made efforts to take the lead in the design, construction, and funding of public improvements, including streetscape enhancements, to improve the appearance of commercial districts and stimulate private investment.

For example, the city has completed several streetscape projects, including Sunrise Boulevard and portions of Auburn Boulevard. The city also recently launched a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign includes assisting business owners in improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor. This campaign is about halfway completed and is now currently in the second phase.

The city continually seeks ways to improve transportation services for the commuting public, which will make it easier to get to and from work. The city is also in the process of a General Plan amendment regarding redevelopment of Sunrise Mall. It would require the development of a specific plan to ensure that the future redevelopment of Sunrise Mall is conducted in a comprehensive manner. These future changes are anticipated to have a positive impact on the community by diversifying the economy and by providing more access to businesses and jobs.

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

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

Historically, the city has focused many resources on Sayonara Drive, which is the street in the city most subject to crime, calls for service, code enforcement issues, and building deficiencies. The city purchased and demolished 15 complexes and 1 eight-plex on the street with the intent of replacing them with a new affordable housing development. The city is currently in the pre-planning phase of this project.

The city will pursue housing resources consistent with the priorities outlined in the city's Housing Element and Consolidated Plan, including pursuing funds for the city's Housing Trust Fund, FTHB, the Sayonara neighborhood, other pockets of low-income neighborhoods, and the city's ten mobile home communities.

In general, there is not a large concentration of multiple housing problems in other areas of the city.

City recently started rental housing inspection program, which would also assist with identifying any building deficiencies in the City including homes in this community.

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

Racial and ethnic minorities and low-income families are not concentrated to an extent in neighborhoods that would require a specific targeting of CDBG funds. HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, neighborhoods of extreme poverty must be within census tracts with 40 percent or more of individuals living at or below the poverty line. None of the parcels within the city have that combined concentration.

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

As a majority of Citrus Heights housing was constructed prior to 1989, many neighborhoods and areas face similar challenges in terms of housing maintenance.

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

Regarding Sayonara Drive, the Citrus Heights Children and Youth Center is located on Sayonara Drive and was constructed with CDBG funds in the 2010-2014 Consolidated Plan period. The street maintains easy access to regional transit.

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

The city anticipates constructing an affordable housing development project on Sayonara Drive in the Consolidated Plan period.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Citrus Heights will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period.

At the community workshop in September 2019, when the public was asked what the top two priorities were that the city should prioritize, the following priorities were listed as follows: 29 percent of respondents chose expand homeless housing and services 26 percent chose foster affordable housing; 19 percent chose offer a variety of public services, 18 percent chose construct/ upgrade facilities, and 8 percent chose improve accessibility.

When the public was asked what were the top priority populations for the city to provide assistance, the following groups were selected: extremely low income, families with children and elderly, families with children, mentally ill homeless, homeless veterans, chronically homeless, persons with mental disabilities, elderly, frail elderly, persons with developmental disabilities, victims of domestic violence.

Based on the needs assessment, market analysis, and consultations with the community and stakeholders, the following are the selected key community needs for the Consolidated Plan:

- Build healthy communities;
- Improve public infrastructure;
- Enhance accessibility;
- Improve public services for priority populations;
- Improve housing access and affordability; and
- Expand economic opportunities.

These priorities align closely with three of the city Council's five goals: "diversify for a changing economy," "improve community vibrancy and engagement," and "improve streets and infrastructure."

### Identifying Goals

Within those priorities, the city identified eight main goals:

- Foster affordable housing
- Provide services for people experiencing homelessness
- Provide services for seniors and youth
- Provide additional public services responsive to current public needs

- Improve accessibility
- Construct/upgrade public facilities
- Effectively administer CDBG program to benefit the Citrus Heights community
- Affirmatively further fair housing

### **Addressing Goals**

To address these goals, the city is in the pre-planning process for future construction of new affordable housing development on Sayonara Drive. The city also plans to continue to provide loans to homeowners needing health-related and safety repairs, support nonprofits offering a wide range of social services and support services to the homeless populations, and assist with accessibility and new facility projects.

To help address homelessness, the city has funded Sacramento Self-Help Housing (Housing Counseling/Navigator) to provide housing counseling services to households at-risk of becoming homeless and navigator services to households that are currently homeless.

Other types of projects may be considered as needed throughout the Consolidated Plan period. The city anticipates funding activities using a variety of sources, including CDBG, HOME, General Fund, and grants received by the city. The city will work with local and regional nonprofits, as well as affordable housing developers, to implement many of the activities.

Funded programs that provide services for youth and seniors include the following: Campus Life Connection which operates an after-school center that provides low-income youth with recreational activities, activities include mentoring, tutoring, educational games, technology center, and daily nutritious meals; Crossroads Diversified Services which runs a Youth and Employment Readiness Program (YERP) that includes employment readiness and soft skill development workshops to high school students; Terra Nova Counseling which operates a Juvenile Diversion and Education Program (JDEP) that provides individual and family therapy to decrease crime recidivism and improve quality of life for Citrus Heights youth; and Meals on Wheels which provides balanced, nutritious meals throughout the week, 250 days per year to seniors.

The city will also undertake public improvements using internal staff and contractors. For example, the city recently is in process of and has completed projects relating to the rehabilitation of areas, improving public services, and improving accessibility. Sunrise Boulevard Complete Streets Phase II- the Sunrise Boulevard Rehabilitation and Complete Streets Project (multiple Phases) is a comprehensive and realistic Complete Streets project that will rehabilitate and reconstruct a regionally significant arterial, adding much needed Complete Streets element throughout the project area. In September, Phase 2A of the revitalization project was completed. The phase saw the installation of new storm drain system, new

curb, gutter and sidewalk, and new streetlights. In addition, restriping of the boulevard decreased travel lane widths and placed dedicated bike lanes.

One project that helps improve living conditions and affirmatively further fair housing is the Rental Housing Inspection Program. In October 2018, the City Council approved moving forward with a Rental Housing Inspection Program. The program promotes compliance with health and safety standards to reduce the number of substandard rental housing conditions. In addition, the Sacramento Self-Help Housing (Renters Helpline) provides a telephone and internet-based “Renters Helpline” as well as counseling, dispute resolution, and fair housing services.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 75 - Geographic Priority Areas

1	<b>Area Name:</b>	CDBG Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Accessibility Improvements
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	City-wide
	<b>Area Type:</b>	
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Accessibility
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>		

	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Citrus Heights will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period. There are no geographic priorities, except for the low- and moderate-income census tracts within Citrus Heights. The city prioritizes funding primarily within the low-income neighborhoods (at least 51% of low- and moderate-income neighborhoods). The majority of the activities the city plans to conduct will be offered to eligible households citywide. For example, the Citywide Accessibility Project funded in 2019 is focused on the low- and moderate-income census tracts. These locations were selected in coordination with the city’s General Services Department based on resident input and timing with other planned projects in order to leverage non-CDBG funds.

The city plans to continue to identify the need for proposed projects on an annual basis through the collection of data (quantitative and qualitative) during the application process. The city also plans to consult service providers in determining the level of need for proposed activities.

The summary analysis of the result of the community engagement meeting that took place in September 2019, resulted in the following priorities: 1) expand homeless housing and services, 2) foster affordable housing, 3) offer a variety of public services, 4) construction/upgrade public facilities, and 5) improve accessibility. Given the difficulties that already exist in implementing these types of projects, it was decided to not limit services to certain geographic areas in the city. Most of the services available in the city are open to all residents.

However, during the community workshop, the public in attendance was asked to share their thoughts about particular geographic areas within the city that should be prioritized for future CDBG funding. They placed pins on a map of the city, broken into different census block groups. Census block 8139 was designated as a top priority. If given the opportunity in the future, this priority area will be taken into account for during the priority needs assessment process.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 76 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Building Healthy Communities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG Target Area
	<b>Associated Goals</b>	Foster affordable housing Effectively administer CDBG program Affirmatively further fair housing

	<b>Description</b>	Through this goal the city plans to: <ul style="list-style-type: none"> <li>• Foster affordable housing</li> <li>• Provide services for people experiencing homelessness</li> <li>• Provide services for seniors and youth</li> <li>• Provide additional public services responsive to current public needs</li> <li>• Improve accessibility</li> <li>• Construct/upgrade public facilities</li> <li>• Effectively administer the CDBG program to benefit the Citrus Heights community</li> <li>• Affirmatively further fair housing</li> </ul>
	<b>Basis for Relative Priority</b>	When surveyed, Citrus Heights residents expressed a strong desire to improve the health and prosperity of the communities and neighborhoods that they live in.
<b>2</b>	<b>Priority Need Name</b>	Improve Public Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG Target Area
	<b>Associated Goals</b>	Improve accessibility Construct/upgrade public facilities

	<b>Description</b>	Through this goal the city plans to: <ul style="list-style-type: none"> <li>• Construct/upgrade public facilities</li> </ul>
	<b>Basis for Relative Priority</b>	Survey results indicated that the most important infrastructure projects for the city are street surface repairs, reducing utility rates, and energy programs. Additionally, survey respondents specifically identified the following public facilities improvements as the most important for the city to support homeless facilities 21 percent; youth centers 17 percent, senior center 12 percent, parks and rec facilities 8 percent, street and sidewalk infill 8 percent, and 7 percent health facilities.
<b>3</b>	<b>Priority Need Name</b>	Enhance Accessibility
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate 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 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>	CDBG Target Area

	<b>Associated Goals</b>	Improve accessibility Construct/upgrade public facilities
	<b>Description</b>	Through this goal the city plans to: <ul style="list-style-type: none"> <li>• Improve accessibility</li> </ul>
	<b>Basis for Relative Priority</b>	Outreach with residents identified the need for persons with disabilities, seniors, and low-income families to have better access to transportation as well as to facilities through ADA-compliant and other type improvements.
<b>4</b>	<b>Priority Need Name</b>	Improve Public Services for Priority Populations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate 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 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>	CDBG Target Area

	<b>Associated Goals</b>	<p>Services for people experiencing homelessness</p> <p>Services for seniors and youth</p> <p>Provide public services responsive to current need</p> <p>Improve accessibility</p> <p>Effectively administer CDBG program</p>
	<b>Description</b>	<p>Through this goal the city plans to:</p> <ul style="list-style-type: none"> <li>• Provide services for people experiencing homelessness</li> <li>• Provide services for seniors and youth</li> <li>• Provide additional public services responsive to current public needs</li> <li>• Improve accessibility</li> <li>• Effectively administer the CDBG program to benefit the Citrus Heights community</li> </ul>
	<b>Basis for Relative Priority</b>	<p>Community Engagement meeting identified the need to improve public spaces including accessibility for disabled populations.</p> <p>Additionally, surveyed residents said that children’s and youth highest priority needs as after-school programs and affordable child-care. Services for senior populations were also highly prioritized as needing social activities, general financial assistance, and affordable transportation.</p> <p>Consultations with service providers suggested that access to affordable housing and transportation would help these populations as well.</p>
<b>5</b>	<b>Priority Need Name</b>	Improve Housing Access and Affordability
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate 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 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>	CDBG Target Area
<b>Associated Goals</b>	Foster affordable housing Improve accessibility Affirmatively further fair housing
<b>Description</b>	Through this goal the city plans to: <ul style="list-style-type: none"> <li>• Foster affordable housing</li> <li>• Improve accessibility</li> <li>• Affirmatively further fair housing</li> </ul>

	<b>Basis for Relative Priority</b>	<p>Surveyed residents selected the following housing program priorities: homeownership for affordable single-family homes (64 percent), and 48 percent of those surveyed indicated the priority for affordable rental units. Additionally, almost half of the respondents are cost burdened with 38 percent paying between 30 and 50 percent of their monthly income towards rent/ mortgage, and another 11 percent paying more than 50 percent towards their rent/ mortgage.</p> <p>Affordable housing was also the top priority in the survey for seniors.</p>
6	<b>Priority Need Name</b>	Expand Economic Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Low  Moderate  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  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</p>
	<b>Geographic Areas Affected</b>	CDBG Target Area
	<b>Associated Goals</b>	<p>Services for people experiencing homelessness  Services for seniors and youth  Provide public services responsive to current need</p>

<b>Description</b>	<p>Through this goal the city plans to:</p> <ul style="list-style-type: none"> <li>• Foster affordable housing</li> <li>• Improve accessibility</li> <li>• Affirmatively further fair housing</li> </ul>
<b>Basis for Relative Priority</b>	<p>Surveyed residents selected teen employment services (49%) as a need for the city’s youth. In addition, over 51% of survey respondents listed job opportunities as an important service for persons with disabilities in Citrus Heights. Supportive services, including jobs, for people experiencing homelessness also ranked high (63%) among service respondents. Given the high cost of housing and survey results, expanding economic opportunities is included as a high-priority need for Citrus Heights.</p>

**Narrative (Optional)**

During the community survey engagement meeting, when asked what are the top two priorities that the city should prioritize, the following priorities were listed: 29 percent of respondents chose expand homeless housing and services, 26 percent chose foster affordable housing, 19 percent chose offer a variety of public services, 18 percent chose construct/ upgrade facilities, and 8 percent chose improve accessibility. Respondents also selected the following priority populations as needing the most assistance: extremely low and low-income individuals; families with children, elderly individuals; persons experiencing homelessness (particularly homeless families with children, mentally ill, veterans, and chronically homeless); persons with mental disabilities, frail elderly, persons with developmental disabilities, and victims of domestic violence.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	600,000	50,000	0	650,000	2,600,000	The city is a CDBG entitlement jurisdiction.
General Fund	public - local	Public Services	120,000	0	0	120,000	480,000	The city allocates General fund money to nonprofits to benefit public services.
Other	public - federal	Acquisition Housing	230,000	0	0	230,000	920,000	The city uses HOME funds as part of the HOME Consortium to fund its First Time Homebuyer Program, which provides affordable housing to low-income households.
Other	public - state	Housing	50,000	0	0	50,000	200,000	The city receives program income from prior years Calhome grants.

**Table 77 - 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**

There is no federal requirement for the city to match CDBG funds with other non-federal program resources. In 2019, the city allocated \$130,000 in General Fund revenue to nonprofits providing a community service in Citrus Heights, in addition to the CDBG investments. All capital improvement projects funded with CDBG have been able to take advantage of other federal and state funding sources, including Measure A funds, to complete design, engineering, and construction work that exceeds the city’s CDBG allocation for these projects. With respect to public services, the city requires all subrecipients to identify other resources that will be utilized during the program year to operate and implement CDBG-supportive activities. It is the city’s intent to ensure that adequate non-federal and private funds are available, thus minimizing the dependence on federal funds.

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

Some projects that may help address the needs identified in the plan include the Sayonara affordable housing project, which is currently in the pre-planning phase. Previously, the city purchased and demolished 15 complexes and 1 eight-plex on the street with the intent of replacing them with a new affordable housing development. In that same neighborhood, on Sayonara Drive, the Citrus Heights Children and Youth Center was recently funded completed with CDBG funds in the 2010-2014 Consolidated Plan period.

Citrus Heights currently contains 90 units of public housing, which is generally in good condition. SHRA, which oversees public housing, has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency. This helps provide affordable housing to the low-income populations in the community.

The city has made efforts to 1) take the lead in the design, construction, and funding of public improvements; 2) improve the appearance of commercial districts; and 3) stimulate private investment. These efforts have included streetscape enhancement projects and a campaign to

revitalize the Auburn Boulevard Specific Plan Area. The campaign included assisting business owners with improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor.

## **Discussion**

**SP-40 Institutional Delivery Structure - 91.415, 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.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
City of Citrus Heights	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Sacramento Self Help Housing	Non-profit organizations	Homelessness Ownership Rental public services	Jurisdiction
Sunrise Christian Food Ministry	Non-profit organizations	Homelessness public services	Jurisdiction
SACRAMENTO STEPS FORWARD	Non-profit organizations	Homelessness	Region
Citrus Heights Code Enforcement	Government	neighborhood improvements	Jurisdiction
Citrus Heights Police Department	Government	Homelessness neighborhood improvements public services	Jurisdiction

**Table 78 - Institutional Delivery Structure**

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

The city’s Community Development Department is responsible for the administration of the city’s community development programs, including some of the local programs that assist target-income residents. The department includes the city’s Housing and Grant Division, which has the primary responsibility for management and implementation of the city’s affordable housing programs, including the Consolidated Plan and local documents. Other divisions involved in providing services include Planning, Building and Safety, General Services, and Neighborhood Enhancement. Additionally, Citrus

Heights benefits from working closely with several local and regional nonprofits that focus their efforts on target-income households.

The primary gaps in the delivery system relate to the lack of services for target-income households in Citrus Heights. Although some services are located in Citrus Heights, many services are located outside Citrus Heights, usually in Sacramento. The city's City Ride and bus system connects with Sacramento Regional Transit, but many residents have noted that it is not convenient to get to Sacramento on transit due to the cost, number of transfers, and length of trips. The city is working on a Comprehensive Transit Plan, which was adopted by City Council in October 2018, to improve service operations for the commuting public.

Additionally, in 2016, Citrus Heights funded a full-time homeless navigator position with local community support funds for the first time to identify and assist people who are homeless in the city. The navigator proactively seeks to connect with homeless persons who need resources. The navigator is based out of the Sacramento Self-Help Housing (SSHH) non-profit agency will continue to build relationships with community service providers and Citrus Heights Homeless Resource Team (HART) members as well as city and Citrus Heights Police Department staff to assist the homeless population.

The city's Housing and Human Services Program Coordinator has a seat on the Continuum of Care Advisory Board and is working with the CoC to develop a regional gaps analysis. City staff will use the gaps analysis results to identify gaps in the institutional delivery system.

**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	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		

Supportive Services			
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

**Table 79 - 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)**

The City of Citrus Heights, in conjunction with surrounding cities in Sacramento County, offers an extensive and encompassing provision of services for individuals who are homeless and/or at risk of being homeless. When analyzing the services offered by Citrus Heights alone, there are several homeless services and organizations dedicated to assisting homeless and at-risk populations in the city.

The primary homeless service providers locally are the Sunrise Christian Food Bank, SSHH, and Sacramento Steps Forward:

- Sunrise Christian Food Ministry provides food bank services to local residents and provides referrals to available services where possible.
- SSHH provides housing counseling services and navigator services to low-income persons and persons who are homeless or at risk of becoming homeless. The city’s navigator engages and interacts with individuals located in Citrus Heights. SSHH also maintains a database of affordable housing resources in the Sacramento region. SSHH maintains regular office hours at the One-Stop Shop Career Center.
- The city maintains strong involvement with Sacramento Steps Forward as it manages the Continuum of Care.
- The Citrus Heights Police Department works closely with the homeless navigator. Police officers who are in contact with the homeless population connect with the navigator to conduct outreach along the trails, creeks, and other known homeless camps.
- The City of Citrus Heights is a participant in the regional Homeless Emergency Aid Program (HEAP) efforts. The City Council adopted an emergency shelter crisis declaration in January 2019 and is working with the Continuum of Care to implement and monitor the HEAP-funded programs in Sacramento County.

**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**

Some of the strengths listed below include coordinated services between multiple agencies and government service providers and coordinated intake. For example, city staff participates in HART, a group of agencies, nonprofits, faith-based organizations, members of the business community, and interested individuals dedicated to addressing Citrus Heights' homeless issues. The goal of HART is to provide homeless individuals with resources so they may better access housing options. The navigator also provides referrals and resources.

Also, the city is a participant in the regional HEAP efforts. The City Council adopted an emergency shelter crisis declaration in January 2019 and is working with the Continuum of Care to implement and monitor the HEAP-funded programs in Sacramento County.

**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**

The priority needs for homeless populations addressed in the community survey included mental health services and supportive services. While Citrus Heights currently does not have a shelter providing services within the city limits, residents are referred to agencies such as St. John's, Volunteers of America, Sacramento Housing Prevention and Rapid Rehousing Program, Sacramento Area Emergency Housing, and Union Gospel Mission for different shelter options.

The institutional structure in place makes efforts to help connect with and provide services to these populations through a collaborative intake system with the homeless navigator. The homeless navigator proactively seeks to connect with the homeless individuals who have not yet sought help directly.

The homeless navigator builds relationships with the community, service providers, Citrus Heights HART members, and city and Citrus Heights Police Department staff to assist the homeless population. The future tiny homes that will be built by the HEAP program will also help by providing temporary shelter to homeless people.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster affordable housing	2020	2024	Affordable Housing	City-wide CDBG Target Area	Building Healthy Communities Improve Housing Access and Affordability	CDBG: \$500,000 Calhome: \$350,000 HOME: \$850,000	Rental units constructed: 35 Household Housing Unit  Homeowner Housing Rehabilitated: 8 Household Housing Unit  Direct Financial Assistance to Homebuyers: 8 Households Assisted
2	Services for people experiencing homelessness	2020	2024	Homeless	City-wide CDBG Target Area	Improve Public Services for Priority Populations Expand Economic Opportunities	CDBG: \$200,000 General Fund: \$650,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted  Homelessness Prevention: 500 Persons Assisted
3	Services for seniors and youth	2020	2024	Non-Homeless Special Needs	City-wide CDBG Target Area	Improve Public Services for Priority Populations Expand Economic Opportunities	CDBG: \$350,000 General Fund: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide public services responsive to current need	2020	2024	Non-Homeless Special Needs	City-wide	Improve Public Services for Priority Populations Expand Economic Opportunities	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Improve accessibility	2020	2024	Non-Housing Community Development	City-wide CDBG Target Area	Improve Public Infrastructure Enhance Accessibility Improve Public Services for Priority Populations Improve Housing Access and Affordability	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
6	Construct/upgrade public facilities	2020	2024	Non-Housing Community Development	City-wide CDBG Target Area	Improve Public Infrastructure Enhance Accessibility	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
7	Effectively administer CDBG program	2020	2024	Program Administration	City-wide	Building Healthy Communities Improve Public Services for Priority Populations	CDBG: \$600,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Affirmatively further fair housing	2020	2024	Affordable Housing	City-wide CDBG Target Area	Building Healthy Communities Improve Housing Access and Affordability	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted

Table 80 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Foster affordable housing
	<b>Goal Description</b>	The city will foster affordable housing by constructing new units where possible, rehabilitating units in need of health-related, and safety repairs, and providing down payment assistance to low-income homebuyers.
2	<b>Goal Name</b>	Services for people experiencing homelessness
	<b>Goal Description</b>	The city plans to support homeless housing efforts where possible and continue to fund homeless prevention and mental health services.
3	<b>Goal Name</b>	Services for seniors and youth
	<b>Goal Description</b>	The city will continue to support programs and services that focus on senior and youth populations. Services include affordable child-care, counseling, after-school programs, youth development, meal programs, and elderly-care programs that include social activities and affordable transportation.
4	<b>Goal Name</b>	Provide public services responsive to current need
	<b>Goal Description</b>	The city will continue to support public service programs and efforts based on community needs and changing public needs. Additionally, the city will continue to support public service providers that offer essential support services to low- and moderate-income individuals.

5	<b>Goal Name</b>	Improve accessibility
	<b>Goal Description</b>	The city will fund public works projects to provide residents with accessible routes in the city.
6	<b>Goal Name</b>	Construct/upgrade public facilities
	<b>Goal Description</b>	The city will continue to construct or upgrade public facilities, such as infrastructure improvements, improvements to parks and recreation facilities, and other public improvements as necessary.
7	<b>Goal Name</b>	Effectively administer CDBG program
	<b>Goal Description</b>	The city will continue to prioritize effectively administering the CDBG program. CDBG funds will be used for the betterment of the Citrus Heights community.
8	<b>Goal Name</b>	Affirmatively further fair housing
	<b>Goal Description</b>	The city will continue to fund programs that seek to maintain fair housing through fair housing testing, housing counseling, and anti-discriminatory efforts.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The city has approximately 1,133 units that have been assisted with federal, state, and local programs.

In the City of Citrus Heights, there are ten affordable housing complexes, six of which are public housing units and four, which are conventional housing units that are privately owned. The six public housing complexes contain 90 units and the privately owned complexes contain 650 units for 740 affordable housing units. Complexes are available to low-income renters, while some are available to both very low- and low-income renters. The apartment complexes are funded through a variety of sources: Low-Income Housing Tax Credit (LIHTC) properties, county multifamily funds, and HUD Section 202 funds. The city has two senior complexes, Normandy Park and Vintage Oaks, with 317 units available to Citrus Heights' population ages 55 and over. SHRA also offers vouchers that can be used at multiple sites. In addition, the city will offer to the Housing Repair and FTHB programs to residents.





## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

While most housing units were built prior to 1978, an estimated 5,312 units that are occupied by target-income households may contain lead-based paint. The city will provide lead-abatement assistance for residential units through its Housing Repair Program. The city contracts with a third-party firm to administer its Housing Repair Program. Independent contractors are also employed to develop the appropriate lead hazard reduction plans and or abatement scopes of work. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in all repair programs will include notification and identification.

The City of Citrus Heights' goal is to accurately assess and quantify risks associated with childhood lead poisoning and implement effective measures to significantly reduce or eliminate such risks. Local efforts will be directed at achieving the following major tasks or objectives:

- Increase coordination between relevant public health, environmental, educational, and housing programs;
- Achieve greater awareness and participation by the private sector in addressing lead-based paint problems;
- Advocate for increased federal and state funding and other support for lead-based paint testing, abatement, and public information activities; and
- Comply with Title X requirements in all city-funded housing programs.

### **How are the actions listed above integrated into housing policies and procedures?**

The city's housing program guidelines include specific policies related to testing and abatement. When lead-based paint is present or presumed to be present, lead-safe work practices are required. In addition, all of the city's loan agreements for new projects prohibit the use of any lead-based paint.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The city's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., social security, disability). During the 2019 program year, these activities will include SSHH counseling services and Crossroads Diversified unemployment services. The city will also continue to support activities that preserve and expand the supply of housing affordable to low-income households. Also, in the community survey, respondents prioritized the following services: mental health 13 percent, senior services 10 percent, domestic violence and preventions 8 percent, employment training 7 percent, substance abuse services 7 percent, youth services 7 percent. In the stakeholder survey results, several stakeholders identified services for youth such as job training, and reliable transportation for their clients as the greatest needs that clients face.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Citrus Heights' goals include several that align with the goal of reducing poverty, including the creation of affordable housing where possible, expanding housing services for homeless people, and providing job training and social services. The city plans to fund specific activities that address each of these goals during the Consolidated Plan period.

The city works to strengthen its institutional structure to maximize the outcomes on addressing affordable housing issues. The Housing and Grants Division operates in close consultation with the city's advisory committees, the Citrus Heights Collaborative, the General Services Department, and the director of the Community and Economic Development Department.

Also, the city works in coordination with public and private housing and social services agencies. The city will continue to collaborate with neighboring jurisdictions, such as the County and the City of Sacramento and the SHRA, to address the regional issues that affect the needs of low-income persons and special needs populations. The city will also continue to work with many of the local nonprofits that provide a range of services to low-income Citrus Heights residents, as well as with other entitlement jurisdictions in Sacramento County.

For example, to help households in poverty meet their basic needs, the Citrus Heights Homeless Assistance Resource Team (HART) organizes local programs and organizations offering services, including food banks, meals, animal resources, clothing donations, and laundry services, to increase awareness and accessibility to local resources. To help youth, the city also funds projects such as Terra Nova Counseling, which operates a Juvenile Diversion and Education Program (JDEP) that provides individual and family therapy to decrease crime recidivism and improve quality of life for Citrus Heights

youth. To help keep low-income people in their homes by avoiding homelessness, the city funds Sacramento Self-Help Housing (Housing Counseling) which provides housing counseling services to households at-risk of becoming homeless.

## **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**

The City of Citrus Heights has developed a monitoring system to ensure that the activities carried out in furtherance of the Consolidated Plan are done so in a timely manner in accordance with federal monitoring requirements of 24 CFR 570.501(B) and 2 CFR Part 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To assure the subrecipients are carrying out their program/project as described;
- To assure that subrecipients are implementing the program/project in a timely manner;
- To assure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and the contract;
- To assure that subrecipients are conforming with other applicable laws, regulations and terms of the agreement;
- To assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement;
- To assure that subrecipients have the capacity to carry out the approved project/program; and
- To assure that subrecipients are carrying out their program/project as described in their agreement.

The city informs subrecipients of their obligations under their subrecipient agreement at the beginning of each program year; reviews quarterly reports submitted by subrecipients; provides feedback regarding compliance; and conducts annual desk assessment of subrecipient activities. The city also recommends that all subrecipients read "Playing by the Rules" guide produced by HUD. The city provides technical assistance to each Subrecipient throughout the year as needed. The city will track and report on its progress toward meeting its housing and community development goals, and report these on an annual basis in the CAPER.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	600,000	50,000	0	650,000	2,600,000	The city is a CDBG entitlement jurisdiction.
General Fund	public - local	Public Services	120,000	0	0	120,000	480,000	The city allocates General fund money to nonprofits to benefit public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Housing	230,000	0	0	230,000	920,000	The city uses HOME funds as part of the HOME Consortium to fund its First Time Homebuyer Program, which provides affordable housing to low-income households.
Other	public - state	Housing	50,000	0	0	50,000	200,000	The city receives program income from prior years Calhome grants.

**Table 81 - Expected Resources – Priority Table**

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

There is no federal requirement for the city to match CDBG funds with other non-federal program resources. In 2019, the city allocated \$130,000 in General Fund revenue to nonprofits providing a community service in Citrus Heights, in addition to the CDBG investments. All capital improvement projects funded with CDBG have been able to take advantage of other federal and state funding sources, including Measure A funds, to complete design, engineering, and construction work that exceeds the city’s CDBG allocation for these projects. With respect to public services, the city requires all subrecipients to identify other resources that will be utilized during the program year to operate and implement CDBG-supportive activities. It is the city’s intent to ensure that adequate non-federal and private funds are available, thus minimizing the dependence on federal funds.

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

Some projects that may help address the needs identified in the plan include the Sayonara affordable housing project, which is currently in the pre-planning phase. Previously, the city purchased and demolished 15 complexes and 1 eight-plex on the street with the intent of replacing them with a new affordable housing development. In that same neighborhood, on Sayonara Drive, the Citrus Heights Children and Youth Center was recently funded completed with CDBG funds in the 2010-2014 Consolidated Plan period.

Citrus Heights currently contains 90 units of public housing, which is generally in good condition. SHRA, which oversees public housing, has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency. This helps provide affordable housing to the low-income populations in the community.

The city has made efforts to 1) take the lead in the design, construction, and funding of public improvements; 2) improve the appearance of commercial districts; and 3) stimulate private investment. These efforts have included streetscape enhancement projects and a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign included assisting business owners with improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 82 – Goals Summary

#### Goal Descriptions

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

#	Project Name

Table 83 – Project Information

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

**AP-38 Project Summary**  
**Project Summary Information**

**AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-wide	
CDBG Target Area	

**Table 84 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

**Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of funding to fully address all needs. Economic challenges in recent years forced many nonprofits to cut services.

### **Actions planned to address obstacles to meeting underserved needs**

The economic challenges in recent years have forced many nonprofits to cut services at time when government entities and other are least able to provide them. There is no federal requirement for the city to match CDBG funds; however, the city has maintained a commitment to provide local funding to nonprofits despite other budget cuts. As such, the city's general fund commitment for FY 19/20 is \$133,115.

Another obstacle to meeting underserved needs is the locations of many available services are in the City of Sacramento. Citrus Heights works closely with the regional transit to improve access, and there are several daily public transportation linkages between Citrus Heights and downtown Sacramento.

Another obstacle is the city's lack of vacant land available for development. The city will focus heavily on preservation of the existing housing stock through the Housing Repair Program.

### **Actions planned to foster and maintain affordable housing**

In 2020, the city will offer several programs to foster and maintain affordable housing:

- The Housing Repair Program will offer low-interest loans/grants to homeowners making health and safety repairs to their homes. This program will be funded using prior-year CDBG funds and loan repayments.
- The city's First-Time Homebuyer Program will offer 30-year deferred loans to first-time homebuyers for down payment assistance.
- The city will continue to support Code Enforcement programs that assure low-income households have a safe, decent, and appropriate place to live.
- The city will continue to support public services through nonprofits funded by CDBG that serve the community's youth, seniors, domestic violence victims, families, and those with special needs.
- The city will work with developers of the Sunrise Pointe affordable permanent supportive housing project to identify additional funding sources to fill the remaining funding gap. The city

approved the project in 2018 and allocated \$1.3 million in HOME Consortium funds to the 47-unit project planned for Sunrise Boulevard in Citrus Heights.

### **Actions planned to reduce lead-based paint hazards**

While most housing units were built prior to 1978, target income households that may contain lead-based paint occupy an estimated 5,312 units. The city will provide lead-abatement assistance for residential units through the Housing Repair Program. The city contracts with a third-party firm to administer its Housing Repair Program.

Currently, the city's consultant, NeighborWorks Homeownership Center Sacramento Region, has staff qualified to evaluate lead-based paint hazards and implement lead-safe work practices. Independent contractors are employed to develop the appropriate lead hazard reduction plans and or abatement scopes of work. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in all repair programs will include notification and identification.

### **Actions planned to reduce the number of poverty-level families**

The city's anti-poverty strategy is based on providing a range of supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (social security, disability). During the 2020 program year, Sacramento Self-Help Housing will provide housing counseling and supportive services. The city will also continue to support activities that preserve and expand the supply of housing affordable to low-income households.

### **Actions planned to develop institutional structure**

The city's Housing and Grants Division is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Annual Action Plan. The Housing Division works in close consultation with the city's advisory committees, Citrus Heights Collaborative, General Services Department, and with the Director of Community Development Department.

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

The city will continue to work with the neighboring jurisdictions, such as the County and the City of

Sacramento and Sacramento Housing Redevelopment Agency, to address the regional issues that affect the needs of low-income persons as well as special needs populations. The city will also continue to work with many of the local nonprofits that provide a range of services to low-income Citrus Heights residents. In addition, the city plans to work with other entitlement jurisdictions in the Sacramento County, City of Elk Grove, and City of Rancho Cordova to research issues of interest to all jurisdictions and to coordinate on shared subrecipient monitoring.

In 2016, the city entered into a Memorandum of Understanding (MOU) with Sacramento Housing and Redevelopment Agency, Roseville Housing Authority, Housing Authority of the County of Yolo, and seven other local entitlement jurisdictions to conduct a regional fair housing assessment. It is anticipated the Affirmatively Furthering Housing Assessment will be adopted and approved by each members governing body by the end of program year 2019.

## **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

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

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

- |  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

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

## Discussion

## Appendix - Alternate/Local Data Sources

### Executive Summary

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

##### 1. Introduction

The City of Rancho Cordova (City) is located in Sacramento County (County), California, and lies approximately 13 miles east of the State’s capital city, Sacramento. Rancho Cordova was incorporated in 2003 and has a population of approximately 74,585 people (2018 ACS Population Estimates). The City became a US Department of Housing and Urban Development (HUD) entitlement jurisdiction in 2006 and currently only receives one HUD-funded grant through entitlement, the Community Development Block Grant (CDBG). In 2017, the City became part of the Sacramento County HOME Consortium whereby Sacramento County, as lead agency, became administrator of the City’s annual HOME grant allocation.

Every five years, entitlement jurisdictions must create a five-year plan, known as the Consolidated Plan, which outlines the use of CDBG, HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and other housing and community focused funding provided by HUD. This Consolidated Plan primarily serves as a five-year planning document which helps guide the City in its implementation of its CDBG program, while the County’s Consolidated Plan lays out a plan for implementation of its HOME grant.

2020 will be the first year of a five-year cycle, in which the City aligns its Consolidated Plan with the County’s five-year Consolidated Plan—meaning that the City will share its CDBG program cycle with the County from January 1, 2020, to December 31, 2024. In aligning the CDBG program cycle with the County’s, the City has changed the start and end dates of its CDBG program year; this means that as of January 1, 2020, the City will begin its CDBG program year on January 1 and end on December 31 of each program year. Prior to 2020, the City’s program year spanned from July 1 to June 30 of each CDBG program year. These changes were required by HUD in an effort to create an opportunity for jurisdictions to take a more regional and collaborative approach to meeting their affordable housing and community development needs. Also, by syncing its Consolidated Plan with the County’s, the City’s previous five-year plan was shortened one program year, from five years to four program years.

The CDBG program is a federal grant program that is administered by HUD, which provides communities with funds for infrastructure, neighborhood improvements, and other community planning and

development programs. The grant also helps the City fund needed services in the community, including programs for seniors, disabled populations, low-income households, and disadvantaged youth. The Consolidated Plan offers Rancho Cordova an opportunity to shape housing and community development needs into a coordinated community effort, and to strategically plan programs to meet those needs.

This plan works to uphold the City's six citywide goals:

2. Promote a positive image of Rancho Cordova.
3. Ensure a safe, inviting, and livable community.
4. Empower responsible citizenship.
5. Establish logical City boundaries that provide regional leadership and address financial challenges.
6. Ensure the availability of the best public services in the region while practicing sound financial management.
7. Drive diverse economic opportunities.

With the use of CDBG funds and the implementation of this plan, the City will continue to propagate efforts to better the quality of life of its residents, especially low-income and disadvantaged populations.

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

The Needs Assessment collects and analyzes data on the housing and community development needs for residents of the City of Rancho Cordova, as well as the County as a whole. The assessment focuses especially on affordable housing, special needs housing, community development, and homelessness on a regional scale, and then presents information specific to Rancho Cordova's Non-Housing Community Development Needs (see County's HOME Consortium Consolidated Plan for detailed analysis).

The County's HOME Consortium Consolidated Plan discussed the following regional objectives and outcomes of housing needs. This information is based on an analysis of "disproportionate needs" based on HUD's housing problems tables and informed by resident input and stakeholder consultation (see County's HOME Consortium Consolidated Plan for detailed analysis):

- **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."
- **Cost burden and severe cost burden:** This is the most common housing problem for both renter and owner households in Sacramento County.
- **Quality housing:** During outreach that was conducted in preparation of the County's Consolidated Plan, participants shared stories of poor housing condition, ranging from units in need of basic repairs, to problems with mold, to pest infestations

- **Overcrowding:** 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 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; and 67 percent for Non-Hispanic White households.
- **Public housing and housing choice voucher holders:** 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:** The 2019 Point in Time (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.
- **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 percent) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Non-Housing Community Development Needs gathered and presented in this Needs Assessment, specific to Rancho Cordova, were collected through a community survey, consultations with local agencies, various outreach events, and a conglomeration of online data sources. Through this data collection and outreach, the City estimates its housing needs for the next five-year plan period. As population size, characteristics, and needs change, public services shift to address these changes as well. The City conducted extensive outreach to residents, community leaders, community advocates, city organizations, and entities and public agencies from surrounding areas. From the feedback received from this outreach and data collection, the City shaped its priority needs for low-income and community development initiatives within Rancho Cordova. The City pulled additional data and information from various sources, such as US Census, Community Planning and Development (CPD) maps, and the Employment Development Department, in order to more thoroughly shape its needs for public services. It should be noted that as the five-year Consolidated Plan cycle continues, City staff will continue to conduct community outreach to assess and manage the community's ever-growing needs.

The following is a summary of community needs, as identified through the community engagement process that took place in preparation of this Plan:

### 3. Evaluation of past performance

The City has recently undergone a program year change and the Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July–December 2019 is still in progress. It should be noted that this CAPER will cover a six-month period, as opposed to a full twelve-month period due to the abrupt program year change that was authorized in November 2019. The CAPER for the shortened program year will be available for review in March 2020. The program year has changed from July 1–June 30 to begin on January 1 and end on December 31 of each program year; therefore, the 2020 program year will occur from January 1, 2020, to December 31, 2020.

The CAPER for the 2018–19 program year was accepted by HUD as adequate and is available on the City’s website for viewing. The 2018-19 CAPER demonstrates that the service providers met their projected outcomes and, as a result, the City continued to fund these organizations in second year of the two-year funding cycle. The City recently conducted an on-site audit of its Public Works Department. The City also conducted an on-site audit of Sacramento Self-Help Housing in 2019 in collaboration with other local grantors. The City plans to conduct ongoing desk monitoring on all programs in all program years to come. The CDBG program has successfully met expenditure deadlines in years past and is on target to meet its deadlines for the shortened program year from July 1, 2019, to December 31, 2019. The City is also current on quarterly and semi-annual reports due to HUD.

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

The City of Rancho Cordova initiated several efforts aimed at conducting community outreach and facilitating citizen participation during the 2020-2024 Consolidated Plan’s development.

Outreach included local newspaper announcements for meetings and hearings, which all met proper noticing requirements; publications on the City’s website for upcoming CDBG activities; an online survey which was made available in English, Spanish, and Russian and focused on collecting the public’s feedback on priority needs in the community; information sharing on Twitter and Facebook to keep the public informed through social media; one meeting with resident leaders of a lower-income neighborhood; specific outreach to local nonprofit agencies with ESL beneficiaries; one pop-up event in a low-income area at the Mather Field light rail station; and a public workshop to attain feedback from local service providers and residents.

Additionally, the City conducted multiple stakeholder consultations with local service providers to solicit professional feedback in the areas of **housing, homelessness, social services, senior populations, disabled populations, youth populations, and persons living with HIV/AIDS**. Please refer to the Process section (PR-10) of this plan for more information on the consultations that were completed.

All public outreach was used to help shape the Strategic Plan portion of the Consolidated Plan with the guidance of the City Council.

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

The following is a timeline of the citizen participation that was conducted in preparation of the 2020-2024 Consolidated Plan:

- On November 15, 2019, the City posted a notice at City Hall, online, and in the local newspaper for a community engagement meeting to be held on December 4, 2019.
- On December 4, 2019, the City facilitated a community engagement meeting with approximately 14 residents to gather feedback on needs in their neighborhood. Please refer to **Attachment B** for a copy of the worksheets and information that were provided at this meeting.
- On December 6, 2019, the City posted a notice at City Hall, online, and in the local newspaper of a Notice of Funding Availability (NOFA) release for 2020 CDBG funds, a community needs meeting, and a mandatory NOFA workshop.
- On December 16, 2019, City staff conducted a pop-up event at the Mather Field light rail station, which is in a low-income neighborhood, to collect feedback on community needs and provide information about the CDBG program. Please refer to **Attachment C** to view CDBG materials that were used at this pop-up event.
- On January 6, 2020, City staff released a community needs survey online and to various local nonprofit and public agency contacts to gather resident and community feedback on community needs. Please refer to **Attachment D** for a copy of the survey in English, Spanish, and Russian.
- On January 13, 2020, City staff facilitated a NOFA workshop to review scoring criteria for public and to conduct a community needs workshop and a stakeholder consultation meeting. Please refer to **Attachment E** for a copy of the Community Needs worksheet that was completed by stakeholders at this meeting.
- Between January 13, 2020, and February 14, 2020, the City conducted stakeholder consultations with various local service providers, public agencies, and nonprofits.
- On February 7, 2020, City staff visited the Folsom Cordova Community Partnership Family Resource Center and provided surveys for Russian and Spanish speaking participants to gather feedback on community needs for English as a Second Language (ESL) residents.
- On February 28, 2020, the City released the draft Consolidated Plan and Annual Action Plan for 30 days for public review and comment.
- On February 28, 2020, the City posted a notice at City Hall, online, and in the local newspaper for a public meeting on March 16, 2020 to review the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan and for a public hearing to approve the final 2020-2024 Consolidated Plan and 2020 Annual Action Plan on April 6, 2020.
- On March 16, 2020, the City held a public meeting to review and invite public comment for the 2020-2024 Consolidated Plan and 2020 Annual Action Plan.

- On April 6, 2020, the City held a public hearing to approve the final 2020-2024 Consolidated Plan and 2020 Annual Action Plan and invited the public to comment on the Plan prior to Council approval.

## **5. Summary of public comments**

All public comments were accepted throughout the public participation process. Please see below for a summary of public comments received; please also see **Attachment A** for a summary of all comments received through the survey and outreach that was conducted:

- No public comment was received from the March 16, 2020 City Council public hearing.
- No public comment was received from the April 6, 2020 City Council public hearing.

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

All public comments were accepted.

## **7. Summary**

This 2020-2024 Consolidated Plan will work as a guide in implementing the CDBG priorities, activities, and goals for a five-year period. These priorities, activities, and goals were shaped by a conglomeration of community participatory feedback, area-focused demographical data collection and analysis, community stakeholder involvement, consideration of countywide goals and policies, and feedback solicited from Rancho Cordova's City Council.

## The Process

### PR-05 Lead & Responsible Agencies - 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
CDBG Administrator	RANCHO CORDOVA	Community Development Department

**Table 85– Responsible Agencies**

#### Narrative

The City of Rancho Cordova’s Community Development Department currently serves as the lead agency for overseeing and implementing the Consolidated Plan process as well as administering CDBG funds. The Community Development Department was initiated in 2015, and includes the Planning Department, Building Department, and the Neighborhood Plans and Projects Division, which manages the City’s CDBG funds. The CDBG program was managed by the Housing Services Division under the Economic Development Department prior to 2015.

#### Consolidated Plan Public Contact Information

City of Rancho Cordova

Community Development Department

2729 Prospect Park Drive

Rancho Cordova, CA 95670

916-851-8700

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Rancho Cordova consulted with several local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination for the 2020-2024 Consolidated Plan. The City also invited public comment through a 30-day public comment period and two public hearings of the draft and final Consolidated Plan, to assess community needs and perceptions. The following sections will discuss the consultation process, the public comment process, and the planned coordination efforts for the next five-year Consolidated Plan cycle.

### **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)).**

The City's Housing Division is striving to improve the City's affordable housing stock and continues to improve coordination for initiatives aimed at increasing the supply of affordable housing in the region. Recently the City has focused its efforts on renovating existing structures and building new affordable units for families, senior citizens, and disabled individuals through its various programs.

The City has been working with Mercy Housing, the Veterans Resource Center of America, and Mogavero Notestine Associates to plan and design Mather Veterans Village, a three-phase transitional and permanent supportive housing development that serves disabled homeless veterans. Located in close proximity to the Sacramento Veterans Affairs (VA) Medical Center, Mather Veterans Village helps fulfill the large need for service-supported housing for low-income disabled veterans in the Northern California region. The project is co-sponsored by the City of Rancho Cordova, Sacramento County, and the Sacramento VA Medical Center.

Mather Veterans Village is intended to provide a service-rich living environment and will be designed to promote a community-oriented feel for veterans. Features include a group dining area, courtyards, and classrooms. The project's first and third phases are now complete and include a total of 100 permanent supportive housing units, as well as a community space. Phase 2 consists of up to 60 transitional housing beds and is scheduled for completion in spring 2020.

The City's Homeless Outreach Team (HOT) is one of the ways in which the City helps to connect homeless individuals and at-risk homeless individuals with needed services. HOT is comprised of two officers, code enforcement and the City's Homeless Navigator. The team builds relationships with homeless individuals and families to assist them in finding services, education, and resources to help them become self-sufficient.

The City also cooperates with the SHRA in ensuring that public and voucher-supported housing in the City is safe, habitable, and fully occupied whenever possible. Other collaborative partners include Sacramento Self-Help Housing, which works with the City, mental and general health providers, and other service agencies to help households in need find suitable housing. The City regularly looks for opportunities to improve communication and connect service providers and housing providers to help leverage services, reduce service burden due to repeat clientele, and ensure that persons with housing and service needs are directed to the correct providers.

**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**

<div>Sacramento Steps Forward is the nonprofit group that manages the regional Continuum of Care. The City cooperates with Sacramento Steps Forward whenever possible, including providing support at County Board of Supervisors meetings, promptly responding to requests for data, and through ongoing participation in the public Continuum of Care discussions. The location of the Mather Veterans Hospital, the Veterans Village housing project, and other services for veterans, such as Stand Down (which provides critical life services to homeless veterans) and the Veterans Resource Centers of America, all make the City of Rancho Cordova an ideal partner in addressing the problems facing homeless veterans. Additionally, the City's lead CDBG program staff is a member of the Continuum of Care and coordinates the City's CDBG housing and community development efforts to be aligned with the Continuum's most recent updates and goals.</div><div>The City also partners with the Child Protective Services Division and the Senior and Adult Services Division of the Sacramento County Department of Child, Family and Adult Services, including providing on-site workspace for a child welfare worker in the City Police Department offices. The Folsom Cordova Unified School District and the Child Protective Services Division assist in identifying homeless families. Sacramento Self-Help Housing, along with other services provided through the Continuum of Care, helps identify housing resources. The City has engaged in several cross-agency and cross-skill set team-building and problem-solving efforts to improve communication and identify opportunities to connect people with the available services as efficiently as possible. </div><div>Finally, the Rancho Cordova Homeless Assistance Resource Team (HART) continues to work with Sacramento Self-Help Housing to specifically address the problem of homelessness in Rancho Cordova. Most homeless resources and assistance groups are either located in the City of Sacramento or clustered in distant parts of Sacramento County. Homeless people in Rancho Cordova must first find transportation in order to have access to these resources. HART is working to bring more resources into the Rancho Cordova community to address homelessness where it is happening.</div>

**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**

Sacramento Steps Forward administers both the Continuum of Care and the Homeless Management Information System (HMIS); Sacramento County manages the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The City is currently working with the County on the future of the Mather Community Campus, located immediately adjacent to the new Mather Veterans Village project (which provides permanent supportive housing and transitional beds), and there are plans to continue leveraging both programs to help meet the full range of needs in the community.

The City is also working with the Continuum of Care to provide funding for the Mather Veterans Village project to help maximize affordability to homeless veterans. The City has provided letters of support, as well as funding, and is available for technical assistance in maintaining and improving the policies and procedures for managing the HMIS.

**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**

**Table 86– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	UNITED CHRISTIAN CENTER INC. VOLUNTEERS OF AMERICA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans HOPWA Strategy 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>	The organization was called and emailed. They completed a written response. The City has worked with the VOA for several years in support of the Mather Community Campus facility, and VOA participates in the City's homeless response efforts.
2	<b>Agency/Group/Organization</b>	SACRAMENTO STEPS FORWARD
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans HOPWA Strategy 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>	This organization was contacted by email and they provided a written response. They provided information on homelessness in the County and in the City. Sacramento Steps Forward is the Continuum of Care for Sacramento County and is the lead agency in responding to homelessness issues. The City plans to continue supporting Sacramento Steps Forward in its role as the Continuum of Care lead.

3	<b>Agency/Group/Organization</b>	Sacramento Self Help Housing
	<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>	Organization staff attended the community needs workshop with stakeholders and provided input on the needs of lower-income families and individuals. The organization also completed a written interview. The City has worked with Sacramento Self-Help Housing for several years to assist with homelessness prevention, tenant landlord mediation, and fair housing evaluations. The City will continue working with Sacramento Self-Help Housing to address these issues.
4	<b>Agency/Group/Organization</b>	FOLSOM CORDOVA COMMUNITY PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs 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>	Organization staff attended the community needs workshop, where they provided input on the needs of children and youth in the City. This agency also completed a phone interview. This information helps shape the data and priorities in the Annual Action Plan regarding youth populations and social services in Rancho Cordova. The City has had a long relationship with Folsom Cordova Community Partnership, which provides services to low-income families, youth, and students.
5	<b>Agency/Group/Organization</b>	Folsom Cordova Unified School District
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children 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>	This organization was emailed. The school district provided a written response. This input helps shape the priorities of this Annual Action Plan regarding housing the youth population in Rancho Cordova. The City has continued to foster a close working relationship with the school district to improve education outcomes for youth and to improve access to youth services, such as after-school programming.
6	<b>Agency/Group/Organization</b>	Meals on Wheels by ACC
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs 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>	Meals on Wheels staff attended the community needs workshop with stakeholders and provided input on the needs of seniors and disabled residents. The City also called and emailed additional questions to the organization; the organization provided a written response to the City's questions. The City will continue to coordinate with Meals on Wheels to provide services to seniors in the community and find opportunities for additional cooperation.
7	<b>Agency/Group/Organization</b>	RESOURCES FOR INDEPENDENT LIVING
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-homeless

	<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 Non-Homeless Special Needs 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>	This organization was contacted and completed a phone interview. This interview provided information that helps shape the data in this Annual Action Plan regarding seniors and disabled persons in Rancho Cordova. The City will continue to consider Resources for Independent Living as a resource in addressing the needs of persons with disabilities in Sacramento County.
8	<b>Agency/Group/Organization</b>	One Community Health
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was called and provided a phone interview, offering information regarding individuals living with HIV/AIDS in Sacramento County. The City will continue to consider One Community Health as a resource for health care and AIDS/HIV prevention and care in Sacramento County.

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

All agencies were included in the consultation process and many opportunities were provided for them to participate, including the community survey, community needs workshop, and one-on-one interview or emailed questions. No agencies were excluded from this public consultation process; however, the City focused its one-on-one interviews efforts on agencies that served HUD priority populations whose services represented the highest priority needs within the City.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Both plans work to address issues leading to homelessness and to assist persons and families experiencing homelessness in the region.
Housing Element	City of Rancho Cordova	The Housing Element is intended to help identify and plan for housing needs in the City, including very low- and low-income housing.
Sacramento Valley Regional Analysis of Impediments	Sacramento Housing and Redevelopment Agency	The plan helped to inform the needs and goals around housing and provided resident perspectives through extensive community engagement.

**Table 87– 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 HOME Consortium Consolidated Plan is SHRA. SHRA also serves as the housing authority for the county. SHRA consulted with staff from Sacramento Area Council of Governments, Sacramento Steps Forward, the County of Sacramento, the cities of Sacramento, Rancho Cordova, Folsom, Isleton and Galt, various nonprofits, and private organizations in the development and implementation of the HOME Consortium Consolidated Plan. Organizations were consulted on an individual and group basis.

The City of Rancho Cordova’s Community Development Department currently serves as the lead agency for overseeing and implementing the City’s CDBG Consolidated Plan process as well as administering CDBG funds. The Community Development Department was initiated in 2015, and includes the Planning Department, Building Department, and the Neighborhood Plans and Projects Division, which manages the City’s CDBG funds. The CDBG program was managed by the Housing Services Division under the Economic Development Department prior to 2015.

Rancho Cordova City staff specifically coordinated with SHRA to bring the City into compliance with the County’s HOME and CDBG program year start and end dates, as well as to align themselves to share the same Consolidated Plan cycle. The City hopes to improve coordination and implementation of affordable housing programs by the Consolidated Plan cycle alignment and continued prioritization of its strategic plan goals around increasing and improving affordable housing units.

The goals of the Regional Analysis of Impediments (AI) are aligned with the City’s Consolidated Plan goals. The City will continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness, by participating in Continuum of Care initiatives and schedules. The City will also continue to contract with SSHH to provide

housing counseling and homelessness prevention to Rancho Cordova residents. Additionally, the City participated in the Regional Analysis that was completed in the fall of 2019 and the results are utilized by each participating agency for their respective Consolidated and Annual Action Plans, and for SHRA's Public Housing Authority and Capital Fund Plans.

### **Narrative**

The City will continue to coordinate with service providers, stakeholders, public agencies, and organizations that specialize in public and assisted housing sectors, as well as various other special needs services on a local and regional scale. The City aims to continuously grow its relationships and communication with local professional organizations and entities to help best address the priority needs of the jurisdiction and surrounding areas.

**PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The City completed public meetings, outreach, and noticing as required by the City’s Citizen Participation Plan.

Public comment received during the outreach for the Consolidated and Annual Action Plans can be found in the Executive Summary section (ES-05) of this plan. Several stakeholder consultations were held and are summarized in the consultation section.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Stakeholders, service providers	Representatives of a local CDBG target area neighborhood attended the workshop.	Emphasis on application scoring, beneficiary questions, and selection process.	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)
2	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Seniors, minority groups, disabled groups	Public noticing of the draft Consolidated Plan and Annual Action Plan available for public comment.	No comments received.	No comments received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Stakeholders, service providers, seniors, minority groups, disabled persons	On March 16, 2020, City Council reviewed and allowed for public comment to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan at a regularly scheduled City Council meeting.	No comments received.	No comments received.	<a href="http://www.cityofranhocordova.org">www.cityofranhocordova.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities  Persons with disabilities  Non-targeted/broad community  Stakeholders, service providers, seniors, minority groups, disabled persons	On April 6, 2020, City Council reviewed and approved the 2020-2024 consolidated Plan and 2020 Annual Action Plan at a regularly scheduled City Council meeting.	No comments received.	No comments received.	<a href="http://www.cityofranhocordova.org">www.cityofranhocordova.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Seniors, minority groups, disabled persons	All public meetings, hearings, and noticing, as well as the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan, were made available for public comment on the City's website and promoted through social media.	No comments received.	No comments received.	<a href="http://www.cityofranhocordova.org">www.cityofranhocordova.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Consultation with Local Organizations and Governing Bodies	Stakeholders, Service providers	Consultations were conducted with eight service providers in the service areas of housing, homeless services, youth services, persons with disabilities, AIDs services, and senior services.	See Table 2 consultations for responses.	All comments were accepted.	
7	Consultation with Local Organizations and Governing Bodies	Minorities Persons with disabilities Non-targeted/broad community	On December 19, 2019, 30-40 individuals were provided with information on CDBG activities and participated in community outreach at a Pop-up Event in a low-income area of the City.	Please refer to Attachment A for a summary of the outreach results.	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)
8	Consultation with Local Organizations and Governing Bodies	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish; Russian</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents</p>	77 surveys were completed by residents and members of local service provider organizations	Please refer to Attachment A for a summary of the outreach results.	All comments were accepted.	
9	Public Meeting	Stakeholder, Service providers	On January 13, 2020, 12 representatives from 7 organizations attended a meeting with staff to provide feedback on community needs.	Please refer to Attachment A for a summary of the outreach results.	All comments were accepted.	

**Table 88– Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section of this plan collects and analyzes data to demonstrate the extent of housing problems and housing needs for City residents. This assessment focuses on affordable housing, special needs housing, community development, and homelessness.

The City of Rancho Cordova is a growing City, with many different walks of life living within its boundaries. Since 2009, the total population has increased by an estimated 13 percent with a population of 64,776 growing to a population of 74,585 in 2018 (ACS 2018 Population Estimates). With this growth, special needs populations such as low-income households, homeless, seniors, youth, persons with disabilities, persons living with HIV/AIDS, and single parent families have also increased. Due to these populations' special needs, as well as their circumstances and access to opportunity, the need for services to assist these populations has also grown. These special need and priority populations are typically low-income. Obstacles often faced by these populations, as the results of community engagement portrayed, are largely seen in the areas of a lack in access to affordable housing, reliable transportation, and affordable services that are crucial to these individuals improving quality of life. With this in mind, the City will continue to prioritize its CDBG program to focus on bettering the quality of life for all special need and priority populations within its boundaries.

The information in the Needs Assessment section comes primarily from the 2011-2015 American Community Survey (ACS), HUD's Comprehensive Housing Affordability Strategy (CHAS) data from the 2011-2015 period, and the City of Rancho Cordova Housing Element. Additional information comes from resident feedback, community needs feedback collected from local nonprofits and service providers, a community survey completed by 77 residents, and consultations conducted with eight local agencies. Through this data collection and analysis, the City will estimate its community development and housing needs for the next five years.

Please see Attachment 1 for the Needs Assessment Overview's additional text.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

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

According to outreach conducted in preparation of the Consolidated Plan, the top public facility needs in the City are park improvements, community facilities, and childcare and youth facilities improvements. Currently, a number of facility improvement projects are underway that address these identified needs.

On January 20, 2020, the City of Rancho Cordova and Center of Praise Ministries dedicated a site in Rancho Cordova as a future youth center, which will primarily serve the City's low-income youth population. The Center of Praise Ministries in Sacramento agreed to lease a 1.75-acre property, which included a 9,000-square-foot building, for this purpose. This lease will be at no cost to the City for 25 years, with the option to extend for another 25 years. The City, in partnership with the Rancho Cordova Police Activities League, will operate the future youth center in collaboration with other community and other nonprofit organizations. Based on the feedback received during the Consolidated Plan's outreach efforts, the City is lacking in opportunities for low-income youth to participate in after-school programs and activities. Please refer to **Attachment A** to review feedback received regarding public facilities in the City.

The City is also in the process of constructing a new community civic center, known as the Mills Station District project. The City Council has held four public work sessions with residents, businesses, and interested parties to refine the vision for the project, select a location, and review various site layouts. The site selected for the project is the Mills Station Property, which is a City-owned 10-acre parcel located on Folsom Boulevard adjacent to Folsom Lake College/Rancho Cordova Center and across the street from the Mills Station Arts & Culture Center (the MACC). The City Council, after much public input and discussion, prioritized the potential uses for this project to include a space for performing/visual arts, a recreational and housing space, a space to accommodate meetings, and an outdoor area for community gatherings.

The City recently completed putting together a five-year Capital Improvement Plan for 2021 through 2025. This plan outlines multiple facility projects that the City is planning, or in the process of completing, in the next five years. The Capital Improvement Plan may be accessed at: <https://www.cityofranhocordova.org/home/showdocument?id=14941>

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

These needs were determined through a Community Needs Survey, by feedback received from residents, business owners, community leaders, and representative of social service agencies, as well as consultation and community engagement held with City departments and local service providers that primarily work with low-income and disadvantage populations.

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

Feedback from the community needs survey showed that a majority of individuals saw public transportation infrastructure improvements, as well as street and sidewalk repairs, to be some of the highest priority public improvement needs. Another notable public infrastructure need was the need for streetlights in neighborhoods without them.

The City is currently undertaking various projects to meet the need for public improvements, including alternative transportation projects, roadway transportation projects, and stormwater projects.

### ***Alternative Transportation Projects***

The City will continue to fund the rehabilitation of sidewalks and install/replace Americans with Disabilities Act (ADA) compliant sidewalk ramps at several locations around the City. The projects are selected from a list, which is maintained by the City's Public Works Department, based on the degree of need for repair. The City will also install inductive loop sensors to detect bicycles with metal rims at seven intersections in the jurisdiction, and the City will make improvements to the existing roadway system to create a safer and more bike-friendly network of roads.

### ***Roadway/Transportation Projects***

The City will implement various construction projects, including a new four-lane road from Douglas Road to Chrysanthy Boulevard and a new two-lane road with a widened median off of International Drive. The City will also fund street rehabilitation programs, which will evaluate roads, sidewalks, and storm drains that are in greatest need of preservation or upgrades. Additionally, the City will produce a Systemic Safety Analysis Report, which would analyze road signage in bicycle/pedestrian areas and the effectiveness of existing safety measures.

### ***Stormwater Projects***

The City will repair its drainage systems to the American River, upgrade existing stormwater pipes in the Mills Ranch Neighborhood, and identify flooding problems within the City through hydrologic and hydraulic analysis of the City drainage system. The City will also replace chain link fences around City-owned creeks, which would improve security, aesthetics, and visibility at stormwater assets.

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

These needs were determined through community outreach with local residents and stakeholders, field surveys and observations, and an assessment of the condition and lifespan of various public facilities. The Public Works Department keeps a detailed record of repairs that are needed in the public infrastructure throughout the City and reports on these records regularly.

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

During the 2020-2024 program years, the City will continue to push for the expansion of public services within the community, focusing specifically on creating improvements to accessibility and availability of services that benefit the most vulnerable populations. In drafting this Consolidated Plan, City staff reached out to residents, stakeholders, public agencies, and other organizations to determine the need for public services. Outreach was aimed at determining the current availability of public services in the community, while also receiving feedback on services that are needed and services that could complement resources that are already available. The results of this outreach helped to shape the Strategic Plan section, while also helping to identify the City's priority populations.

From various community engagement methods, including a community survey, which was completed by 77 individuals, consultations, community events, and stakeholder input, City staff was able to identify specific trends in the most needed public services within the community. The following summaries describe feedback received on each priority population's most needed services:

For **children**, the survey found that the top three most needed services were affordable childcare, after-school programs, and parenting support. This was supported by feedback received from stakeholders and community members that participated in the Mather Field light rail station pop-up event. Stakeholders stressed that affordable childcare is extremely hard to find in the City, while also stating the lack in availability of support for low-income parents.

For **youth populations**, the survey identified that after-school programs, teen employment services, and teen recreation programs were the highest priority. This strongly coincided with a consultation completed with the Executive Director of the Folsom Cordova Community Partnership, in which they explained that after-school programs are in high need in the community, especially programs focused on financial empowerment and career development.

For **persons with disabilities**, the survey identified affordable housing programs and affordable transportation services as some of the highest priorities. Similarly, **senior populations** showed that affordable housing programs and affordable transportation services were of high priority. This was supported by a consultation conducted with Resources for Independent Living, a local disability resource agency, which stated that affordable housing is extremely necessary for senior and disabled populations, not only in the City, but in the County as well. They also went on to say that barriers to employment are a challenge for these populations, which transportation methods often contribute to. Overall, financial assistance and efforts based on affordability are highly prioritized among these populations.

For **low-income and at-risk homeless individuals**, survey outreach gathered feedback that supported the need for rental housing assistance and homeownership assistance for low-income populations. This was supported across the board by consultations conducted with service providers, which stressed the

need for affordable housing assistance programs. It should also be noted that mental health services for homeless and low-income individuals were also stressed as a priority in the community.

**How were these needs determined?**

These needs were determined through various outreach methods that were facilitated by City staff. Methods of outreach included a community pop-up event at the Mather Field light rail station, stakeholder consultations, a stakeholder meeting, a community survey, and a community engagement neighborhood meeting. Each of these events prioritized receiving feedback on the City's highest priority needs, including public service needs.

**Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Rancho Cordova became an incorporated City on July 1, 2003. It is the seventh community in Sacramento County to incorporate and is California's 478th City. The City is a suburban community that is part of the greater Sacramento urban region and lies on the Highway 50 corridor between two larger cities, Sacramento and Folsom. The City is situated between Mather Air Force Base and the American River and is considered to have one of the largest employment sectors in the area, which attracts tens of thousands of commuters each day.

A large portion of the housing stock in Rancho Cordova consists of single-family homes, with roughly 58 percent being single-family dwelling units. The housing stock contains a large number of older homes, and housing and rental prices are generally more affordable compared to most cities in the region. The City has made efforts to construct new quality units and strives to ensure that new development will complement existing communities and that the mix of housing in the future will more closely match the community's housing needs.

The City works with nonprofit developers to continue to develop future subsidized housing projects. The City partners with the SHRA, the housing authority for Sacramento County, to manage public housing and the housing choice voucher system.

Other ways that the City directly addresses affordable housing needs are through emergency health and safety repairs for income-qualified households, which preserves the existing stock of affordable housing. The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable.

Please see below for a brief summary of Housing Market characteristics specific to Rancho Cordova.

### Number of Housing Units:

The number of housing units in the City increased by 85 units between 2015 and 2017 (2011-2015 and 2013-2017 ACS five-year estimates, respectively). This is a minor increase compared to the increase in population in the community, which changed from 71,017 to 74,585 between 2015 and 2018 (ACS 2018 Population Estimates). This suggests that housing production did not keep up with housing demand.

In general, the available housing inventory does not meet the needs of the existing population. The rising housing costs in the nation, which are very pronounced in California, have made housing affordability a major problem for many working households. The most common housing problem is the

cost of housing, as discussed below. This problem impacts the majority of low-income households across the racial and ethnic spectrum in the City.

### **Cost of Housing:**

Housing prices have been increasing since 2014. In 2014, the median home value in Rancho Cordova was \$195,600, which increased to \$251,500 in 2017; the median contract rent in the City has also increased, from \$848 in 2014 to \$936 in 2017 (ACS 2014 and 2017 Housing Cost Estimates). With this increase in median home values and median rent costs, lower-income households continue to be cost burdened. According to 2016 data, approximately 38 percent of the City's homeowners and renters reported having a housing cost burden of 30 percent or higher of their monthly income (2012-2016 CHAS Data).

### **MA-05 Housing Market Analysis Overview continued**

#### **Condition of Housing:**

The City contains a significant amount of older housing, with approximately 14,035 owner- and renter-occupied housing units being constructed before 1980 (2017 ACS 1-Year Estimate). Both owned and rented housing units can be in need of repair and maintenance, although renter-occupied properties are typically older and in more disrepair. For owner-occupied homes, 30 percent have one substandard condition, and 47 percent of renter-occupied homes have one substandard condition. Six percent of renter-occupied units have two substandard conditions while 1 percent of owner-occupied units have two substandard conditions. Overall, renter-occupied homes have higher instances of substandard conditions (2015 ACS Condition of Units).

#### **Public and Assisted Housing:**

There are ten public housing apartment complexes that include some of the 747 affordable housing units in Rancho Cordova. Most of these units are administered by the SHRA, which serves as the public housing authority for Sacramento County. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by the SHRA. The remainder of the affordable housing units are operated by various nonprofits. The most prominent of these is VOA, which operates the Mather Community Campus transitional housing program, and Mercy Housing, which operates the 100 units of permanent supportive housing at the Mather Veterans Village.

#### **Barriers to Affordable Housing:**

According to the 2020-2024 Sacramento Valley Analysis of Impediments, some of the most significant barriers to affordable housing across all jurisdictions are:

- Segregation, which is manifested in disproportionate housing needs and differences in economic opportunity

- An increasingly limited supply of affordable rental housing units in the area
- Disparities in the ability to access homeownership
- An increase in stricter rental policies

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These can be found with additional detail in the City's 2013–2021 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section covers Rancho Cordova’s economic development asset needs and describes the current and future projects and plans that are underway in the City to help support the identified needs.

### Economic Development Market Analysis

#### 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	321	47	1	0	-1
Arts, Entertainment, Accommodations	3,059	3,169	13	7	-6
Construction	1,675	3,917	7	9	2
Education and Health Care Services	4,676	5,258	21	12	-9
Finance, Insurance, and Real Estate	2,195	9,845	10	22	12
Information	472	443	2	1	-1
Manufacturing	1,580	4,315	7	10	3
Other Services	923	876	4	2	-2
Professional, Scientific, Management Services	2,864	9,747	13	22	9
Public Administration	0	0	0	0	0
Retail Trade	3,273	3,750	14	9	-5
Transportation and Warehousing	640	647	3	1	-2
Wholesale Trade	1,007	1,961	4	4	0
Total	22,685	43,975	--	--	--

**Table 89 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	35,380
Civilian Employed Population 16 years and over	30,835
Unemployment Rate	12.88
Unemployment Rate for Ages 16-24	36.96
Unemployment Rate for Ages 25-65	9.00

**Table 90 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	7,600	
Farming, fisheries and forestry occupations	1,865	
Service	3,415	
Sales and office	8,660	
Construction, extraction, maintenance and repair	2,445	
Production, transportation and material moving	1,550	

**Table 91 – Occupations by Sector**

Data Source: 2011-2015 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	18,910	66%

Travel Time	Number	Percentage
30-59 Minutes	8,270	29%
60 or More Minutes	1,570	5%
<b>Total</b>	<b>28,750</b>	<b>100%</b>

Table 92 - Travel Time

Data Source: 2011-2015 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	1,875	245	1,370
High school graduate (includes equivalency)	5,615	895	2,270
Some college or Associate's degree	10,060	1,685	2,815
Bachelor's degree or higher	8,080	495	1,350

Table 93 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	105	300	460	690	775
9th to 12th grade, no diploma	655	645	405	995	500
High school graduate, GED, or alternative	1,955	2,545	2,035	4,220	2,310
Some college, no degree	2,795	3,570	2,545	4,600	1,885
Associate's degree	415	1,245	860	1,765	750
Bachelor's degree	390	2,180	2,380	2,585	1,050

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	15	825	915	1,120	505

**Table 94 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,055
High school graduate (includes equivalency)	26,961
Some college or Associate's degree	32,057
Bachelor's degree	53,412
Graduate or professional degree	65,363

**Table 95 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

The major employment sectors in the City are as follows:

- Education and Health Care Services: 4,676 workers
- Retail Trade: 3,273 workers
- Arts, Entertainment, Accommodations: 3,059 workers

In addition to the tables above, according to the Rancho Cordova Economic Development division, the most recent data available shows that the City is the largest business sub-center in the region, with over 3,000 entities conducting the corporate aspects of their businesses in the City. It was also noted that Rancho Cordova is the region’s largest clustered hub for the home improvement industry. The City also notably offers the

largest hub for the vehicle aftermarket industry in Northern California, accounting for 25 percent of all firms in the greater Sacramento area. The Rancho Cordova Economic Development division also states that technology is one of the region's top ten industry clusters.

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

According to 2013-2017 ACS 5-Year Estimates, 88.7 percent of Rancho Cordova's adult population was educated at a high school level or higher compared to 87 percent in the County. The percentage holding a bachelor's degree or higher was approximately 26 percent compared to the County's 29.9 percent. The poverty rate in that same period was 14.9 percent in Rancho Cordova and 14.1 percent for the entire County. Median household income was \$57,965, whereas the median income for the County was \$60,239. The mean travel time to work was 25.6 minutes compared to the County's 26.9 minutes. Additionally, 93 percent of households had a computer and 83.1 percent had broadband subscription in the City of Rancho Cordova, compared to the County, in which 91.7 percent of households had a computer and 82.8 percent had a broadband subscription.

Though the City is generally in good standing in terms of workforce development and business, the City's Economic Development Element of 2015 identified some challenges. One challenge that the business community faces is the aging of infrastructure. Specifically, much of the building stock in the City was identified as needing refurbishment or rehabilitation due to age and deterioration. Additionally, it was noted that many office buildings contain large floor plans with outdated interiors that are in need of beautification and renovation.

The following factors were also identified as challenges to the business community's functionality:

- Traffic congestion on major roadways and Highway 50
- A lack of shuttles to transport workers from light rail stations
- Lack of national major retailers and shopping opportunities
- A lack of diverse downtown area where government offices, businesses, retail, services, entertainment, residential uses, and public spaces are clustered

**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.**

The City of Rancho Cordova is constantly undergoing projects and activities that focus on improving the quality of life for its residents, while generating a positive economic impact. The following projects have recently been completed or are anticipated to be completed within the Consolidated Plan period:

#### Folsom Boulevard Beautification and Enhancement Project Phases IV

The final phases of the Folsom Boulevard Beautification and Enhancement Project are being completed in 2020. This project is regarded as a major triumph within the City, given the historical importance that has been placed on the Folsom Boulevard corridor. The completed project features a new concrete multi-use bicycle and pedestrian path, construction of a new sidewalk, extensive landscaping and irrigation improvements, intersection and signal improvements, the installation of decorative street lighting, construction of new curbs and gutters, installation of new raised medians, and the construction of new storm drain and drainage inlets. This project has served the local economy and community by removing barriers to transportation along Folsom Boulevard, creating a safer path of travel for children and other pedestrians, preserving a historical area of town, and implementing beautification in order to attract economic growth and development in the project's surrounding areas.

#### ADA Sidewalk Improvements:

The City's Public Works Department will continue to undertake the ADA Sidewalk Improvements projects on an annual basis throughout the Consolidated Plan cycle. This project focuses on removing and replacing curbs, gutters, sidewalks, ramps, and drainage improvements at various locations in the City, primarily focusing on areas with a high concentration of senior, disabled, and low-income households. The progression of these improvements will help promote safer and more pedestrian-friendly streets, which will in turn promote a less congested and more efficient path of travel.

#### Highway 50 and Zinfandel Drive Interchange Improvements:

Given the City's continued representation as the largest workforce hub in the Sacramento area, it has been a high priority to create infrastructure that can support the increase in traffic and congestion as a result of a higher workforce population. As an effort to address this increase, construction on the Highway 50 and Zinfandel Drive interchange is currently underway. The improvements project will add an additional lane on Zinfandel Drive over Highway 50, modify the highway entrance and exit ramps, add bicycle lanes, and modify traffic signals. This project is designed to improve operations, alleviate congestion and provide safer routes for drivers, bikers, and pedestrians on Zinfandel

Drive from White Rock Road to Olson Drive, referred to as the Zinfandel Complex. The project is anticipated to be completed in the spring of 2020.

Sunrise Boulevard Rehabilitation Project:

The City will be undergoing the Sunrise Boulevard Rehabilitation Project. The proposed project includes road paving and traffic signal modifications on Sunrise Boulevard from Folsom Boulevard to White Rock Road. It will also construct a widened sidewalk on the east side of Sunrise Boulevard between Citrus Road and the Folsom South Canal, and striped bicycle lanes on Citrus Road. The project is designed to improve transportation, accessibility, and safety for drivers, bicyclists, and pedestrians in the area.

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

The workforce in the City of Rancho Cordova generally has higher high school graduation rates among its population, with an increasing number of residents receiving a college education in recent years. While the current workforce is aligned with retail and service industry employment opportunities, there is a significant need for job training and additional education to better align the workforce with the higher-paying employment opportunities currently available in the City.

**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.**

The City uses non-federal funds to support many programs and projects, such as job training, through the Community Enhancement Fund. Additionally, the City uses CDBG funds to support the Folsom Cordova Community Partnership, which offers mentoring programs and financial management classes to youth and low-income families. These programs teach participants how to use social and monetary capital as a tool to further their possibilities for employment and higher education. Folsom Cordova Community Partnership also offers parenting classes and works with participants to develop their workforce skills to be more readily available for the job market. In a consultation with the partnership's Executive Director in preparation of this plan, it was explained that new program initiatives will focus on "adulting" programs and training that will help youth prepare for the daily tasks of being an adult and finding an appropriate work/life balance.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No

**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.**

The City is not currently participating in a CEDS.

### **Discussion**

The City of Rancho Cordova continues to take a proactive and involved approach to economic development, which has helped to noticeably improve the City's economic standing in the region. While the City has a significant amount of undeveloped land with multiple development opportunities, the City has also focused on the potential for economic improvements in existing neighborhoods and businesses. The City's focus on infill programs, small and local business assistance programs, cooperation with higher education providers, and incentives that help both businesses and the community has helped to improve job opportunities and reduce unemployment citywide. Almost as importantly, it has improved Rancho Cordova's reputation in the region, from a high-crime, lower-income area, to a thriving employment center with a community focused on making the City more inviting and having better quality of life for its residents.

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

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

For the purpose of identifying housing problems, HUD's definition of "concentration" is the following: A block group area where the percentage of households with multiple housing problems exceeds the countywide total percentage of households with multiple housing problems.

Referencing the 2011-2015 CHAS data regarding severe housing problems in Rancho Cordova, lower-income households are more likely to have severe housing problems than those with moderate or higher incomes, regardless of race or ethnicity.

According to this same data, 77 percent of households (2,610) in the extremely low-income bracket (0–30 percent AMI) are reported to experience severe housing problems. The Pacific Islander category exceeds the jurisdiction-wide rate for severe housing problems by 23 percentage points, with 20 households experiencing severe housing problems. Extremely low-income Black /African American and White households had equal rates (81 percent), which are slightly above the jurisdiction-wide rate, with 1,435 White households and 480 Black households experiencing at least one severe housing problem.

According to the same data, of the households in the very low-income bracket (30–50 percent AMI), 36 percent (1,265) are reported to experience at least one of the four severe housing problems. For this income bracket, the group that faces the highest disproportionate need is the Pacific Islander population, at 86 percent or 60 households. It is important to note, however, that the data presented can make interpretation difficult due to the small sample size. Both Black and Hispanic populations experienced severe housing burdens at similar rates, at 43 percent for Hispanics (285 households) and 40 percent (145 households) for Black/African American.

Looking at housing burdens geographically, the areas with the highest concentration of housing burdens are generally in the northwest half of the City, as well as a small section toward the center of the City. Referring to the maps in Attachment 2, the areas shaded in dark grey represent areas where higher percentages of the population have housing burdens. Data also showed that three census tracts have over 50 percent of their population experiencing any of the four HUD-defined housing problems: census tracts 89.07, 90.08, and 90.11.

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

Minority populations are defined as the total population except those who responded "White alone" to the US Census. Block group areas where the percentage of total minority population exceeds the group's countywide total percentage are considered to be areas of "minority concentration."

Per the data in the R/ECAP map presented in Attachment 2, only one portion of the City of Rancho Cordova qualifies as a racially or ethnically concentrated area of poverty (R/ECAP). An R/ECAP is any census tract in the City that has a concentration of 50 percent or more of minority residents, as well as a poverty rate above 40 percent. The R/ECAP map located in Attachment 2 illustrates the various R/ECAPS throughout the County; however, the R/ECAP located in Rancho Cordova is used for the purposes of this analysis.

The one census tract classified as an R/ECAP is census tract 89.11. This census tract was further analyzed to review the available Limited English Proficiency (LEP) information from HUD. LEP information was analyzed using the HUD AFFH tool for the City. In this census tract, the total LEP population was 2,295, with 8.5 percent speaking Spanish, 2.18 percent speaking Cantonese or Mandarin, 1 percent speaking Russian, and 39 percent speaking Vietnamese.

Additionally, please refer to Attachment 2 to view a map of racial and ethnic concentration on a regional perspective, as presented in the Sacramento County Regional Analysis of Impediments.

Lastly, the map that is presented in Attachment G illustrates the latest CDBG target area within the City. As illustrated, the CDBG target area is dispersed throughout the City. Census tracts that qualify as CDBG target areas are based on the percentage of residents within a given census tract that are more than 50 percent low-income individuals. The green-shaded areas in the map are those that qualify as such CDBG target areas. The census tract outlined in red represented the census tract that is identified as the City's only R/ECAP.

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

These neighborhoods generally tend to have older homes, and as a result often have more identified housing problems than census tracts with higher-income individuals. Subsequently, housing costs are also lower in these neighborhoods due to a lack in repairs, higher crime rates, and decreased value of infrastructure and local resources.

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

As the bulk of the fully developed portion of Rancho Cordova is in the northern half of the City, the bulk of community assets are also in the northern half. These assets include the Senior Center, most of the neighborhood and community parks, grocery stores and shopping centers, the Family Resource Center, houses of worship, and public schools, which are evenly distributed across the older section of Rancho Cordova between the lower-income neighborhoods and moderate-income neighborhoods. With this in mind, many of the City's community assets are in locations that allow for reasonable access for low-income populations.

The more significant disparity between community assets has to do with the older northern half of the City versus the newer and still predominantly undeveloped southern half. While the bulk of the newer

housing is made up of owner-occupied, yet moderate- and above moderate-income households, there is still a lack of community assets. A grocery store and some commercial buildings have opened in the southern half; additionally, the southern half has a clubhouse for those who live along the Anatolia HOA boundary. The park and school districts have built the appropriate neighborhood facilities, as per the phasing of the various development agreements that regulate the southern half of the city.

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

There are several strategic opportunities in the lower-income portion of the City. These opportunities include but are not limited to:

- Acquisition and rehabilitation, or demolition and reconstruction, of aging multi-family housing.
- Community Benefit Development Organizations with a focus in neighborhood revitalization, particularly along the Folsom Boulevard and Coloma Road commercial areas.
- Single-family housing acquisition, rehabilitation, and sale as affordable units in the more distressed older neighborhoods.

Multi-agency partnership to leverage resources and build service capacity, including nonprofits, faith-based, and public agency organizations.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the Federal Communications Commission, as of 2018, there are seven DSL providers, one cable internet provider, three fiber internet (FTTH) providers, and five fixed wireless (WISP) providers in Rancho Cordova. There are also five mobile broadband (cellular) providers with service available in the City. Most census tracts in the City have broadband subscription rates of 60-100 percent, illustrating a fairly substantial rate of access to internet among most residents.

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 3 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, a focus group was 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.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As the number of broadband services subscribers and users rises, there will subsequently be an increase in the number of service providers in the jurisdiction. With an increase in service providers, increased competition will more than likely be a direct result. The City will continue to support the community's access to broadband services and will do its best to facilitate a smooth integration of broadband service providers, while supporting a healthy level of competition among providers.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The City of Rancho Cordova recognizes its role in reducing the risk of increased natural hazards, especially those associated with climate change. The City acknowledges that with an increase in population and the number of individuals coming to Rancho Cordova for work and leisure, there will be an increase in the City's contribution to greenhouse gas emissions. The City will prioritize collaborative efforts with neighboring jurisdictions that work to address the increase in greenhouse gas emissions in the region.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

In drafting the 2020-2024 Consolidated Plan, Sacramento County and other participating jurisdictions evaluated the natural hazard risks to low- and moderate-income residents. 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 multiple declarations for flooding (1996, 1997, 2002, 2006, and 2017) 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 large school sirens). Everbridge (emergency alert communications system) has translation built in. Accessing American Sign Language (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. The department also provides a support role to emergency response.
- Sacramento County's plan has a language access component, which assists with LEP residents.

- In an event, a Local Assistance Center(s) is activated—this is a place designated for residents and businesses to get help. It typically has a registration setup, childcare, language access, and other resources to help people.
- Most of the available preparedness information is 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 floodplain, 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 floodplain, and therefore didn’t know they needed to carry flood insurance. In rural areas of the County, there is a large agricultural industry, so a flood can result in 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.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This section of the Consolidated Plan serves as the City of Rancho Cordova's framework for implementing its CDBG program from January 2020 to December 2024. The Strategic Plan includes a myriad of data collected from various regional and local sources, as well as data from various instances of local community outreach that were initiated in preparation of the Consolidated Plan. The primary purpose of the Strategic Plan is to clearly state the priority needs that were identified during its preparation, and subsequently identify the goals that the City will work toward to address these priority needs. The City will use its annual CDBG allocation to fund projects and programs that uphold the goals identified in this section, which are as follows:

- **Homelessness Prevention**
- **Senior and Disability Services**
- **Child and Youth Services**
- **Public Facilities**
- **Public Infrastructure**
- **Homeless Housing**
- **Housing Preservation Program**

The City will continue to identify needs, assets, and priorities on an annual basis as part of its application process for CDBG funds. This is done each CDBG program year through the Annual Action Plan document. CDBG staff will gather information through the collection of data (quantitative and qualitative); consultation with the public, especially members of target populations, various service providers, and community experts; and ongoing outreach to residents to determine the level of need or condition of assets for proposed activities.

### **COVID-19 Preparation, Prevention, and Response:**

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was signed by the President of the United States. This made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds, to respond to the growing effects of the historic COVID-19 public health crisis. The Department of Housing and Urban Development (HUD) informed the City of Rancho Cordova that CARES Act funding would be allocated to the City based on the existing entitlement formulas for the CDBG program.

HUD has allocated the first phase of CARES Act funds, CDBG-CV, to the City in the amount of \$373,379. HUD will allocate additional CARES Act funds in the future, through second and third phased

distributions, from which the City could be a recipient and receive additional funds to expend under this Plan. The CARES Act also authorized the HUD Secretary to grant waivers and alternative requirements related to the use of CDBG-CV funds, including the suspension of the 15 percent cap on funding for public services; reducing the public comment period for Consolidated Plan and Action Plan amendments to five days; and allowing the option of virtual public hearings. All activities funded must still meet the eligibility and national objective requirements of the CDBG program. The City has applied for waivers for the CDBG-CV supplemental funds and has amended its Citizen Participation Plan to include expedited citizen engagement during times of local, state, or national emergencies, such as with COVID-19.

City Council approved of a Substantial Amendment to the 2020 Annual Action Plan, as well as the 2020-2024 Consolidated Plan and Citizen Participation Plan on June 1, 2020. The Annual Action Plan and Consolidated Plan amendment identifies proposed activities for the expenditure of CDBG-CV funds to address the COVID-19 crisis and includes other informational updates in relation to the City's five-year goals. Please refer to AP-35 for a detailed description of proposed activities and funding for each CDBG-CV activity.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 96 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	CDBG Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Please refer to Attachment 2 for a map of the CDBG Target Area boundaries.
	<b>Include specific housing and commercial characteristics of this target area.</b>	As the bulk of the fully developed portion of Rancho Cordova is in the northern half of the City, the bulk of community assets are also in the northern half. These assets include the Senior Center, most of the neighborhood and community parks, grocery stores and shopping centers, the Family Resource Center, houses of worship, and public schools, which are evenly distributed across the older section of Rancho Cordova between the lower-income neighborhoods and moderate-income neighborhoods. With this in mind, many of the City's community assets are in locations that allow for reasonable access for low-income populations.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>Please refer to the Process section of this plan for details on citizen participation and consultation processes.</p> <p>Citizen participation was targeted both city-wide and to the Northern side of town which is where the majority of low-mod census tracts exist. Additionally, the survey was provided in Spanish and Russian; other languages were offered if requested.</p>	

	<b>Identify the needs in this target area.</b>	Affordable Housing Development; Acquisition & Rehabilitation; Homeless Shelter/Housing; Homelessness Prevention; Child and Youth Services and Programming; Senior and Disability Services; Public Facilities; Public Infrastructure Improvements
	<b>What are the opportunities for improvement in this target area?</b>	Homelessness Prevention; Senior Services; Youth Services; Public Facilities; Public Infrastructure; Homeless Housing; Housing Preservation
	<b>Are there barriers to improvement in this target area?</b>	Lack of sufficient resources or community resident investment.
2	<b>Area Name:</b>	R/ECAP Census Tract 89.11
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census tract 89.11.
	<b>Include specific housing and commercial characteristics of this target area.</b>	As the bulk of the fully developed portion of Rancho Cordova is in the northern half of the City, the bulk of community assets are also in the northern half. These assets include the Senior Center, most of the neighborhood and community parks, grocery stores and shopping centers, the Family Resource Center, houses of worship, and public schools, which are evenly distributed across the older section of Rancho Cordova between the lower-income neighborhoods and moderate-income neighborhoods. With this in mind, many of the City's community assets are in locations that allow for reasonable access for low-income populations.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This area represents minority low-income concentrations in the City. Citizen participation was targeted both city-wide and specifically to lower-income neighborhoods and minority populations.	

<b>Identify the needs in this target area.</b>	Affordable Housing Development; Acquisition & Rehabilitation; Homeless Shelter/Housing; Homelessness Prevention; Child and Youth Services and Programming; Senior and Disability Services; Public Facilities; Public Infrastructure Improvements
<b>What are the opportunities for improvement in this target area?</b>	Homelessness Prevention; Senior Services; Youth Services; Public Facilities; Public Infrastructure; Homeless Housing; Housing Preservation
<b>Are there barriers to improvement in this target area?</b>	Lack of sufficient resources or community resident investment.

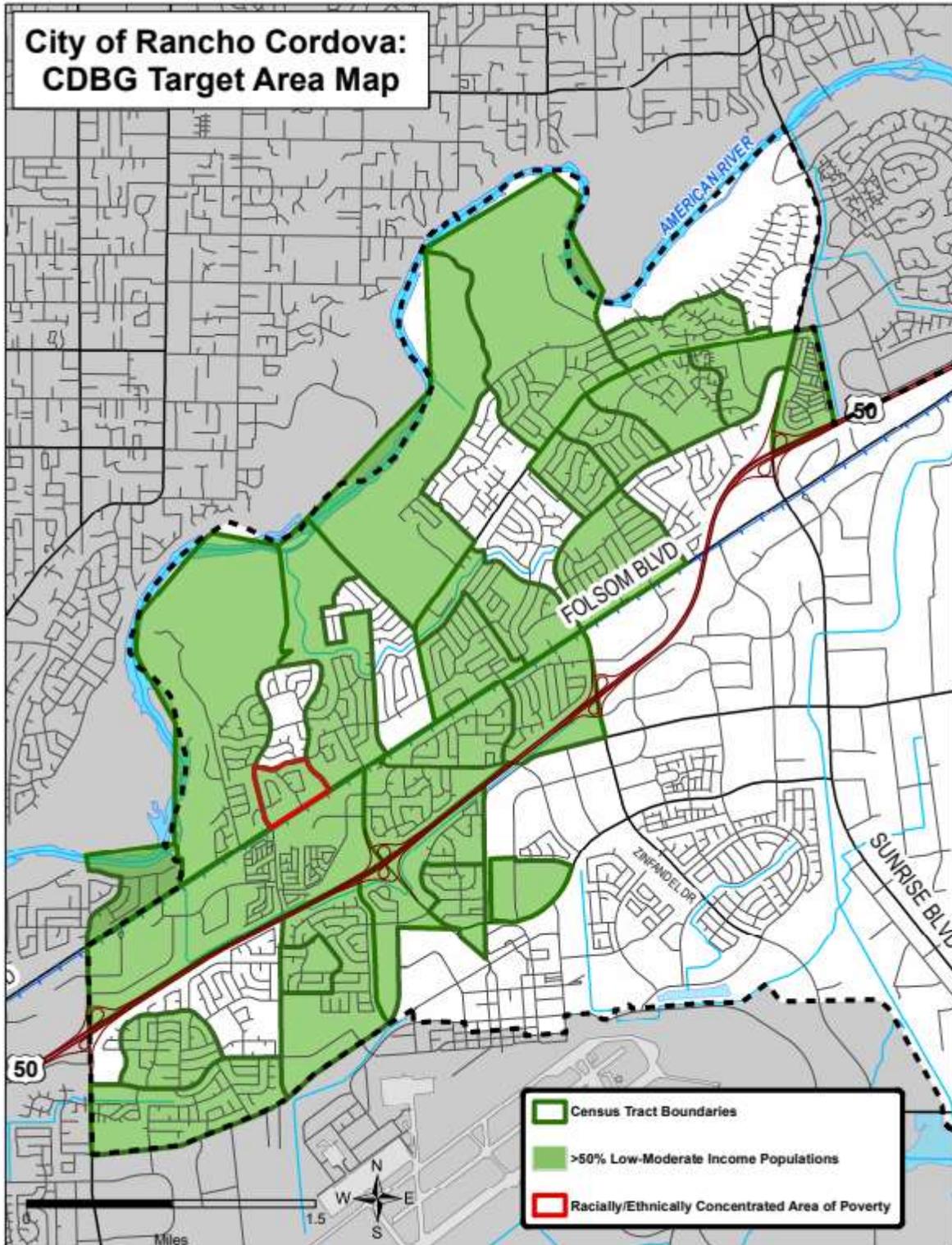
**General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

The primary geographic area identified for use in CDBG-funded activities is the CDBG target area, which is made up of census tracts in which more than 50 percent of households earn 80 percent of area median income (AMI) or less. The entire CDBG target area is located in the northern section of the City, which is also the area with the oldest infrastructure and the most development. Activities determined to have an area benefit must benefit areas where more than 50 percent of households are low income. The City does fund services on a limited clientele basis in neighborhoods that are not more than 50 percent low income. In those areas, each client is provided with an intake sheet that includes household income and can be used to determine eligibility. All other activities are either targeted at presumed benefit groups, such as frail elderly or persons with disabilities, or benefit immediately adjacent low-income neighborhoods.

For code enforcement and rental housing inspection programs, the City uses the CDBG target area to track cases and costs specifically attributed to the target area and differentiate from the costs attributed to the remainder of the City. ADA accessibility and infrastructure improvement projects generally must be in the CDBG target area to receive CDBG funding.

The attached map below identifies the CDBG target area as of 2020; this map will be updated throughout the Consolidated Plan cycle to reflect any changes to low-moderate income block groups. This map can also be viewed by referring to Attachment G.



SP-10\_City of RC-CDBG Target Area Map

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 97 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing Development
	<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 Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Associated Goals</b>	Program Administration COVID-19 Preparation, Prevention, and Response
	<b>Description</b>	New affordable housing units suitable for families, seniors, veterans, and low-income households.
	<b>Basis for Relative Priority</b>	Outreach identified a significant need for safe and decent affordable housing, particularly among extremely low-income families, seniors, and individuals at risk or experiencing homelessness.
2	<b>Priority Need Name</b>	Acquisition & Rehabilitation
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Associated Goals</b>	Program Administration COVID-19 Preparation, Prevention, and Response
	<b>Description</b>	Acquire and rehabilitate existing low-cost units, affordable units at risk of losing affordability, and public housing units at risk of conversion to market rate.
	<b>Basis for Relative Priority</b>	Outreach and data collection identified that there is a significant need for safe and suitable affordable housing appropriate for persons at all phases of the life cycle. Many of the existing lower-cost units are substandard and may pose a health risk to sensitive population groups.
<b>3</b>	<b>Priority Need Name</b>	Homeless Shelter/Housing
	<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 Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Associated Goals</b>	Homeless Housing Program Administration
	<b>Description</b>	Transitional or emergency housing for homeless persons, families, and veterans.
	<b>Basis for Relative Priority</b>	There is a significant need throughout the Sacramento area for homeless housing, from emergency shelters to transitional housing to permanent supportive housing with programming to help reintegrate homeless persons and families. The increasing numbers of homeless persons and families in Rancho Cordova has elevated the problem to a highly visible priority.
4	<b>Priority Need Name</b>	Homelessness Prevention
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Associated Goals</b>	Homelessness Prevention Housing Preservation Program Program Administration COVID-19 Preparation, Prevention, and Response
	<b>Description</b>	Housing placement, counseling, and landlord-tenant mediation intended to help households currently housed stay in their housing whenever possible, and to identify and place households at risk of imminent homelessness into suitable housing units when necessary.
	<b>Basis for Relative Priority</b>	Ensuring that households who are currently housed remain housed whenever possible helps to keep families stable and can prevent a chain reaction of employment and educational disruption. Helping households at risk of imminent homelessness to find new housing before they are on the street can ensure that they do not end up with housing gaps that make finding new housing more difficult, and that can severely disrupt families as well as employment and education stability.
5	<b>Priority Need Name</b>	Child and Youth Services and Programming
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Individuals Families with Children Unaccompanied Youth Non-housing Community Development
	<b>Geographic Areas Affected</b>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Associated Goals</b>	Child and Youth Services Program Administration COVID-19 Preparation, Prevention, and Response
	<b>Description</b>	After-school programming for youth, mentoring for at-risk youth, and job training for adolescents.
	<b>Basis for Relative Priority</b>	Throughout the public participation meetings and community surveys, the need for after-school programs, youth services, and programs to help at-risk youth to avoid gangs, crime, and drugs was identified as a top priority, both with the City Council and the general public. For children, in particular, residents stated that affordable childcare, after-school programs, and parenting support are also needed.
6	<b>Priority Need Name</b>	Senior and Disability Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Elderly Individuals veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	<b>Geographic Areas Affected</b>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Associated Goals</b>	Senior and Disability Services Program Administration COVID-19 Preparation, Prevention, and Response
	<b>Description</b>	Meal and nutrition services, in-home care services, caregiver respite services, and transportation assistance.
	<b>Basis for Relative Priority</b>	Senior and disability services were identified as a key priority in both the Community Needs survey and the public participation meetings. Seniors and disabled populations are generally on fixed incomes and have little disposable funds to deal with emergencies or unforeseen problems, particularly involving housing and transportation. Resources that can help these populations stretch incomes and improve their quality of life are priorities for the Rancho Cordova community.
<b>7</b>	<b>Priority Need Name</b>	Public Facilities
	<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>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Associated Goals</b>	Public Facilities Program Administration COVID-19 Preparation, Prevention, and Response
	<b>Description</b>	Youth Center, Senior Center, library, neighborhood centers, all located near the neighborhoods where needs are highest.

	<b>Basis for Relative Priority</b>	The City of Rancho Cordova has identified a youth center as a priority need for several years. The Rancho Cordova Senior Center is located at the southwestern edge of the City and is difficult for the bulk of Rancho Cordova seniors, who live in the northern section of the City, to access. The Rancho Cordova Library is located in adjacent unincorporated Sacramento County and is not geographically accessible to households with transportation challenges.
<b>8</b>	<b>Priority Need Name</b>	Public Infrastructure Improvements
	<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>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Associated Goals</b>	Public Infrastructure Program Administration
	<b>Description</b>	Streetlight installations and ADA improvements to public right-of way.
	<b>Basis for Relative Priority</b>	Many of the older residential neighborhoods do not have streetlights and can be hazardous at night. Residents feel the lack of lights allows for vandalism and petty crime that could otherwise be deterred. Many of the sidewalks and public rights-of-way in the City are aged and do not meet current ADA standards. The City has a significant need for general infrastructure improvements. Better signage for public service facilities was identified multiple times throughout this Consolidated Plan's outreach efforts.
<b>9</b>	<b>Priority Need Name</b>	COVID-19 Preparation, Prevention, and Response
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
<b>Geographic Areas Affected</b>	CDBG Target Area R/ECAP Census Tract 89.11
<b>Associated Goals</b>	Homelessness Prevention Child and Youth Services Housing Preservation Program Program Administration COVID-19 Preparation, Prevention, and Response
<b>Description</b>	CDBG-CV funds will be used for CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19.
<b>Basis for Relative Priority</b>	The COVID-19 pandemic has adversely affected businesses and residents in the City of Rancho Cordova. The City of Rancho Cordova will identify programs and activities to address the current crisis.

**Narrative (Optional)**

## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program that the City is currently completing, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

While it would seem that the City has been successful at leveraging federal CDBG dollars, the City has also gone to lengths to not commingle funding sources. Instead, it has elected to use CDBG funds where the programs and projects will most benefit and be most compatible with the federal regulations, and to find other funding for projects where the inclusion of funds with federal obligations adds more cost than benefit.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	634,710	0	354,318	989,028	2,400,000	For the 2020 program year, the City received \$634,710 in CDBG funds and had approximately \$354,318 in prior year resources. The City receives approximately \$600,000 in CDBG funds each year, meaning that an estimated \$2,400,000 will be received for the remainder of the Consolidated Plan cycle. The City does not currently receive any program income. Prior year resources from planning and administration activities and public service projects are left over from the shortened 2019 program year and will be reallocated in the 2021 program year. All capital improvement prior year resources are committed to existing capital projects and programs and are anticipated to be expended in 2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	373,379	0	0	373,379	0	In order to prevent, prepare for, and respond to coronavirus, the City received \$373,379 in CDBG-CV funding; however additional funding may be allocated to the City for use in response to the COVID-19.

**Table 98 - 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**

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. Unless the available funding can sufficiently offset the additional cost and labor burden inherent in federal funds, it can actually be costly to a project’s budget to include CDBG or HOME as funding sources. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project’s bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with only CDBG funding. The City’s CDBG program does not have any matching requirements.

With respect to public service projects funded with CDBG funds, to best leverage the City’s available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects and services will have the best results for the community and the low- and very low-income

residents they are intended to serve. These sources include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever appropriate.

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

The City uses publicly owned land and property to support CDBG-funded administrative, planning, and project activities. The City also uses City cars, which are used for the CDBG-funded code enforcement and rental housing inspection activities to transport the code enforcement officers to the different sites that are being inspected. Additionally, City Hall equipment is used to administer the day-to-day activities of planning and administration for the CDBG program.

The Folsom Cordova Community Partnership uses public school district property to hold mentor initiative classes for their youth programs, while the Meals on Wheels Senior Nutrition program uses the City's Senior Center, which is owned by the Cordova Recreation and Park District, to provide hot meals to seniors. In the future, the City plans to use City-owned property to build affordable housing developments.

**Discussion**

The City intends to use CDBG funds to support programs and projects that can best benefit from the additional funding. Because the City's CDBG allocation is very limited, the City plans to complete the costlier housing improvements and production through partnerships and the use of alternative funds.

## SP-40 Institutional Delivery Structure - 91.415, 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
City of Rancho Cordova	Government	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction

Table 99 - Institutional Delivery Structure

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

There are several strengths and gaps in the institutional delivery system. One primary strength is the good relationship that City staff has built with service providers in the community. Frequent communication allows staff to identify opportunities for leveraging or partnership that can improve and expand services. The City has also been flexible in assisting service providers with small amounts of discretionary funding from non-CDBG sources to help well-performing nonprofits meet CDBG program needs that are not CDBG eligible.

A serious gap in the institutional delivery system is the fact that there are multiple other governmental agencies that complete projects and provide services, and there is frequently a lack of communication between these agencies, the City, and the nonprofit service providers in the community. Sacramento County provides many health and human service/human assistance services in the region. The County also funds some nonprofits to provide additional services. However, it can be difficult to find out what resources are available in the county, and, due to a lack of funding and staff capacity, many County resources are stretched so thin that there is little assistance available. Similarly, all of the parks in the City are part of the Cordova Recreation and Park District. In the past, the City has assisted the Cordova Recreation and Park District in securing a \$75,000 grant to improve irrigation at a specific site in the City. The City plans to continue to work with the Recreation and Park District plan to coordinate their efforts to complement each other's projects and activities.

During the consultations performed in preparation of this plan, a lack of communication was identified between service providers in the area, as well as a lack of communication between the City and those service providers. One of the best tools that the City could hope for is to have a variety of service providers that complement each other's services and can refer their recipients to other services that are offered. As the City enters into this new Consolidated Plan cycle, it will continue to prioritize strengthening its relationships with local entities and service providers and will work to build stronger lines of communication between these organizations in order to offer the most beneficial resources to priority populations in the community.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 100 - 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)**

Two primary groups provide services targeted to homeless persons in the Rancho Cordova community. The first is oriented toward veterans. The Mather Veterans Hospital provides healthcare, mental health services, some transportation, and other support services to veterans, including homeless veterans, in the region. The Mather Veterans Village is designed and intended to increase the service capacity for homeless veterans, particularly those suffering from drug and alcohol addictions, chronic homelessness, and mental illnesses.

The VOA operates the Adolpho Transitional Housing Program for former foster youth who have exited the foster system; the Adolpho facility is adjacent to the Mather Community Campus. All of the VOA

programs are accessed through the County's Department of Human Assistance and are not directly or immediately available to homeless persons in the City of Rancho Cordova.

Rancho Cordova Homeless Assistance Resource Team (HART) is another group working to assist homeless persons and families in the City. HART is a group of primarily faith-based community organizers that works to provide winter shelter, donation collections, and food to homeless persons in Rancho Cordova.

The City's Homeless Outreach Team (HOT) has a unique strategy to engage and assist individuals and families experiencing homelessness. The Homeless Outreach Team (HOT) builds relationships with homeless individuals and families and provides services, education and resources in partnership with local organizations to help them become self-sufficient. HOT is comprised of two officers, including the Homeless Outreach Navigator, and a code enforcement officer, and two members who retrieve shopping carts and conduct encampment clean ups.

**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**

Rancho Cordova HART has been increasing its presence and has improved its capacity to provide services to homeless persons in the City. Team members regularly communicate and coordinate with the City and have support both from staff and the community. HART's goals include addressing homelessness in the immediate community, and its presence is a growing strength in the efforts to address the needs of the homeless.

However, there are still significant gaps in homeless assistance in the community. Most of the homeless services funded by ESG, the Continuum of Care, and other funding sources that target homelessness are focused in either the City of Sacramento or in clusters in the unincorporated County of Sacramento. There are currently no homeless services funded by ESG or the Continuum of Care immediately available to homeless persons in the City of Rancho Cordova. Homeless persons seeking services must be able to travel to where the services are available in order to receive help. This is a significant barrier for many homeless persons.

**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**

The City is working with HART, the County of Sacramento, the Continuum of Care, and Sacramento Self-Help Housing to evaluate the opportunities to bring more homeless services to Rancho Cordova. These may include a transitional housing facility, emergency shelter sites, emergency shelter vouchers, and other services and programs to help the homeless. The City is considering the viability of funding the capital component of a homelessness response project in partnership with a proven service provider

that can address the ongoing operations. Additionally, the City plans to work with the Cordova Recreation and Parks District on identifying grants and collaboratively selecting projects as applicable.

The HOT team also plays a major role in connecting homeless individuals with needed services in the City, as well as in the County. HOT has a close working relationship with much of the homeless population currently residing in the City; they continue to work as a great resource for homeless individuals to gain employment education, mental health services, and other necessary services that help to get people off the streets.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness Prevention	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Target Area R/ECAP Census Tract 89.11	Homelessness Prevention COVID-19 Preparation, Prevention, and Response	CDBG: \$150,000 CDBG-CV: \$110,400	Public service activities other than Low/Moderate Income Housing Benefit: 2100 Persons Assisted
2	Senior and Disability Services	2020	2024	Non-Homeless Special Needs	CDBG Target Area R/ECAP Census Tract 89.11	Senior and Disability Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Child and Youth Services	2020	2024	Non-Homeless Special Needs	CDBG Target Area R/ECAP Census Tract 89.11	Child and Youth Services and Programming COVID-19 Preparation, Prevention, and Response	CDBG: \$200,000 CDBG-CV: \$131,654	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Public Facilities	2020	2024	Non-Housing Community Development	CDBG Target Area R/ECAP Census Tract 89.11	Public Facilities	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Infrastructure	2020	2024	Non-Housing Community Development	CDBG Target Area R/ECAP Census Tract 89.11	Public Infrastructure Improvements	CDBG: \$734,710	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted
6	Homeless Housing	2020	2024	Homeless	CDBG Target Area R/ECAP Census Tract 89.11	Homeless Shelter/Housing	CDBG: \$250,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
7	Housing Preservation Program	2020	2024	Affordable Housing	CDBG Target Area R/ECAP Census Tract 89.11	Homelessness Prevention COVID-19 Preparation, Prevention, and Response	CDBG: \$954,318 CDBG-CV: \$52,500	Homeowner Housing Rehabilitated: 70 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 5000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Program Administration	2020	2024	Planning and Administration	CDBG Target Area R/ECAP Census Tract 89.11	Affordable Housing Development Acquisition & Rehabilitation Homeless Shelter/Housing Homelessness Prevention Child and Youth Services and Programming Senior and Disability Services Public Facilities Public Infrastructure Improvements COVID-19 Preparation, Prevention, and Response	CDBG: \$600,000 CDBG-CV: \$74,675	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	COVID-19 Preparation, Prevention, and Response	2020	2024	COVID-19	CDBG Target Area R/ECAP Census Tract 89.11	Affordable Housing Development Acquisition & Rehabilitation Homelessness Prevention Child and Youth Services and Programming Senior and Disability Services Public Facilities COVID-19 Preparation, Prevention, and Response	CDBG-CV: \$4,150	Other: 0 Other

**Table 101 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Housing counseling, tenant-landlord mediation, housing placement services

2	<b>Goal Name</b>	Senior and Disability Services
	<b>Goal Description</b>	Congregate and home-delivered meals for homebound seniors, and other senior and disability services
3	<b>Goal Name</b>	Child and Youth Services
	<b>Goal Description</b>	After-school programming, youth mentoring, job training, other services to assist at-risk and low-income youth
4	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Senior center, youth center, neighborhood center, community center
5	<b>Goal Name</b>	Public Infrastructure
	<b>Goal Description</b>	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements
6	<b>Goal Name</b>	Homeless Housing
	<b>Goal Description</b>	Transitional housing facility, emergency shelter facility, other housing directly available to homeless persons in the city
7	<b>Goal Name</b>	Housing Preservation Program
	<b>Goal Description</b>	Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance Rental housing inspections & code enforcement in the CDBG target area
8	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	City staff will conduct planning and administration of its CDBG funds, including reporting, monitoring, tracking budgets, labor compliance, environmental compliance, community engagement, and subrecipient coordination.
9	<b>Goal Name</b>	COVID-19 Preparation, Prevention, and Response
	<b>Goal Description</b>	CDBG eligible activities that prevent, prepare for, or respond to community impacts due to the COVID-19 pandemic.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

According to the City's 2013-2021 Housing Element, there are 17 housing developments located in Rancho Cordova providing subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. All of the affordable housing projects currently in use, in planning, or in construction will be managed by the SHRA and nonprofit developers and will include coordination with the SHRA for vouchers and other rental subsidies.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

All of the City's owner-occupied housing rehabilitation and emergency repair programs will continue to address lead-based paint hazards, including lead paint stabilization and removal when necessary. Any multi-family housing or public facility renovated with City funds will need to be tested for lead-based paint, and have any paint hazards abated according to code. The City also posts information on the website and at City Hall that provides resources to contractors and developers who will be working on projects that may lead to lead poisoning from lead-based paint or other lead-based building components. The information can be found

here: <https://www.cityofranhocordova.org/home/showdocument?id=8663>

### **How are the actions listed above integrated into housing policies and procedures?**

All of the City's housing rehabilitation and emergency repair programs include an evaluation for the presence of lead-based paint. Homeowners and occupants are provided lead-based paint information and education regardless of when their home was built. Homes built before 1978 are tested for lead-based paint on any exposed surfaces, particularly if paint is chipping or if wood or plaster is exposed. The tests are completed by hazardous material experts, and the stabilization and sealing of the painted surface becomes a priority for the rehabilitation or emergency repair.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's anti-poverty strategy is heavily reliant on regional cooperation, including support from the SHRA and Sacramento County, as well as cooperation with nonprofit service providers and partner agencies. As housing is usually the highest single expense facing impoverished families, the City will continue to explore avenues to build and rehabilitate new and existing affordable housing. The Folsom Cordova Community Partnership is currently partnering with Sacramento Employment Training Agency to develop job training programs for low-income and single-parent families, including focusing on skills currently in high demand locally. The Los Rios Community College District opened a brand-new satellite campus in central Rancho Cordova, and offers both education and job training courses.

The City is always looking for opportunities to partner and leverage programs and service providers to build service capacity and improve the depth of available resources. However, the cycle of poverty is difficult to break, and the City needs support from the SHRA, Sacramento Steps Forward, and Sacramento County, which control the bulk of social services funding, to help stop poverty in the region.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Housing cost burden and severe housing cost burden were identified as the most common housing problems facing impoverished households in the City. New and rehabilitated affordable housing with regulatory agreements and rents affordable to households making less than 50 percent of AMI are vital in addressing the problem of poverty. The City, in partnership with Mercy Housing, has completed the majority of the Mather Veterans Village project, which provides 100 units affordable to very low-and extremely low-income veterans and their families.

The City is also working with developers on the Horizons at New Rancho project, which, at completion, will provide 48 age-restricted senior units to households making less than 80 percent AMI, with several units dedicated to very low- and extremely low-income senior households.

## **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**

City staff have communicated with the subrecipients' staff that are responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. Subrecipients reviewed and signed subrecipient agreements that provide the terms and expectations pursuant to applicable federal and state law. The City also offered a group technical assistance training session at the beginning of the year to go over subrecipient agreement policies, data collection, and financial management. Staff provided technical assistance to subrecipients throughout the year as needed.

On a quarterly basis, City staff examined the progress the subrecipients were making toward performance targets through desk monitoring. Subrecipients are required to report the demographics of their service population with each billing, including additional supporting information such as general ledger and program accounting documents. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or past performance issues have not been resolved.

The City has continued to place strong emphasis on the importance for subrecipients to gather complete and accurate information on the persons and/or households they serve, and to regularly report their progress.

In the 2018-19 program year, the City conducted an on-site audit of the SSHH and Meals on Wheels in collaboration with other local grantors, and in 2019 conducted a monitoring of the City's Public Works Department's 2018-19 ADA Sidewalk Improvement project. Additionally, the City conducted desk monitoring on all CDBG-funded programs throughout the 2019 program year and plans to continue this monitoring throughout the 2020 program year. The CDBG program has successfully met expenditure deadlines in years past and will continue to meet these deadlines throughout the Consolidated Plan cycle. The City is also current on quarterly and semi-annual reports due to HUD.

## Expected Resources

### **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

#### **Introduction**

The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program that the City is currently completing, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

While it would seem that the City has been successful at leveraging federal CDBG dollars, the City has also gone to lengths to not commingle funding sources. Instead, it has elected to use CDBG funds where the programs and projects will most benefit and be most compatible with the

federal regulations, and to find other funding for projects where the inclusion of funds with federal obligations adds more cost than benefit.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	634,710	0	354,318	989,028	2,400,000	For the 2020 program year, the City received \$634,710 in CDBG funds and had approximately \$354,318 in prior year resources. The City receives approximately \$600,000 in CDBG funds each year, meaning that an estimated \$2,400,000 will be received for the remainder of the Consolidated Plan cycle. The City does not currently receive any program income. Prior year resources from planning and administration activities and public service projects are left over from the shortened 2019 program year and will be reallocated in the 2021 program year. All capital improvement prior year resources are committed to existing capital projects and programs and are anticipated to be expended in 2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	373,379	0	0	373,379	0	In order to prevent, prepare for, and respond to coronavirus, the City received \$373,379 in CDBG-CV funding; however additional funding may be allocated to the City for use in response to the COVID-19.

Table 102 - Expected Resources – Priority Table

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

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. Unless the available funding can sufficiently offset the additional cost and labor burden inherent in federal funds, it can actually be costly to a project’s budget to include CDBG or HOME as funding sources. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project’s bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with only CDBG funding. The City’s CDBG program does not have any matching requirements.

With respect to public service projects funded with CDBG funds, to best leverage the City’s available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects and services will have the best results for the community and the low- and very low-income

residents they are intended to serve. These sources include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever appropriate.

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

The City uses publicly owned land and property to support CDBG-funded administrative, planning, and project activities. The City also uses City cars, which are used for the CDBG-funded code enforcement and rental housing inspection activities to transport the code enforcement officers to the different sites that are being inspected. Additionally, City Hall equipment is used to administer the day-to-day activities of planning and administration for the CDBG program.

The Folsom Cordova Community Partnership uses public school district property to hold mentor initiative classes for their youth programs, while the Meals on Wheels Senior Nutrition program uses the City's Senior Center, which is owned by the Cordova Recreation and Park District, to provide hot meals to seniors. In the future, the City plans to use City-owned property to build affordable housing developments.

**Discussion**

The City intends to use CDBG funds to support programs and projects that can best benefit from the additional funding. Because the City's CDBG allocation is very limited, the City plans to complete the costlier housing improvements and production through partnerships and the use of alternative funds.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Child and Youth Services	2020	2024	Non-Homeless Special Needs	CDBG Target Area	Child and Youth Services and Programming COVID-19 Preparation, Prevention, and Response	CDBG: \$30,000 CDBG-CV: \$131,654	Public service activities other than Low/Moderate Income Housing Benefit: 808 Persons Assisted
2	Senior and Disability Services	2020	2024	Non-Homeless Special Needs	CDBG Target Area	Senior and Disability Services	CDBG: \$39,987	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Homelessness Prevention	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Target Area	Homelessness Prevention COVID-19 Preparation, Prevention, and Response	CDBG: \$31,958 CDBG-CV: \$110,400	Public service activities for Low/Moderate Income Housing Benefit: 595 Households Assisted Homelessness Prevention: 40 Persons Assisted Other: 82 Other
4	Public Infrastructure	2020	2024	Non-Housing Community Development	CDBG Target Area	Public Infrastructure Improvements	CDBG: \$210,562	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing Preservation Program	2020	2024	Affordable Housing	CDBG Target Area	Acquisition & Rehabilitation	CDBG: \$202,000 CDBG-CV: \$52,500	Rental units rehabilitated: 20 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 3000 Household Housing Unit
6	Program Administration	2020	2024	Planning and Administration	CDBG Target Area	Affordable Housing Development Acquisition & Rehabilitation Homelessness Prevention Child and Youth Services and Programming Senior and Disability Services Public Infrastructure Improvements	CDBG: \$119,325 CDBG-CV: \$74,675	Other: 0 Other

**Table 103 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Child and Youth Services
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: Folsom Cordova Community Partnership will benefit 80 individuals through youth mentoring services.
2	<b>Goal Name</b>	Senior and Disability Services
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: Meals on Wheels will benefit 100 individuals by providing food to seniors.
3	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Public service activities for Low/Moderate Income Housing Benefit: Sacramento Self-Help Housing- Renters Helpline: 420 Individuals Housing Counseling: 150 Individuals Fair Housing Services: 25 Individuals
4	<b>Goal Name</b>	Public Infrastructure
	<b>Goal Description</b>	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: Public Works Sidewalk ADA Improvements will benefit approximately 2,000 individuals.
5	<b>Goal Name</b>	Housing Preservation Program
	<b>Goal Description</b>	Homeowner Housing Rehabilitated: Rebuilding Together Sacramento will repair 10-15 housing units with its critical repair program. Housing Code Benefit: The City's Code Enforcement Program will benefit 2,000 households through code enforcement. About 1,000 households will benefit from the Rental Housing Inspection Program.
6	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	General administration for CDBG and CDBG-CV programs, activities, and projects.



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

HUD allocated \$634,710 in CDBG funds to the City for the 2020 program year. Project applications were received and reviewed by an independent group, as well as by City staff. Each application was scored according to criteria that the City established as part of the Consolidated Plan process. Criteria included the organization's capacity to successfully complete projects and programs, past project management performance, CDBG funding eligibility, how closely the project matched with the National Objectives laid out by HUD, and how thoroughly the projects addressed the community needs identified in this Consolidated Plan. Please refer to **Attachment F** for a copy of the application scoring rubric and application questions.

The City plans to continue funding for health and safety improvements to residents' homes, public infrastructure improvements for ADA accessibility, and to continue funding public services activities with its CDBG funding, as there are relatively few other funding sources available to finance these activities. Within public services, the City prioritized activities serving seniors and youth, fair housing support, and homelessness prevention efforts in the community.

Funding amounts in the table below are based on scoring criteria from the submitted program applications. These amounts are the estimated funding amounts for the 2020 program year. In particular, the Renters Helpline and Fair Housing Services activities are coordinated through a regional service contract. At the time of this Plan's publication, the lead agency of this collaboration had not released the 2020 allocation amount. Once final allocations for these two activities are provided to the City, then the other funding amounts will be proportionally increased or decreased from estimated funding levels.

#	Project Name
1	Planning and Administration
2	Public Infrastructure
3	Public Services
4	Housing Preservation Program

**Table 104 – Project Information**

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

Priorities are allocated first by need, second by the availability of sufficient resources to support a successful program or project, and third by the availability of local service providers to respond to the needs. The primary obstacle to addressing underserved needs is a shortage of resources, primarily funding.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Homelessness Prevention Senior and Disability Services Child and Youth Services Public Infrastructure Housing Preservation Program Program Administration
	<b>Needs Addressed</b>	Affordable Housing Development Acquisition & Rehabilitation Homelessness Prevention Child and Youth Services and Programming Senior and Disability Services Public Infrastructure Improvements COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG: \$126,942 CDBG-CV: \$74,675
	<b>Description</b>	General administration of the CDBG program, including all planning and reporting activities. Some fair housing services will also be provided.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide administration and support for all CDBG and CDBG-CV programs, including all planning and reporting activities.
	<b>Location Description</b>	Citywide CDBG Target Area
	<b>Planned Activities</b>	Provide general administration of the CDBG and CDBG-CV programs, including all planning and reporting activities.  Complete 2019 CAPER.  Monitor all programs and projects.  <b>Planning and Administration – CDBG: \$119,480, CDBG-CV: \$74,675</b> – General CDBG and CDBG-CV program administration and planning.  <b>Fair Housing Services – CDBG: \$7,462</b> – Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.
<b>2</b>	<b>Project Name</b>	Public Infrastructure
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Public Infrastructure Improvements
	<b>Funding</b>	CDBG: \$310,562
	<b>Description</b>	ADA sidewalk improvements completed by the City's Public Works Department.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,000 individuals will benefit from improved ADA access in the City.
	<b>Location Description</b>	CDBG Target Area
	<b>Planned Activities</b>	2020 ADA Sidewalk Repair Program - Remove and replace damaged curbs, gutters, and sidewalks, and replace sidewalk ramps to meet current ADA standards throughout the City.
<b>3</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Homelessness Prevention Senior and Disability Services Child and Youth Services
	<b>Needs Addressed</b>	Homelessness Prevention Child and Youth Services and Programming Senior and Disability Services COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG: \$94,483 CDBG-CV: \$242,054
	<b>Description</b>	Public services for youth, seniors, and persons and households at risk of homelessness
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG: Approximately 180 low-income persons will benefit from youth and senior targeted public services and 585 households will benefit from rental housing public services.  CDBG-CV: Approximately 65 individuals will benefit from rental housing and homeless prevention public services from SSHH; Approximately 650 households will benefit from various assistance public services and 82 households will benefit from rent and utility assistance services provided by FCCP; Approximately 78 children and youth will benefit from the provision of services from the Boys and Girls Club.

	<b>Location Description</b>	Citywide
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<p><b>Planned Activities</b></p>	<p><b>Boys &amp; Girls Clubs of Greater Sacramento – CDBG-CV: \$73,344</b> – Provide Go Kits to maintain educational engagement for youth while they are at home. These include academic packets, online club programs, food/snacks, books, DIY STEM activities, and family health resources.</p> <p><b>Folsom Cordova Community Partnership– CDBG: \$30,000</b> – Group Mentoring Initiative – Provide youth support and improve community involvement through intensive one-on-one youth mentoring.</p> <p><b>Folsom Cordova Community Partnership – Relief Safety Net Services: CDBG-CV– \$100,310:</b></p> <ul style="list-style-type: none"> <li>• <b>Rental &amp; Utility Assistance – (\$42,000)</b> – Eviction prevention through rent assistance to maintain stable housing and utility assistance to maintain utility connectivity</li> <li>• <b>Emergency Services – (\$58,310)</b> – Provide food assistance, diapers/wipes, and disinfectant supplies to low-income households impacted by coronavirus.</li> </ul> <p><b>Meals on Wheels– \$39,987</b> – Senior Nutrition Program – Take hot meals or frozen heat-and-serve meals to homebound seniors, and provide lunch to seniors at the Cordova Senior Center.</p> <p><b>Sacramento Self-Help Housing: Housing Counseling– CDBG: \$15,000</b> – Provide housing counseling and support services to residents who are at risk of homelessness, or who are already homeless, to aid them in securing stable housing.</p> <p><b>Sacramento Self-Help Housing – Emergency Housing Services: CDBG-CV – \$60,000</b></p> <ul style="list-style-type: none"> <li>• <b>Navigator – (\$29,000)</b> – Provide support with transitioning homeless and susceptible individuals and families off the street and into permanent housing by way of providing up to 3 months rental or utility assistance and covering security deposits.</li> <li>• <b>Housing Counseling – (\$25,000)</b> – Provide housing counseling and support services to residents who are at risk of homelessness, or who are already homeless, to aid them in securing stable housing due to COVID-19.</li> <li>• <b>Administration – (\$6,000)</b> – General administrative costs of providing emergency housing services in response to COVID-19.</li> </ul> <p><b>Sacramento Self-Help Housing: Renters Helpline – CDBG: \$9,496, CDBG-CV: \$8,400</b> – Respond to requests from Rancho Cordova residents who are in danger of becoming homeless due to conflicts</p>
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		with their landlord or property manager and are seeking assistance. Provide fair housing referrals for households potentially experiencing discrimination.
4	<b>Project Name</b>	Housing Preservation Program
	<b>Target Area</b>	CDBG Target Area R/ECAP Census Tract 89.11
	<b>Goals Supported</b>	Homelessness Prevention Housing Preservation Program
	<b>Needs Addressed</b>	Acquisition & Rehabilitation Homelessness Prevention COVID-19 Preparation, Prevention, and Response
	<b>Funding</b>	CDBG: \$364,846 CDBG-CV: \$52,500
	<b>Description</b>	Rental housing inspections and code enforcement in CDBG target areas to find and correct code violations, and rehabilitation of low-income owner-occupied housing to prolong housing habitability.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3,000 households in the low-income CDBG target area will receive code/rental housing inspections; 10-15 housing units will receive roof and critical systems repair assistance from Rebuilding Together Sacramento; 13-20 households will receive COVID-19 response services from Rebuilding Together Sacramento.
	<b>Location Description</b>	Rental housing inspection and code enforcement activities will be conducted in the CDBG target area. Roof repairs will be provided to low-income homeowners citywide.

<p><b>Planned Activities</b></p>	<p><b>Rental Housing Inspection Program – CDBG: \$51,000</b> – Inspect rental units for health and safety violations.</p> <p><b>Code Enforcement Program – CDBG: \$51,000</b> – General code enforcement to support the health and safety of the community.</p> <p><b>Rebuilding Together Sacramento – CDBG: \$100,000; Prior Year Rollover: \$162,846; CDBG-CV: \$52,500</b> – Roof and critical repairs to low-income households and provision of home support items such as cooling fans and portable heaters.</p>
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## AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Geographic distribution of activities is widely varied, but most take place in or near low- and moderate-income areas. As seen on the attached CDBG Target Area map (**Attachment G**), the CDBG target area is dispersed throughout the City, allowing for a spread of eligible activities. The specific location of an activity largely depends on the type of activity. Some of the City's 2020 activities, such as the Meals on Wheels and Housing Counseling program, are able to serve populations across the entire city, while other projects and programs are located and provided to populations in the CDBG target area. The ADA Sidewalk Improvement project, Rental Housing Inspection Program, and Code Enforcement program will take place in the City's designated CDBG target areas.

### Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	40
R/ECAP Census Tract 89.11	0

Table 105 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Three activities are prioritized in the CDBG target area: the ADA Sidewalk Improvement Project, Rental Housing Inspection Program, and the Code Enforcement Program. These activities use a geographic boundary to identify which areas are eligible for infrastructure repair and tracks the number of units inspected, new cases opened, violations cleared, and staff hours spent in addressing housing problems in the CDBG target area.

### Discussion

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of gender, race, national origin, age, source of income, familial/marital status, religious affiliation, or disability. As a result, all public service programs, including senior services, youth services, and housing counseling, will be available to residents citywide. Significant additional funding will also be used in the low- and moderate-income areas, as needed, for capital projects and programs. Because much of the existing city is in the CDBG target area, providing capital infrastructure improvements and housing preservation services in the CDBG target area allows a significant portion of the city to receive improvements. Similar services are provided to neighborhoods outside the target area and are funded via other funding sources.



## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City departments, such as Public Works, as well as partner districts, such as the Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these departments and districts. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the City's boundaries.

### **Actions planned to address obstacles to meeting underserved needs**

The need for affordable housing for lower-income households and supportive housing for persons with special needs continues to exceed available resources. The City has provided services and has worked to offer housing opportunities to underserved groups, including homeless individuals and veterans with disabilities. The City continues its active participation in County efforts, the Mather Veterans Administration Hospital, and service provider initiatives to locate and develop a continuum of housing opportunities for disabled veterans.

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2020 program year, several organizations (including Sacramento Self-Help Housing, Meals on Wheels, and Folsom Cordova Community Partnership) will provide services in Rancho Cordova.

### **Actions planned to foster and maintain affordable housing**

According to the City's Housing Element, there are 17 housing developments located in Rancho Cordova providing subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by SHRA. The remainder of the affordable housing units are operated by various nonprofits. The most prominent of these is VOA, which operates the Mather Community Campus transitional housing program, and Mercy Housing, which operates the 100 units of permanent supportive housing at the Mather Veterans Village.

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of

affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These can be found with additional detail in the City's 2013–2021 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.

### **Actions planned to reduce lead-based paint hazards**

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies:

- **Housing Rehabilitation:** All housing rehabilitation activities funded under this plan will assess lead hazard risk before proceeding, including the planned Emergency Repair Grant Program. This applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100.
- All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described in 24 CFR 35.110.
- At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described in 24 CFR 35.110.

### **Actions planned to reduce the number of poverty-level families**

The City continues to fund public services intended to help poverty-level families. The City's anti-poverty strategy is based on revitalizing Rancho Cordova's existing housing stock to provide safe and decent places to live, and on supporting the services of social services agencies that promote income and housing stability. The City's strategy also includes supportive services for target-income residents, including senior and youth services. For example, the City continues to fund the SSHH, as the SSHH provides vital services and resources to families who are homeless or are at risk of homelessness.

The City also continues to fund other anti-poverty programs such as the Senior Nutrition program offered by Meals on Wheels. Additionally, the City funds the Folsom Cordova Community Partnership's Group Mentoring Initiative. This program supports youth and enhances community involvement through intensive one-on-one youth mentoring to help improve economic opportunities for low-income youth in Rancho Cordova.

The City also uses non-federal funds to support many programs and projects, such as job training, through the Community Enhancement Fund. In the 2020 program year, multiple programs will receive funding from both CDBG funds and Community Enhancement funds; those programs include Meals on Wheels, Rebuilding Together Sacramento, the ADA Sidewalk Improvement project, and Folsom Cordova

Community Partnership Youth Mentoring Initiative.

### **Actions planned to develop institutional structure**

The City of Rancho Cordova has developed a monitoring system to ensure that the activities carried out in furtherance of the Action Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501 and 2 CFR 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

The City's Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan and all other subsequent documents related to the implementation of the CDBG program.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works, as well as partner districts, such as Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

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

Staff has continually strived to provide training opportunities and technical assistance to grant subrecipients and has worked to establish "best practices," with the goal of integrating them into the day-to-day and long-term implementation of the program. In addition, the City is continuing its initiative to coordinate activities with neighboring cities, especially in regard to responding to fair housing-related efforts. Coordinated efforts include joint monitoring of common service providers, standardizing reporting requirements to encourage efficiency and consistency, and sharing information from workshops.

During the 2020 program year, the City will implement contracts with local service organizations and City departments that provide assistance to seniors, youth populations, households at risk of homelessness, public improvements, and housing preservation. These subrecipients have all received CDBG funding in the past from the City. City staff and City Council have realized the continuing need for these services and have instituted the multi-year contracts to provide continuity of services and help reduce administrative burden.

In addition, in the 2017-18 program year, the City and surrounding jurisdictions pursued a regional Analysis of Impediments to Fair Housing Choice (AI). The City entered a Memorandum of Understanding with the SHRA, and neighboring jurisdictions including the cities of Citrus Heights and Elk Grove, to cost-share the fees to conduct an AI. The AI was completed in the fall of 2019 and the results are utilized by

each participating agency for their respective Consolidated and Annual Action Plans, and for SHRA's Public Housing Authority and Capital Fund Plans.

### **Discussion**

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as the SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The goal in this effort is to reduce the burden of providing services within each jurisdiction, by providing CDBG funding. The City also intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City does not expect to receive any program income in the 2020 program year, nor does the City have any plans to participate in the section 108 program. The City does not have any outstanding section 108 loans and plans to fully obligate all of its CDBG funding available in the 2020 year.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

## **Discussion**

The City will continue to work to make the most efficient and effective use of CDBG funds to ensure that the benefit to the community, and particularly to low- and moderate-income households, is realized.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>Consolidated Plan Community Needs Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of Rancho Cordova Community Development Department.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The City released a public survey that was made available online and in a paper version, which was distributed to various public service providers and individuals within Rancho Cordova. The survey was made available in English, Spanish, and Russian and was open for the public for over a month.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>In preparation of the 2020-2024 Consolidated Plan, the City of Rancho Cordova released a community needs survey to the public to collect feedback on community needs.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>This survey was made available to the public from January 2020- February 2020.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The City released a public survey that was made available online and in a paper version, which was distributed to various public service providers and individuals within Rancho Cordova. The survey was made available in English, Spanish, and Russian and was open for the public for over a month.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The survey was made available to all members of the public in the City of Rancho Cordova. City staff targetted organizations that work directly with low-income and minority populations to distribute the survey to their participants.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>A total of 77 surveys were collected. The survey was made available in English, Spanish, and Russian. 71 surveys were completed in English, 5 in Russian, and 1 in Spanish.</p>
<b>2</b>	<p><b>Data Source Name</b></p> <p>American Community Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people.</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>Through the ACS, we know more about jobs and occupations, educational attainment, veterans, whether people own or rent their homes, and other topics. Public officials, planners, and entrepreneurs use this information to assess the past and plan the future. When you respond to the ACS, you are doing your part to help your community plan for hospitals and schools, support school lunch programs, improve emergency services, build bridges, and inform businesses looking to add jobs and expand to new markets, and more.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Information from the survey generates data that help determine changes in the City's demographic and economic characteristics.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2011-2015, 2017, 2018</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Survey</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>City of Rancho Cordova</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>City of Rancho Cordova</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>Housing Cost Estimates</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>2013-2017 American Community Survey 5-Year Estimates</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Housing Cost Estimates</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Provide housing cost estimate characteristics over a period of 5 years.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>City of Rancho Cordova</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2013-2017</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>complete</p>

<b>4</b>	<b>Data Source Name</b> Educational Attainment
	<b>List the name of the organization or individual who originated the data set.</b> 2013-2017 American Community Survey 5-Year Estimates
	<b>Provide a brief summary of the data set.</b> Educational attainment in the City of Rancho Cordova.
	<b>What was the purpose for developing this data set?</b> Provide a brief explanation of educational attainment in the City of Rancho Cordova.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> City of Rancho Cordova
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2013-2017
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete