



**SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION
TELECONFERENCE MEETING**

REGULAR MEETING AGENDA

Wednesday, October 5, 2022 – 4:00 pm

NOTICE TO PUBLIC

In compliance with the Americans with Disabilities Act (ADA), SHRA requests that individuals who require special accommodations access and participate in Commission meetings contact the Agency Clerk at 916-440-8544 or aalexander@shra.org at least 72 hours before the scheduled meeting. Agenda materials are available for review online at www.shra.org. If you need assistance with locating reports, contact the Agency Clerk.

In compliance with AB361, the Sacramento Housing and Redevelopment Commission meetings will be held by teleconference only. The public may participate in this meeting via Zoom or telephone.

Please contact the Agency Clerk's Office at aalexander@shra.org or 916-440-8544 if you have questions about the public comment procedure or remote participation.

ZOOM MEETING LINK:

<https://shra-org.zoom.us/j/89462187042?pwd=ajBVNndpM0FuUU9sZG1WMGFra3Y4Zz09>

Webinar ID: 894 6218 7042 Passcode: 685142

Or by Telephone: (877) 853-5257

CALL TO ORDER 4:00 PM

ROLL CALL

Chair Gale Morgan
Vice-Chair Emmanuel Amanfor
Commissioner Stephanie Duncan
Commissioner Melvin Griffin
Commissioner Cecile Nunley
Commissioner Jasmine Osmany
Commissioner Andrés Ramos
Commissioner Martin Ross
Commissioner Staajabu
Commissioner Samuel Starks
Commissioner Darrel Woo

PUBLIC COMMENTS

Persons wishing to address the Commission on subjects not on the agenda but within the jurisdiction of the Commission may do so at this time. The Commission cannot discuss or take action on matters not on the agenda for this meeting, but Commissioners may briefly respond to statements made or questions raised by the public, ask for clarification from staff, refer the matter to staff, request staff to report back to the Commission at a subsequent meeting, or place the matter on a future agenda. Members of the public with questions are encouraged to contact staff before or after the meeting. To speak on an agenda item, please use the “raise your hand” feature or press *9 on your phone. Speakers are limited to three minutes per item.

CONSENT ITEMS

All matters listed on consent are to be approved with one motion unless a Commissioner or the public requests that separate action be taken on a specific item.

1. Approval of Commission Minutes for September 21, 2022

Recommendation: Approve minutes by minute action.

Contact: Amber Alexander, Agency Clerk, aalexander@shra.org, 916-440-8544

2. Resolution SHRC 2022-19 Authorizing Public Meetings to be Held via Teleconference Pursuant to Government Code Section 54953(E) and Making Findings and Determinations Regarding the Same

Recommendation: Approve resolution.

Contact: Amber Alexander, Agency Clerk, aalexander@shra.org, 916-440-8544

PUBLIC HEARINGS

3. Resolution SHRC 2022-18 Authority to Submit The 2023 One-Year Action Plan for the Community Development Block Grant (CDBG), Home Investment Partnerships Program (Home), Housing Opportunities for Persons with Aids (HOPWA), And Emergency Solutions Grant (ESG) Funded Projects and Programs; Amendment of Prior Years’ Action Plans; Amendment to the Sacramento Housing and Redevelopment Budget; Execute Documents for the Administration of Federal Programs; and Other Related Actions

Recommendation: Hold public hearing and adopt resolution.

Contact: Christine Weichert, Director, Development Finance, cweichert@shra.org, 916-440-1353

DISCUSSION / BUSINESS ITEMS

4. Funding for Emergency Bridge Housing and Meadowview Navigation Center

Recommendation: Review report prior to final approval at the City of Sacramento.

Contact: Sarah O'Daniel, Deputy Executive Director, sodaniel@shra.org, 916-440-1397

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

COMMISSION MEMBER REPORTS

ADJOURN

I, Amber Alexander, Agency Clerk, do hereby certify that I have caused a true copy of the above notice to be delivered to each of the members of the Sacramento Housing and Redevelopment Commission, at the time and in the manner prescribed by law and that this notice was posted at 801 12th Street, Sacramento, California on September 28, 2022.



SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION
VIA TELECONFERENCE

REGULAR MEETING MINUTES

Wednesday, September 21, 2022 – 4:00 pm

CALL TO ORDER

Chair Morgan called the meeting to order at 4:00 pm

ROLL CALL

Attending via teleconference were Chair Gale Morgan, Vice-Chair Emmanuel Amanfor, Commissioner Stephanie Duncan, Commissioner Cecile Nunley, Commissioner Jasmine Osmany, Commissioner Andrés Ramos, Commissioner Martin Ross, Commissioner Staajabu, Commissioner Samuel Starks arrived at 4:12 pm, and Commissioner Darrel Woo. Commission Melvin Griffin was absent.

PUBLIC COMMENTS

No public comments were received.

CONSENT ITEMS

1. Approval of Commission Minutes for September 7, 2022
2. Resolution SHRC 2022-15 Approving the 2023 Annual Public Housing Plan for the Housing Authority of the City of Sacramento (HACS) and the Housing Authority of the County of the Sacramento (HACOS); Submission of the 2023 Public Housing Agency Annual Plan, Admissions and Continued Occupancy Policy and Administrative Plan to the U.S. Department of Housing and Urban Development (HUD)

Commissioner Nunley made a motion to approve the consent items. The motion was seconded by Commissioner Ross. By roll call vote the motion carried by the following vote:

Ayes: Morgan, Duncan, Nunley, Ramos, Ross, Staajabu, Woo, Amanfor, Osmany

Noes: None

Abstain: None

Absent: Griffin, Starks

DISCUSSION / BUSINESS ITEMS

3. Resolution SHRC 2022-17 39th and Broadway Project: Authorization to Execute an Amended Loan Commitment Letter, Authorization to Amend the Sacramento Housing and Redevelopment Agency Budget to Allocate \$750,000 in Home Investment

Partnership Funds and \$750,000 Mixed Income Housing Funds to the Project; Approval to Execute Funding Agreement with Related California or Related Entity; Approval of Environmental Findings

Christine Weichert, Director, Development Finance, presented the item and recommended the adoption of the resolution.

Commissioner Nunley made a motion to adopt the resolution. The motion was seconded by Commissioner Duncan. By roll call vote the motion carried by the following vote:

Ayes: Morgan, Amanfor, Duncan, Nunley, Osmany, Ramos, Ross, Staajabu, Starks, Woo

Noes: None

Abstain: None

Absent: Griffin

PRESENTATIONS

4. Budget Workshop – Public Housing

Cheyenne Caraway, Cecette Hawkins, and Mark Hamilton presented the Public Housing budget and department accomplishments.

5. Budget Workshop – Development Department

Christine Weichert, Director, Development Finance, presented the Development Department budget and department accomplishments.

EXECUTIVE DIRECTOR REPORT

Executive Director, La Shelle Dozier reported that the next meeting date is October 5th via teleconference. There are no updates on the Commission Room cameras. SHRA will be hosting a team for the 8th Annual Walk4Literacy Event on October 1st at McClatchy Park. Also, that Vista Nueva will have its ribbon cutting on October 13th at 140 Promenade Circle.

COMMISSION CHAIR REPORT

Chair Morgan reported that he is back from Florida.

COMMISSION MEMBER REPORTS

There were no comments or reports by Commissioners.

ADJOURN

Chair Morgan adjourned the meeting at 5:01 pm

October 5, 2022



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT Resolution of the Sacramento Housing and Redevelopment Commission Authorizing Public Meetings to be Held via Teleconference Pursuant to Government Code Section 54953(E) and Making Findings and Determinations Regarding the Same

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to take all actions necessary to carry out the intent and purpose of continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

CONTACT PERSONS

James Shields, Deputy Executive Director of Administration, 916-440-1319
Amber Alexander, Agency Clerk, 916-440-8544

SUMMARY

The attached resolution authorizes the Executive Director to take all actions necessary to carry out the intent and purpose of continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

BACKGROUND

AB 361 suspends the teleconferencing requirements located in California Government Code section 54953(b)(3). This means that, during a state of emergency, under specified circumstances, local agencies can meet pursuant to modified Brown Act requirements.

If the Sacramento Housing and Redevelopment Agency (Agency) wishes to rely on the provisions of AB 361, it must meet one of the following criteria:

SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION

AB 361 – Brown Act: Remote Meetings During a State of Emergency

October 5, 2022

Page 2

1. The Agency is holding a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing; or
2. The Agency is holding a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or
3. The Agency is holding a meeting during a proclaimed state of emergency and has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

These criteria permit the Agency to schedule a remote meeting to determine whether meeting in person during a state of emergency would pose an imminent risk to the health or safety of attendees. At that remote meeting, the Agency may determine by majority vote taken by roll call that sufficient risks exist to the health or safety of attendees as a result of the emergency and pass a resolution to that effect. These criteria also permit the Agency to meet remotely in the event that there is a state of emergency declaration while state or local officials have recommended or required measures to promote social distancing.

If the Agency passes a resolution by majority vote determining that a meeting in person would present imminent risks to the health or safety of attendees, the resolution would permit meeting under the provisions of Gov Code 54953(e) for a maximum period of 30 days. After 30 days, the Agency would need to renew its resolution, consistent with the requirements of Gov Code 54953(e)(3), if the Agency desires to continue meeting under the modified Brown Act requirements or allow the resolution to lapse.

ENVIRONMENTAL REVIEW

The proposed action is not a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 and is exempt under the National Environmental Policy act pursuant to 24 CFR 58.34(a)(3).

Respectfully submitted,


LA SHELL DOZIER
Executive Director

Attachments:

Attachment 1: Resolution

RESOLUTION NO. SHRC-2022-19

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

October 5, 2022

RESOLUTION OF THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION AUTHORIZING PUBLIC MEETINGS TO BE HELD VIA TELECONFERENCE PURSUANT TO GOVERNMENT CODE SECTION 54953(E) AND MAKING AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

WHEREAS, the Sacramento Housing and Redevelopment Agency (Agency) is committed to preserving and nurturing public access and participation in meetings of the Sacramento Housing and Redevelopment Commission (Commission); and

WHEREAS, all meetings of the Commission are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the Commission conduct business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the State of California, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist in the State of California, specifically, an outbreak of respiratory illness due to a novel coronavirus disease known as COVID-19; and

WHEREAS, by Executive Order N-25-20 on March 12, 2020 (N-25-20), all residents were directed to heed any orders and guidance of state and local public health officials, including but not limited to the imposition of social distancing measures, to control the spread of COVID-19. By Executive Order N-29-20 on March 17, 2020 (N-29-20) and in furtherance of the imposition of social distancing measure, notwithstanding any other provision of state or local law, including the Brown Act, N-29-20 authorized a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to attend and to address the local legislative body, during the period in which state or local public officials impose or recommend measures to promote social distancing, including but not limited to limitations on public events. All requirements in the Brown Act expressly or impliedly requiring the physical presence of members, the clerk or other personnel of the body, or of the public as a condition of participation in or quorum for a public meeting were waived; and

WHEREAS, by Order of the Health Officer of the County of Sacramento dated July 29, 2021, persons should continue to follow CDC guidance for unvaccinated people and for fully vaccinated people to protect themselves and others, including the recommendation that people social distance 6 feet apart from other people who do not live in the same household; and

WHEREAS, the Commission does hereby find that the Proclamation of a State of Emergency for COVID-19 on March 4, 2020, and Executive Orders N-25-20 and N-29-20 imposing social distancing measures has caused, and will continue to cause, conditions of peril to the safety of persons within the State of California and Sacramento County that are likely to be beyond the control of services, personnel, equipment, and facilities of the Commission, and desires to proclaim a local emergency and ratify the proclamation of state of emergency by the Governor of the State of California; and

WHEREAS, as a consequence of the local emergency, the Commission does hereby find that it shall conduct its meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, the public is assured access as, Commission meetings are broadcast live on YouTube, as well as made available for later viewing. No log in is required. Public comment is being facilitated as the Commission has provided a telephone line for live comment, as well as an e-mail address which is monitored throughout the meeting; and

WHEREAS, the proposed action is not a project subject to the California Environmental Quality Act (CEQA) pursuant to 14 CCR §15378 and is exempt from the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(3).

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the recitals and the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2. The Commission hereby ratifies the Governor of the State of California’s Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 3. The Executive Director, or her designee, is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 4. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) November 5, 2022, or (ii) such time the Commission adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Agency may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

CHAIR

ATTEST:

CLERK

October 5, 2022



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT 2023 County and City Action Plans

County of Sacramento:

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs, Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget, And HOME American Rescue Plan Program

City of Sacramento:

Approval of the 2023 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Authorize a Regional Affirmatively Furthering Fair Housing (AFFH) Agreement With Municipalities and To Solicit, Award, and Execute An AFFH Contract

RECOMMENDATION

Staff is presenting the County and City Action Plans as a public hearing item prior to review by the County of Sacramento Board of Supervisors, and the City of Sacramento City Council.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission
October 5, 2022
Page 2

CONTACT PERSONS

Celia Yniguez, Federal Programs Manager, cyniguez@shra.org, 916-440-1350
Christine Weichert, Director of Housing Finance, cweichert@shra.org, 916-440-1353

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

1. SHRC Resolution
2. City Council Staff Report
3. City Council Resolution
4. Exhibit A - 2023 City One-Year Action Plan Activities
5. County Board of Supervisors Board Letter
6. County Board of Supervisors Resolution
7. Attachment 1 - 2023 County One-Year Action Plan Activities
8. Attachment 2 - County HOME-ARP Allocation Plan
9. Attachment 3 – State ESG Update

RESOLUTION NO. SHRC 2022-18

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

October 5, 2022

AUTHORITY TO SUBMIT THE 2023 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AND OTHER RELATED ACTIONS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires adoption of a Consolidated Plan to identify the programs and projects for the expenditure of federal Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds; and

WHEREAS, since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the community development funding originating from HUD on behalf of the City and County of Sacramento; and

WHEREAS, SHRA serves as a joint staffing agency for administration of Consolidated Plan programs in both the City of Sacramento and the County of Sacramento; and

WHEREAS, as the recipient of HUD funding and designated agent for the City and County of Sacramento, SHRA is authorized to submit an environmental determination on their behalf and on behalf of non-profit subrecipients; and

WHEREAS, the 2020-2024 Consolidated Plan, was approved by Sacramento Housing and Redevelopment Commission by Resolution No. 2019-22; and Amendment #1 to the Consolidated Plan by Resolution 2020-08; and

WHEREAS, on March 27, 2020, the President of the United States signed the Coronavirus Aid,

Relief, and Economic Security (CARES) Act, Public Law 116-136. This made available \$5 billion in CDBG Coronavirus (CDBG-CV) funds, \$4 billion in ESG Coronavirus (ESG-CV), and \$65 million in HOPWA supplemental funds to respond to the growing effects of the historic COVID-19 public health crisis. The CARES Act allocations were issued in multiple funding rounds to the City of Sacramento, with specific designations which include the following: \$2,869,932 of CDBG-CV1, \$1,453,941 of ESG-CV1, \$218,082 of HOPWA supplemental allocation; ESG-CV2 of \$10,205,871; and CDBG-CV3 of \$3,600,966; and

WHEREAS, CDBG-CV, ESG-CV, and HOPWA supplemental funds were allocated to projects and programs in accordance with HUD requirements by City Council Resolutions 2020-0098, 2020-0323, 2020-0324, and 2021-0115. The 2023 Action Plan recommends reallocation of \$2,003,933 of Emergency Solutions Grant ESG-CV2.

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the Sacramento Housing and Redevelopment Commission accepts the findings are found to be true and correct and are hereby adopted.

Section 2. Subject to approval of the 2023 One-Year Action Plan by the Sacramento City Council and the Sacramento County Board of Supervisors, the Executive Director, or designee, is authorized to:

- Amend the SHRA budget to allocate the CDBG, HOME, HOPWA, ESG, and ESG-CV2 grant funding for programs and projects in accordance with the amendment of the prior years' Action Plan and 2023 One-Year Action Plan.
- Approve amendments to prior year Action Plans effective immediately.
- Amend CDBG Capital Reserve, HOME, HOPWA, and ESG budgets if HUD awards are less than or greater than anticipated to the extent necessary to implement and ensure the timely completion of activities.
- Negotiate, execute and amend agreements, contracts, and documents with HUD and the appropriate entities to carry out the Action Plans' activities in compliance with adopted policies, guidelines and federal law, as approved to form by the Office of the General Counsel.
- Submit the 2023 One-Year Action Plan and amendments to prior years' action plans to HUD.
- Enter into, execute and amend agreements with the regional municipalities for an Affirmatively Furthering Fair Housing plan, and to solicit, award, execute and amend an AFFH contract and any related agreements as approved to form by SHRA Counsel and amend its budget accordingly.
- Allocate \$2,003,933 of Emergency Solutions Grant ESG-CV2, \$63,000 of 2022 CDBG, \$63,000 of 2023 CDBG, and \$225,763 of 2023 ESG to the Housing Authority of the City of

Sacramento (HACS) to use for the operation of the Emergency Bridge Housing at the Grove, and the Meadowview Navigation Center as determined by HACS

PASSED AND ADOPTED BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

CHAIR

ATTEST:

CLERK



REPORT TO CITY COUNCIL
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Discussion
October 11, 2022

Honorable Mayor and Members of the City Council

Title: Approval of the 2023 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Authorize a Regional Affirmatively Furthering Fair Housing (AFFH) Agreement With Municipalities and To Solicit, Award, and Execute A AFFH Contract

Location/Council District: Citywide

Recommendation: Adopt City Council Resolution a) approving amendments to prior years' Action Plans and the 2023 One-Year Action Plan to allocate anticipated CDBG, HOME, ESG, and HOPWA funds as described in Exhibit A; b) approving amendments to prior years' Action Plans are effective immediately; c) authorizing SHRA to amend its budget to allocate CDBG, HOME, ESG, ESG-CV, and HOPWA funding for programs and projects in accordance with the amendments of the prior years' Action Plans and the 2023 One-Year Action Plan and to amend the budget if the United States Department of Housing and Urban Development (HUD) grant awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities; d) authorizing the City Manager or his designee to execute and amend agreements with SHRA to carry out the activities contained in the 2023 One-Year Action Plan and amendments to the various years' Action Plans in compliance with applicable federal laws and regulations, as approved to form by SHRA's Counsel and the City Attorney; e) authorizing and delegating authority to SHRA to act as agent on behalf of the City of Sacramento to execute and amend grant agreements with HUD and execute agreements and contracts with the appropriate entities to carry out programs and projects in accordance with the Action Plans and in compliance with applicable federal laws and regulations as approved to form by SHRA's Counsel; f) authorizing SHRA to make any budget adjustments, and execute and amend related documents as necessary to administer the programs as described in the 2023 Action Plan in compliance with applicable federal laws and regulations as outlined in Exhibit A; g) authorizing SHRA to submit the 2023 One-Year Action Plan and amendments to prior years' Action Plans to HUD; and h) authorizing a regional AFFH agreement with municipalities and to solicit, award, and execute a AFFH contract.

Contact: Celia Yniguez, Program Manager, (916) 440-1350, cyniguez@shra.org; Christine Weichert, Director of Housing Finance, (916) 440-1353, cweichert@shra.org, Sacramento Housing and Redevelopment Agency

Presenters: Celia Yniguez, Program Manager, (916) 440-1350, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: Since 1982, SHRA has managed and administered federal housing, public service, and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to a joint powers agreement between the City and County and its housing authorities. HUD requires the submission of the One-Year Action Plan annually for the Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS grant programs.

This report recommends approval of the 2023 One-Year Action Plan (Action Plan) and amendments to prior years' Action Plans and requests authorization to submit the plan to HUD. The Action Plan outlines proposed priority activities, projects, and other actions for federally funded programs, including CDBG, HOME, ESG, and HOPWA. Staff anticipates that the 2023 federal budget will be constant at 2022 funding levels (Exhibit A). Each year, the estimated entitlement amount is based on actuals received from the previous year. In 2022, CDBG and ESG award amounts decreased, while HOME and HOPWA awards increased from the previous year.

Federal Funding			
Entitlement	Estimate 2022	Actual 2022	Estimate 2023
CDBG	\$4,839,133	\$4,501,241	\$4,500,000
ESG	\$421,643	\$406,780	\$406,700
HOME	\$2,517,795	\$2,823,258	\$2,820,000
HOPWA	\$1,498,551	\$1,744,705	\$1,744,700

SHRA held public meetings beginning in February to receive input from the public, the Sacramento Housing and Redevelopment Commission (Commission) and the City Council. In February, workshops held reviewed CDBG objectives, eligibility requirements, 2023 entitlement estimates for CDBG, HOME, ESG and HOPWA and estimated allocations by funding activity (Infrastructure, Housing, Public Service and Planning and Administration), examples of funded projects, and Action Plan preparation and adoption schedule. Once the list of draft projects was identified, this was presented to the City Council on June 14, 2022 for review and comment. A noticed public meeting soliciting comments on the Action Plan was held by the Commission on October 5, 2022 as required by HUD.

Policy Considerations: The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives outlined in the 2020-2024 Consolidated Plan. The Consolidated Plan goals include assisting low- and moderate-income persons and areas with the following: housing, homeless facilities and services, public services, public facility, and infrastructure improvements, and planning activities.

Economic Impacts: Not applicable.

Environmental Considerations: California Environmental Quality Act (CEQA): Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under CEQA if the implementation of the projects is authorized as part of the budgeting process. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan and therefore are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b). Environmental review pursuant to CEQA will be completed prior to any project commitment. Activities identified in the Action Plan as public and supportive services, rental assistance, and program administration activities are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b), and facility operations are exempt pursuant to 14 CCR section 15301. No further CEQA review is required for these activities.

Environmental Considerations: National Environmental Policy Act (NEPA): All new federally funded projects are subject to environmental review under the requirements of NEPA and HUD regulations, and review must be completed prior to any commitment of federal funds or choice limiting action. The recommended actions are considered administrative and planning activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are exempt from NEPA pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(1) and 58.34(a)(3). Activities identified in the Action Plan as program administration activities are exempt under NEPA pursuant to 24 CFR 58.34(a)(3), public services are exempt pursuant to 24 CFR 58.34(a)(4), and supportive services, facility operations, and tenant-based rental assistance are categorically excluded not subject to §58.5 pursuant to 24 CFR 58.35(b)(1),(2) and (3) and convert to exempt. No further NEPA review is required for these activities.

Sustainability Considerations: The proposed appropriation of funds for existing and new activities is consistent with the City's Sustainability Master Plan's Focus Area – Public Health and Nutrition by improving residents' health and serves as a five-year planning document to direct investments that seek to improve health, nutrition, social and economic sustainability.

Commission Action: Sacramento Housing and Redevelopment Commission: It is anticipated that at its October 5, 2022 meeting, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the City Council in the event this does not occur.

Rationale for Recommendation: As a condition of the receipt of various federal grants provided through HUD, the regulations require the annual submittal of the One-Year Action Plan describing proposed activities and expenditures that meet the goals and

priorities of the City of Sacramento. In general, the purpose of the activities funded is to revitalize lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services and generating affordable housing opportunities. Newly funded capital improvement projects are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds in the current year.

Financial Considerations: The proposed allocations in the 2023 One-Year Action Plan are based on estimated revenues. Exhibit A includes details regarding the proposed program and project allocations.

LBE - M/WBE and Section 3 requirements: Local Business Enterprise requirements do not apply to this report. Minority and Women's Business Enterprise requirements and Section 3 apply to all activities to the greatest extent feasible and as required by federal funding and in accordance with the SHRA's Section 3 Economic Opportunity Plan.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

Attachments

- 1-Description/Analysis
- 2-Background
- 3-City Council Resolution
- 4-Exhibit A

Background

Since 1982, SHRA has managed and administered federal housing, public service, and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to an agreement between the City and County and its housing authorities.

Consolidated Plan

A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from the HUD. The Sacramento Consolidated Plan is a joint City-County planning document that identifies the City's housing, public service, and community development needs and describes a long-term strategy to meet those needs. The 2020-2024 Consolidated Plan was approved by the City Council and covers and provides the vision, goals and strategies for allocation of federal funds. Ongoing goals of the consolidated planning process include:

- Promote citizen participation in the development of local priority needs benefiting low- and moderate-income persons.
- Develop a series of One-Year Action Plans that will be the basis for assessment of performance.
- Consult with public and private agencies to identify needs and appropriate actions required to address their needs.

The Consolidated Plan explains how and why federal HUD funding for housing and community development activities should be used based on identified local needs. The Consolidated Plan has three overarching goals to address community needs including: 1) Provide affordable housing, including for those with special needs; 2) Provide a suitable living environment through more livable and integrated neighborhoods; and 3) Expand economic opportunities, especially for low- and moderate-income persons. The activities the City will undertake to achieve the stated objectives are detailed in Exhibit A to the Resolution.

Action Plan

The purpose of the annual One-Year Action Plan is to update the Consolidated Plan. The Action Plan details proposed Community Development Block Grant (CDBG), HOME Program, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA), activities, and budgets for the 2023 calendar year. In addition, staff is recommending amendments to prior years' Action Plans to allocate capital reserve and program income to fund new activities. It also provides the City with a basis for assessing its progress in meeting the goals of the Consolidated Plan through the Consolidated Annual Performance and Evaluation Reports (CAPER). The One-Year Action Plan describes the resources expected to be available in the coming program year from federal, nonfederal, and private sources. It includes a description of the activities that will be undertaken to meet the specific objectives in the Consolidated Plan. Throughout the year, SHRA meets with City Departments, the City Manager's Office and Council Members to receive input on Action Plan activities.

The Action Plan's activity types and funding sources are summarized below:

Infrastructure and Public Facility Improvements

There is a continuing need in the City for infrastructure and public facility improvements to serve low- and moderate-income areas within neighborhoods that either have inadequate facilities or where existing facilities suffer from heavy use or deferred maintenance, leading to disrepair or the facility has reached the end of its useful life. Capital improvement funding identified in the Action Plan strives for maximum leveraging opportunities in order to provide the greatest impact to residents. Supporting large infrastructure and public facility improvement projects benefiting low and moderate-income areas remains a key objective of the City's CDBG Program.

Proposed Action Plan infrastructure and public facility improvement projects were identified through consultation with community organizations and City staff and were selected based on the ability for them to be completed in a timely manner, CDBG program eligibility, and current City of Sacramento priorities. The Action Plan recognizes the limited federal, state, and local funding, and strategically focuses funding on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity that generates strategic and visible impacts which promote positive changes within the community.

Housing

The housing activities outlined in the Action Plan seek to support, increase and improve the multi-family housing stock, fund minor repairs to existing single-family homes, and provide decent and affordable housing to extremely low, low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been constrained in recent years due to the amount of entitlement grants from the federal government and limited state and local funding. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. Additionally, efforts have been made to reduce mobility barriers for low- and moderate-income households by supporting infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development and is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

To maximize fair housing choice, affordable housing rehabilitation and new construction are not limited to low- and moderate-income areas and can be developed where it is most appropriate. Guidelines for investing in affordable housing rehabilitation and new construction activities were approved by the City Council separately as part of SHRA's Multifamily Lending and Mortgage Revenue Bond Policies.

HOME Program

The HOME Program empowers grantees to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for construction of new housing. Additionally, HOME funds are also used for the rehabilitation of existing housing.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partner with the City and Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (CoC). As such, SHRA is involved in discussions about the best methods to reach out to homeless persons and how to assess individual needs as part of ongoing coordination efforts. Additionally, the City has determined addressing homelessness is a high priority. SHRA continues to work with City staff on the most strategic use of federal funding for homeless services, including CDBG, HOPWA, and ESG to reflect and complement the broader commitments of the City to prevent and end homelessness.

Objectives to address homelessness in 2023 include: 1) supporting efforts to continue the CoC System for homeless assistance through the provision of emergency shelters, rapid re-housing/prevention services, and including housing for the chronically homeless; and 2) providing permanent supportive housing, and supportive services for low- and moderate-income persons and those with special needs, including the homeless and persons living with HIV/AIDS.

As part of the 2023 Action Plan, CDBG, ESG, and HOPWA funding is expected to continue for established programs such as the emergency shelters, rapid re-housing and other actions related to the addressing and preventing homelessness.

Coronavirus Aid, Relief, and Economic Security Act

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was approved which made \$5 billion in Community Development Block Grant (CDBG) Coronavirus (CV) and \$4 billion in Emergency Solutions Grant (ESG) Coronavirus funds available to respond to the growing effects of the historic COVID-19 public health crisis on the community. HUD allocated funding in multiple rounds. The first round released in April included CDBG-CV1, ESG-CV1 and HOPWA supplemental. In June, the second round of ESG (ESG-CV2) was released followed in September with the third round of CDBG (CDBG-CV3); round two of CDBG-CV was directed to states. The first round of included CDBG-CV1, ESG-CV1 and HOPWA and the second round included ESG-CV2 and CDBG-CV3. All funds were allocated and the Action Plan was amended. In 2021, \$6,337,257 in ESG-CV2 funding was allocated towards a future Homekey project. The Vista Nueva Homekey project received \$3,150,000 of ESG-CV2 funding. It has been determined that the remaining \$2,003,933 is needed for the operation of the Emergency Bridge Housing shelter and Meadowview Navigation Center.

Emergency Solutions Grant

Upon approval of the Action Plan by the Sacramento City Council, SHRA will execute subrecipient agreements for rapid re-housing and emergency shelter programs. Rapid re-housing services include housing search and placement, housing stability case management, direct short-term rental assistance, rental application fees, security/utility deposits, and first/last months' rent.

HOPWA

HOPWA provides housing assistance and related supportive services to low-income persons living with HIV/AIDS and their families. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units, costs for facility operations, rental assistance, and short-term payments to prevent homelessness. Supportive services can include case management, substance abuse treatment, mental health treatment, nutritional services, job training and placement assistance, and

assistance with daily living. In addition to funding for activities outlined above, SHRA works with developers in order to create affordable HOPWA housing units as opportunities present themselves.

As a HOPWA recipient, SHRA has the responsibility to serve eligible individuals within the Eligible Metropolitan Statistical Area (EMSA) which is a metropolitan area with more than 500,000 people and more than 2,000 persons living with HIV or AIDS. For HOPWA funds allocated to the City, the eligible area includes Sacramento, Yolo, Placer, and El Dorado counties. SHRA works with sub-recipients to provide services to HOPWA-eligible clients. In 2023, the anticipate service providers include: 1) CARES Community Health (Sacramento); 2) Communicare (Yolo County); 3) Sierra Foothills AIDS Foundation (El Dorado and Placer Counties); 4) Sunburst (Sacramento) 5) Volunteers of America (Sacramento); and 6) Colonia San Martin (Sacramento). These organizations provide services, case management and emergency shelter to individuals and families.

Public Services

An overall priority for CDBG is to increase self-sufficiency and economic opportunity for low-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The priority in the Consolidated Plan for the utilization of public service funding is to support vital services to the City's most vulnerable populations, including as providing meals to seniors and the services and emergency shelter to homeless households.

Fair Housing

SHRA, the City and County of Sacramento, and the Cities of Citrus Heights, Elk Grove, Rancho Cordova, and Folsom implement fair housing services through local partnerships. The result is the Renter's Hotline, which serves as a central intake point to provide counseling, dispute resolution and fair housing services for Sacramento County residents in a housing crisis or dispute. Access is through telephone and the internet. Other components include fair housing education and training for landlords, and implicit bias training and Investigation/Testing/Litigation.

Regional Assessment of Fair Housing

The Assessment of Fair Housing (AFH) is required to comply with the Affirmatively Furthering Fair Housing (AFFH) Final Rule adopted by HUD on July 16, 2015. The rule requires HUD grant recipients incorporate the purposes and policies of the Fair Housing Act into their planning processes. To be compliant with HUD requirements, in 2023 an AFH must be developed and in 2024 the 2025-2029 Consolidated Plan will be prepared and adopted by November. The current AFH was developed with regional partners and staff recommends continuing partnerships. Therefore, to develop a coordinated regional approach to addressing fair housing issues, including those that cross jurisdictional boundaries, staff is also requesting approval to work with the Cities of Citrus Heights, Rancho Cordova, Elk Grove, Folsom, Isleton, Galt, and the unincorporated County of Sacramento to hire a consultant to prepare an AFH, including the preparation and release of a Request for Proposals for a regional AFH.

RESOLUTION NO. 2022 -

Adopted by the Sacramento City Council

on date of

APPROVAL OF THE 2023 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH MUNICIPALITIES FOR A REGIONAL AFFIRMATIVELY FURTHERING FAIR HOUSING CONTRACT AND SOLICIT AWARD, AND EXECUTE A CONTRACT

BACKGROUND

- A. Since 1982, the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities have served as the public entity designated to efficiently administer the CDBG program and was subsequently designated as the public entity to administer HOME, ESG, and HOPWA, funding originating from the Department of Housing and Urban Development (HUD).
- B. As the recipient of HUD funding and designated agent for the City of Sacramento, SHRA is authorized to submit environmental determinations on the City's behalf and on behalf of non-profit sub-recipients.
- C. The recommended actions are consistent with the goals of the 2020-2024 Consolidated Plan, which was approved in 2019 by City Council Resolution 2019-0408 and amended in 2020 by City Council Resolution 2020-0098.
- D. On March 27, 2020, the President of the United States signed the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136. This made available \$5 billion in CDBG Coronavirus (CDBG-CV) funds, \$4 billion in ESG Coronavirus (ESG-CV), and \$65 million in HOPWA supplemental funds to respond to the growing effects of the historic COVID-19 public health crisis. The CARES Act allocations were issued in multiple funding rounds to the City of Sacramento, with specific designations which include the following: \$2,869,932 of CDBG-CV1, \$1,453,941 of ESG-CV1, \$218,082 of HOPWA supplemental allocation; ESG-CV2 of \$10,205,871; and CDBG-CV3 of \$3,600,966.
- E. CDBG-CV1; CDBG-CV3, ESG-CV1, ESG-CV2, and HOPWA supplemental funds were allocated to projects and programs in accordance with HUD requirements by City Council Resolutions 2020-0098, 2020-0323, 2020-0324, and 2021-0115. The 2023 Action Plan recommends a reallocation of \$2,003,933 of Emergency Solutions Grant ESG-CV2.

- F. A noticed public hearing soliciting comments on the 2023 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 5, 2022: the noticed 30-day public comment period was from September 4, 2022, to October 5, 2022.
- G. HUD adopted the Affirmatively Furthering Fair Housing (AFFH) Final Rule in 2015, which requires grant recipients to incorporate the purposes and policies of the Fair Housing Act into the Assessment of Fair Housing (AFH) planning process.
- H. The cities of Citrus Heights, Rancho Cordova, Elk Grove, Folsom, Isleton, Galt, and the County of Sacramento desire to enter into an agreement with SHRA to issue and award a contract to meet the requirements of AFFH.
- I. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(1) and (3). Environmental reviews for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice-limiting actions. Activities identified in the Action Plan as public services, supportive services, tenant-based rental assistance, facility operations, and program administration have been reviewed pursuant to CEQA and NEPA, and no further review is required for these activities.
- J. SHRA staff will continue to integrate and collaborate on programming efforts with City departments utilizing Federal, State, and local funding.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.
- Section 2. Amendments to prior years' Action Plans and the 2023 One-Year Action Plan, which allocates CDBG, HOME, ESG, ESG-CV2, and HOPWA funds as described in Exhibit A are approved.
- Section 3. Amendments to prior years' Action Plans are approved and effective immediately.
- Section 4. SHRA is authorized to amend its budget to allocate CDBG, HOME, ESG, ESG-CV2, and HOPWA funding for programs and projects in accordance with the amendment of the prior years' Action Plans and the 2023 One-Year Action Plan and amend the budget if the HUD grant awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities. These actions supersede any actions in the 2023 SHRA budget.

- Section 5. The City Manager, or designee, is authorized to execute and amend agreements with SHRA to carry out activities contained in the 2023 One-Year Action Plan and amendment to the various years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA's Office of the General Counsel (Counsel) and the City Attorney.
- Section 6. SHRA is authorized and delegated authority to act as agent on behalf of the City of Sacramento to execute and amend grant agreements with HUD and execute and amend agreements and contracts with the appropriate entities to carry out projects and programs in accordance with the 2023 One-Year Action Plan and amendments to prior years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA's Counsel.
- Section 7. SHRA is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the federal programs as described in the 2023 One-Year Action plan in compliance with applicable federal laws and regulations as outlined in Exhibit A.
- Section 8. SHRA is authorized to submit the 2023 One-Year Action Plan and amendments to prior years' Action Plans to HUD.
- Section 9. SHRA is authorized to enter into, execute and amend an agreement with regional municipalities for a regional AFFH plan, and is authorized to solicit, award, execute and amend an AFFH contract and any related agreements as approved to form by SHRA Counsel and amend its budget accordingly.

Table of Contents:

Exhibit A: 2023 Action Plan

**City of Sacramento
2023 One-Year Action Plan and Previous Years' Reprogramming**

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Housing Opportunities for Persons with AIDS (HOPWA); and Emergency Solutions Grant (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 One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations, funding allocations, and eligibility criteria. Proposed activities address the priority needs and specific objectives adopted by the City Council on October 13, 2020.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for SHRA initiated projects under the California Environmental Quality Act (CEQA). Environmental review records are on file at SHRA.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan, and AI. These documents, on file with the Agency Clerk, are incorporated into this staff report and the record by this reference.

Definitions:

Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. CDBG funds may also include prior years' capital reserve funds.

Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.).

The following programs are listed on the pages below: CDBG, HOME, ESG, ESG-CV2, and HOPWA

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)					
Proposed activities are based on the following estimated revenues:					
CDBG Revenue Source	Previous Years' Revenue Sources			2023 Action Plan	Total
	2016-2020	2021	2022		
Estimated Entitlement				\$4,500,000	\$4,500,000
Unobligated Capital Reserve Available for Reprogramming*	\$40,000	\$0	\$0		\$40,000
Program Income**	\$0	\$0	\$0	\$10,000	\$10,000
Total	\$40,000	\$0	\$0	\$4,510,000	\$4,550,000

The following summarizes proposed CDBG activities for 2023. Activities are organized into Infrastructure and Public Facility Improvements, Housing Development, Preservation and Homeownership, Public Services, Grant Planning and Administration, Loan Repayments, and Capital Reserve.

CDBG Activity Summary	Previous Years Reprogramming	2023 Action Plan	Total
Infrastructure and Public Facility Improvements	\$40,000	\$1,125,000	\$1,165,000
Housing Development, Preservation and Homeownership	\$0	\$1,211,756	\$1,211,756
Public Services	\$0	\$598,000	\$598,000
Grant Planning and Administration	\$0	\$735,735	\$735,735
HUD Loan Repayments	\$0	\$722,000	\$722,000
Capital Reserve	\$0	\$117,509	\$117,509
Proposed Funding Total	\$40,000	\$4,510,000	\$4,550,000

*Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or are funds being moved to a new activity to ensure timely expenditure. Reprogrammed CDBG funds may also include prior years' capital reserve funds.

**Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). Program income for 2023 is estimated.

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENTS					
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other City Departments to maximize leveraging with the City's capital improvement plans.					
Northwood School Access: Construction of new curb, gutter, planters, sidewalk, and curb ramps, pavement reconstruction and rehabilitation, modification of drainage systems, and installation of marked crosswalks, street lighting and signal modifications. (D2)	\$0	\$700,000	\$700,000	2023 CDBG EN	03K/6067,7001/LMA
Broadway Complete Streets Phases 1 and 2: Construction on Broadway between 3rd and 24th Street. Reduction of lanes from 4/5 to 2 to provide buffered bike lanes, on-street parking, and improved pedestrian crossing and access to public transportation. Also includes new roadway segment at 29th Street, between X Street and Broadway. (D7)	\$0	\$300,000	\$300,000	2023 CDBG EN	03K/1900,2000,2100,2200/LMA
Babcock School Masterplan: Prepare for Park Master Plan for portion of the Babcock School playfields. (D2)	\$40,000	\$0	\$40,000	2019 CDBG EN	03F/5502,6202/LMA
NOFA	\$0	\$100,000	\$100,000	2023 CDBG EN	03E/6500/LMA
Capital Improvement Project Environmental Review: Environmental review and studies for CDBG-eligible projects.	\$0	\$25,000	\$25,000	2023 CDBG EN	LMA
Temple Park - Design and Construction: Design, engineering and con of new signage resurface new basketball court. Repair walkways for ADA Compliant path of travel to picnic area. Renovate existing system and water line. (Amends the 2021 Action Plan Project Description, no new funding) (D5)	N/A	N/A	N/A	N/A	03F/3700/LMA

Total CDBG Infrastructure and Public Improvements	\$40,000	\$1,125,000	\$1,165,000
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Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)					
The following are recommended activities that increase the marketability and livability of neighborhoods.					
Minor Repair & ADA for Seniors and Low-Income Homeowners Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Safe at Home Program and the Home Assistance Repair Program for Seniors (HARPS).	\$0	\$55,000	\$55,000	2023 CDBG EN	14H / LMH
Home Repair Program: This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.	\$0	\$250,000	\$250,000	2023 CDBG EN	14A / LMH
Affordable Housing Rehabilitation Program: Provides loans and/or grants to rehabilitate low- and moderate-income multi-family housing units.	\$0	\$675,000	\$675,000	2023 CDBG EN	14B/LMH
Housing Programs Implementation and Delivery: 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.	\$0	\$231,756	\$231,756	2023 CDBG EN	14A / 14B / 14G
Total CDBG Housing Development, Preservation and Homeownership	\$0	\$1,211,756	\$1,211,756		

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
PUBLIC SERVICES					
The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.					
Homeless Activities: Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food. To use for the operation of the Emergency Bridge Housing at the and the Meadowview Navigation Center.	\$0	\$63,000	\$63,000	2023 CDBG EN	05
Meals on Wheels: Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.	\$0	\$535,000	\$535,000	2023 CDBG EN	05A
Total CDBG Public Services	\$0	\$598,000	\$598,000		

GRANT PLANNING AND ADMINISTRATION					
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.					
Fair Housing Activities: Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.	\$0	\$169,162	\$169,162	2023 CDBG EN	21D
CDBG Planning and Administration: Administrative and Planning Services for CDBG Programs.	\$0	\$566,573	\$566,573	2023 CDBG EN	21A
Total Grant Planning and Administration	\$0	\$735,735	\$735,735		

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HUD LOAN REPAYMENTS					
The following debt service payments for HUD Section 108 loan and internal SHRA loans for commercial revitalization, job creation, and infrastructure development.					
Section 108 Loan Repayment - Mirasol Village (formerly Twin Rivers): Annual debt service payment including principal and interest (variable) on Section 108 loan funds. Any unused funds from previous or the current year allocation is is authorized to be returned to capital reserve for reallocation. (20 years remaining)	\$0	\$722,000	\$722,000	2023 CDBG	19F
Total CDBG Section 108 Loan Repayment	\$0	\$722,000	\$722,000		

CAPITAL RESERVE					
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities.	\$0	\$117,509	\$117,509	2023 CDBG EN	
Total CDBG Capital Reserve	\$0	\$117,509	\$117,509		

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:			
HOME Revenue Source	Previous Years Resources	Action Plan	Total
Estimated Entitlement		\$2,820,000	\$2,820,000

Reprogrammed Funds	\$0		\$0
Program Income	\$0	\$150,000	\$150,000
Total	\$0	\$2,970,000	\$2,970,000

The following summarizes proposed activities for 2023:

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME Only)				
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$0	\$1,269,000	\$1,269,000	2023 HOME EN
	\$0	\$67,500	\$67,500	2023 HOME PI
	\$0	\$1,336,500	\$1,336,500	Total
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$0	\$1,269,000	\$1,269,000	2023 HOME EN
	\$0	\$67,500	\$67,500	2023 HOME PI
	\$0	\$1,336,500	\$1,336,500	Total
Home Program Administration: Administrative services for the implementation of HOME-funded activities.	\$0	\$282,000	\$282,000	2023 HOME PI
	\$0	\$15,000	\$15,000	2023 HOME EN
	\$0	\$297,000	\$297,000	Total
Total HOME Housing Development, Preservation and Homeownership	\$0	\$2,970,000	\$2,970,000	

EMERGENCY SOLUTIONS GRANT (ESG)		
Proposed activities are based on the following estimated revenues:		
ESG Revenue Source	2023 Action Plan	Total
Estimated Entitlement	\$406,700	\$406,700
Reprogrammed Funds		\$0
Program Income	\$0	\$0
Total	\$406,700	\$406,700

The following summarizes proposed activities for 2023:

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹
EMERGENCY SOLUTIONS GRANT (ESG)				
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$150,479	\$150,479	2023 ESG EN
Emergency Shelters (Public Services): Funds to provide emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change. Emergency Bridge Housing at the and the Meadowview Navigation Center.	\$0	\$225,719	\$225,719	2023 ESG EN
ESG Program Administration: Administrative services for the implementation of ESG-funded activities.	\$0	\$30,502	\$30,502	2023 ESG EN
Total Emergency Solutions Grant	\$0	\$406,700	\$406,700	

EMERGENCY SOLUTIONS GRANT-CORONAVIRUS (ESG-CV)		
Activity Name	Funding Awarded	Source ¹
Emergency Shelters (Public Services): Funds to provide emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations at Emergency Bridge Housing at the Grove, and the Meadowview Navigation Center.	\$2,003,933	ESG-CV2
Total	\$2,003,933	

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)			
Proposed activities are based on the following estimated revenues:			
	Previous Years Revenue Sources		
HOPWA Revenue Source	2021-2022	2023 Action Plan	Total
Estimated Entitlement		\$1,744,700	\$1,744,700
Reprogrammed Funds	\$0		\$0
Total	\$0	\$1,744,700	\$1,744,700

The following summarizes proposed activities for 2023:

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)				
HOPWA - City and County of Sacramento: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento. Final funding amount is subject to change.	\$0	\$864,000	\$864,000	2023 HOPWA EN
HOPWA - Yolo County: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in Yolo County. Final funding amount is subject to change.	\$0	\$40,000	\$40,000	2023 HOPWA EN
HOPWA - El Dorado and Placer Counties: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in El Dorado and Placer Counties. Final funding amount is subject to change.	\$0	\$111,826	\$111,826	2023 HOPWA EN
Multi-Family Housing Acquisition and Construction: Provides loans or grants for the acquisition or construction of low- and moderate-income multi-family housing for HOPWA-eligible clients.	\$0	\$676,533	\$676,533	2023 HOPWA EN
HOPWA Program Administration: Administrative services for the implementation of HOPWA-funded activities.	\$0	\$52,341	\$52,341	2023 HOPWA EN
Total HOPWA	\$0	\$1,744,700	\$1,744,700	

Endnotes:

1 Source: Program Income = PI and Entitlement = EN

2 CDBG Criteria: Includes activity eligibility, matrix codes, census tracts, and national objectives.

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
October 25, 2022

To: Board of Supervisors

Through: Ann Edwards, County Executive
Chevon Kothari, Deputy County Executive, Social Services

From: La Shelle Dozier, Executive Director, Sacramento Housing
and Redevelopment Agency

Subject: Approve And Authorize Submission To The United States
Department Of Housing And Urban Development (HUD) The
2023 One-Year Action Plan For The Community
Development Block Grant, HOME Investment Partnerships
Program, And Emergency Solutions Grant For Projects And
Programs; Amendment Of Prior Years' Action Plans;
Amendment To The Sacramento Housing and
Redevelopment Agency Budget; Authorization To Enter Into
An Agreement With Municipalities for Regional Affirmatively
Furthering Fair Housing Contract And To Solicit, Award And
Execute Contract, And HOME American Rescue Plan
Program (ARP)

District(s): All

RECOMMENDED ACTION

1. Approve the One-Year Action Plan (Action Plan) and authorize the Sacramento Housing and Redevelopment Agency (SHRA) to take actions, and execute and amend any and all related documents, as necessary to carry out the federal and local programs included in the Action Plan.
2. Amendments to prior years Action Plan are approved and effective immediately.
3. Direct SHRA to amend its budget accordingly.
4. Authorize the County Executive, or designee to execute and amend agreements with SHRA to carry out the Action Plan activities contained in the 2023 One-Year Action Plan.
5. Delegate SHRA to execute and amend the Action Plan grant agreements with HUD and the agreements and contracts with the appropriate entities to carry out the 2023 One-Year Action Plan.

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 2

6. Authorize SHRA to submit the 2023 Action Plan(s) to HUD.
7. Authorize SHRA to enter into, execute and amend agreements with municipalities for a regional affirmatively furthering fair housing plan, and solicit, execute and amend a contract for an affirmatively furthering fair housing plan.
8. Approve the HOME-ARP plan and authorize SHRA to submit Plan to HUD.

BACKGROUND

Since 1982, SHRA has managed and administered federal housing, public service and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to a joint powers agreement between the City, County and their housing authorities. Each year, HUD requires the submission of a One-Year Action Plan from SHRA regarding the County's proposed use of the following federal funds: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds. It is required that the One-Year Action plan be consistent with the approved five-year Consolidated Plan which is described below.

SHRA held public meetings beginning in February to receive input from the public, the Sacramento Housing and Redevelopment Commission (Commission) and the City Council. In February, workshops held reviewed CDBG objectives, eligibility requirements, 2023 entitlement estimates for CDBG, HOME, and ESG; and estimated allocations by funding activity (Infrastructure, Housing, Public Service and Planning and Administration), examples of funded projects, and Action Plan preparation and adoption schedule. Once the list of draft projects was identified, this was presented to the Board of Supervisors on June 7, 2022 for review and comment. A noticed public meeting soliciting comments on the Action Plan was held by the Commission on October 5, 2022 as required by HUD.

Consolidated Plan

A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from HUD. The Sacramento Consolidated Plan is a joint City-County planning

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 3

document that identifies the County's housing, public service, and community development needs and describes a long-term strategy to meet those needs. The 2020-2024 Consolidated Plan was approved by the Sacramento County Board of Supervisors and covers and provides the vision, goals and strategies for allocation of federal funds. Ongoing goals of the consolidated planning process include:

- The promotion of citizen participation in the development of local priority needs benefiting low- and moderate-income persons.
- The development of a series of One-Year Action Plans that will be the basis for assessment of performance.
- Consultation with public and private agencies to identify needs and appropriate actions required to address their needs.

The Consolidated Plan explains how and why federal HUD funding for housing and community development activities should be used based on identified local needs. The Consolidated Plan has three overarching goals to address community needs which include: 1) Provision of affordable housing, including for those with special needs; 2) Provision of a suitable living environment through more livable and integrated neighborhoods; and 3) Expansion of economic opportunities, especially for low- and moderate-income persons. Activities included in the One-Year Action Plan will all meet one or more of the goals outlined above.

One-Year Action Plan

This report requests approval of the 2023 One-Year Action Plan. The Action Plan details proposed CDBG, ESG and HOME programs, activities, and budgets for the 2023 calendar year. In addition, staff is recommending amendments to prior years' Action Plans to allocate capital reserve and program income to fund new activities. A noticed public hearing soliciting comments on the 2023 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 5, 2022.

The One-Year Action Plan describes the resources expected to be available in the coming program year from federal, nonfederal, and private sources. It includes a description of the activities that will be undertaken to meet the specific objectives in the Consolidated Plan. It also provides the County with a basis for assessing its progress in meeting the goals of the Consolidated Plan

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 4

through the Consolidated Annual Performance and Evaluation Reports (CAPER).

The One-Year Action Plan activity types and funding sources are summarized below:

Infrastructure and Public Facility Improvements

There is a continuing need within the County for infrastructure and public facility improvements to serve low- and moderate-income areas in the County within older neighborhoods that either have inadequate facilities or where existing facilities suffering from heavy use or deferred maintenance or the facility/equipment has reached its use life, have led to disrepair. Capital improvement funding identified in the Action Plan strives for maximum leveraging opportunities in order to provide the greatest impact to residents. Supporting large infrastructure and public facility improvement projects benefiting low- and moderate-income areas is a key objective of the County's CDBG Program.

The proposed One-Year Action Plan infrastructure and public facility improvement projects were selected through consultation with County staff and were based on the ability for them to be completed in a timely manner, CDBG program eligibility, and current County of Sacramento priorities. The Action Plan recognizes the limited federal, state and local funding and strategically focuses funding on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create activities which generate strategic and visible impacts that promote positive changes within the community.

SHRA annually issues a Notice of Funding Availability (NOFA) for small public facilities and infrastructure projects. In order to increase opportunities to small organizations, two NOFAs will be issued, one available to park districts and one available to non-profits and small jurisdictions. The proposed funding is \$250,000 total; of which \$150,000 will be designated for park projects the second to non-profits and small jurisdictions will be for \$100,000. Funds will be redistributed within these two categories if the requests do not exceed funding amounts.

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 5

Housing

The housing activities outlined in the Action Plan seek to support, increase and improve the multi-family housing stock, fund minor and emergency repairs to existing single-family homes, and provide decent and affordable housing to very low-, low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been constrained in recent years due to the limited amount of entitlement grants from the federal government and limited state and local funding. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. Additionally, efforts have been made to reduce mobility barriers for low- and moderate-income households by supporting infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development, which is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

To maximize fair housing choice, affordable housing rehabilitation and new construction are not limited to low- and moderate-income areas and can be developed where it is most appropriate. Guidelines for investing in affordable housing rehabilitation and new construction activities were approved by the Board of Supervisors separately as part of SHRA's Multifamily Lending and Mortgage Revenue Bond Policies.

HOME Program

The HOME Program empowers grantees to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for new construction. Additionally, HOME funds are also used for rehabilitation of existing housing.

HOME American Rescue Plan

The American Rescue Plan provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 6

stability across the country. These grant funds will be administered through HUD's HOME Program.

The County of Sacramento is one of 651 State and local Participating Jurisdictions that qualified for an annual HOME Program allocation for FY 2021 and received HOME-ARP grant. The award allocation is a one-time amount of \$11,947,371.

HOME ARP funds can be used for four eligible activities: 1) Production or Preservation of Affordable Housing; 2) Tenant-Based Rental Assistance; 3) Supportive Services, Homeless Prevention Services, and Housing Counseling; 4) Purchase and Development of Non-Congregate Shelter. The ARP provides up to 15 percent of the allocation for administrative and planning costs. HUD requires the development of a HOME ARP Plan with community consultation. The Plan was developed consistent with these requirements and proposes allocation to permanent supportive housing. The allocation plan will prioritize homeless individuals and the funding for the construction of permanent supportive housing. SHRA will fund directly and solicit applications to identify housing developers and provide up to 275 affordable rental housing units. The Plan is Attachment 2.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partnering with Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (COC). As such, SHRA continues to participate in discussions about the most effective ways to reach out to homeless individuals and to assess their individual needs as part of ongoing coordination efforts. It is recognized within the Action Plan that the County has determined addressing homelessness as a high priority. SHRA continues to work with County staff on the most strategic use of federal funding for homeless services, including CDBG and ESG to reflect and complement the broader commitments of the County to prevent and end homelessness.

Objectives to address homelessness in 2023 include supporting the continuation of the COC homeless assistance system for individuals and families through the provision of emergency shelters, rapid

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 7

rehousing/prevention services, and permanent supportive housing, and supportive services for low- and moderate-income individuals and those with special needs, including the homeless and persons living with HIV/AIDS. As part of the Action Plan, CDBG and ESG funding is expected to continue for established programs which include emergency shelters, rapid re-housing, and other actions related to the prevention of homelessness.

Coronavirus Aid, Relief, and Economic Security Act

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was approved which made \$5 billion in Community Development Block Grant (CDBG) Coronavirus (CV) and \$4 billion in Emergency Solutions Grant (ESG) Coronavirus funds available to respond to the growing effects of the historic COVID-19 public health crisis on the community. HUD allocated funding in multiple rounds. The first round released in April included CDBG-CV1, ESG-CV1 and HOPWA supplemental. In June, the second round of ESG (ESG-CV2) was released followed in September with the third round of CDBG (CDBG-CV3); round two of CDBG-CV was directed to states. The first round of included CDBG-CV1, ESG-CV1 and HOPWA and the second round included ESG-CV2 and CDBG-CV3. All funds were allocated and the Action Plan was amended. Since the fall of 2020 when the second round of funding was allocated, County activities did not change, but the funding needs for the programs did change. Additionally, September 2022 was the ESG-CV expenditure deadline, this was extended by HUD to September of 2023. In order to provide the most flexibility for the remaining CDBG-CV and ESG-CV funding, the Action Plan broadens the activity description (Attachment 1). The remaining CDBG-CV3 funding available is \$485,000 and ESG-CV2 is \$1,010,000. The CDBG-CV3 funds will be available for homeless programs including housing, shelter, services and food; transitional shelter programs; and rental assistance for the prevention of homelessness. ESG-CV2 will be available for emergency shelter, rapid re-housing and prevention programs.

Emergency Solutions Grant

Upon approval of the Action Plan by the Sacramento Board of Supervisors, SHRA will execute subrecipient agreements for rapid re-housing and emergency shelter programs. Rapid re-housing services include housing search and placement, housing stability case management, direct short-term

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 8

rental assistance, rental application fees, security/utility deposits, and first/last months' rent.

State ESG Update

Since April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) have authorized and approved SHRA as the Administrative Entity to receive funds and administer the State of California's Housing and Community Development's ESG RRH program by Commission Resolution No. 2016-04 and Board Resolution No. 2016-0233. Additional information regarding accomplishments is outlined in Attachment 3.

Public Services

An overall priority for CDBG is to increase self-sufficiency and economic opportunity for low- and moderate-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The priority in the Consolidated Plan for the utilization of public service funding is to support the provision of vital services to the County's most vulnerable populations, including providing meals to seniors and services and emergency shelter to homeless households.

Fair Housing

SHRA, the City and County of Sacramento, and the Cities of Citrus Heights, Elk Grove, Rancho Cordova, and Folsom implement fair housing services through local partnerships. The result is the Renter's Hotline, which serves as a central intake point to provide counseling, dispute resolution, and fair housing services for Sacramento County residents in a housing crisis or dispute. Access is through telephone and the internet. Other components include fair housing education and training for landlords, and implicit bias training and Investigation/Testing/Litigation.

Regional Assessment of Fair Housing

The Assessment of Fair Housing (AFH) is required to comply with the Affirmatively Furthering Fair Housing (AFFH) Final Rule adopted by HUD on July 16, 2015. The rule requires HUD grant recipients to incorporate the purposes and policies of the Fair Housing Act into their planning processes. To be compliant with HUD requirements, in 2023 an AFH must be developed,

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 9

and in 2024 the 2025-2029 Consolidated Plan will be prepared and adopted by November. The current AFH was developed with regional partners and staff recommends continuing partnerships. Therefore, to develop a coordinated regional approach to addressing fair housing issues, including those that cross jurisdictional boundaries, staff is also requesting approval to work with the Cities of Citrus Heights, Rancho Cordova, Elk Grove, Folsom, Isleton, Galt, and Sacramento to hire a consultant to prepare an AFH, including the preparation and release of a Request for Proposals for a regional AFH.

COMMISSION ACTION

The Sacramento Housing and Redevelopment Commission will review the recommendation for this item at its October 5, 2022 meeting. It is anticipated that the Commission will approve the item. However, if they do not, staff will alert the Board.

POLICY CONSIDERATIONS

The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives outlined in the adopted Consolidated Plan which include assisting low- and moderate-income persons and areas with the following: housing, homeless facilities and services, public services, public facility and infrastructure improvements and planning activities. The proposed amendments to the Citizen Participation Plan are administrative in nature.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under CEQA if implementation of the projects is authorized as part of the budgeting process. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b). Environmental review pursuant to CEQA will be completed prior to any project commitment. Activities identified in the Action Plan as public and supportive services, rental assistance, and program administration activities are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b), and facility operations

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 10

are exempt pursuant to 14 CCR section 15301. No further CEQA review is required for these activities.

National Environmental Policy Act (NEPA): All new federally funded projects are subject to environmental review under the requirements of NEPA and HUD regulations, and review must be completed prior to any commitment of federal funds or choice limiting action. The recommended actions are considered administrative and planning activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are exempt from NEPA pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(1) and 58.34(a)(3). Activities identified in the Action Plan as program administration activities are exempt under NEPA pursuant to 24 CFR 58.34(a)(3), public services are exempt pursuant to 24 CFR 58.34(a)(4), and supportive services, facility operations, and tenant-based rental assistance are categorically excluded not subject to §58.5 pursuant to 24 CFR 58.35(b)(1), (2) and (3) and convert to exempt. No further NEPA review is required for these activities.

M/WBE/SECTION 3 CONSIDERATIONS

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

FINANCIAL ANALYSIS

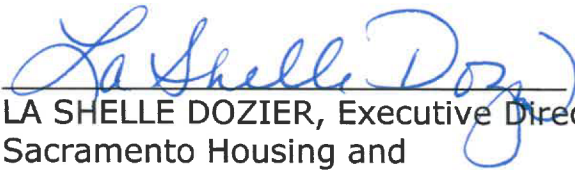
Proposed activities are based on the following estimated revenues:

Federal Funding			
Entitlement	Estimate 2022	Actual 2022	Estimate 2023
CDBG	\$6,031,991	\$5,836,871	5,835,000
ESG	\$503,167	\$507,052	\$507,000
HOME	\$3,296,441	\$3,748,199	\$3,745,000

Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) The 2023 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing and Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities for Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute Contract, And HOME American Rescue Plan Program (ARP)

Page 11

Respectfully Submitted,



LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

Attachment(s):

- RES – Board of Supervisors Resolution
- ATT 1 – Proposed 2023 Action Plan Activities
- ATT 2 – HOME ARP Plan
- ATT 3 – State ESG Update

RESOLUTION NO.

APPROVING AND AUTHORIZING SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THE 2023 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS PROGRAM, AND EMERGENCY SOLUTIONS GRANT FOR PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET; AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH MUNICIPALITIES FOR A REGIONAL AFFIRMATIVELY FURTHERING FAIR HOUSING CONTRACT AND TO SOLICIT, AWARD AND EXECUTE A CONTRACT; AND APPROVAL OF THE HOME-AMERICAN RESCUE PLAN (HOME-ARP) PLAN

WHEREAS, since 1982 the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the County of Sacramento, has served as the public entity designated to efficiently administer the Community Development Block Grant (CDBG) program and was subsequently designated as the public entity to administer Home Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG), funding originated from Department of Housing and Urban Development (HUD); and

WHEREAS, on October 22, 2019, the Agency was given the authority to enter into Cooperation Agreements with non-entitlement jurisdictions to carry out CDBG, HOME, and ESG activities on their behalf and Consortium Agreements with entitlement jurisdictions to carry out HOME activities on their behalf within the County and which agreements will be executed every three years; and

WHEREAS, as the recipient of HUD funding and designated agent for the County of Sacramento, SHRA is authorized to submit environmental determinations on the County's behalf and on behalf of non-profit sub-recipients; and

WHEREAS, the recommended actions are consistent with the goals of the 2020-2024 Consolidated Plan which was approved in 2019 by Board of Supervisors Resolution 2019-0743 and amended in 2020 by Board of Supervisors Resolution 2020-0259 as the recipient of HUD funding and designated agent for the County of Sacramento, SHRA is authorized to submit environmental determinations on the County's behalf and on behalf of nonprofit sub-recipients; and

Approving And Authorizing Submission To The United States Department Of Housing And Urban Development The 2023 One-Year Action Plan For The Community Development Block Grant, Home Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing And Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities For A Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute A Contract; And Approval Of The Home-American Rescue Plan (Home-Arp) Plan
Page 2

WHEREAS, On March 27, 2020, the President of the United States signed the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136. This made available \$5 billion CDBG Coronavirus (CDBG-CV) funds, \$4 billion in ESG Coronavirus (ESG-CV) and \$65 million in HOPWA supplemental funds to respond to the growing effects of the historic COVID-19 public health crisis. The CARES Act allocations were issued in multiple funding rounds to the County of Sacramento, with specific designations which include the following: \$3,470,768 of CDBG-CV1, \$1,453,941 of ESG-CV1; \$4,109,479 of CDBG-CV3, and \$11,878,70 of ESG-CV2; and

WHEREAS, CDBG-CV, and ESG-CV funds were allocated to programs in accordance with HUD requirements by Board of Supervisors Resolutions 2020-0259, and 2020-0670. The 2023 Action Plan recommends the reallocation of \$485,000 of CDBG-CV3 and \$1,010,000 of ESG-CV2; and

WHEREAS, HUD adopted the Affirmatively Furthering Fair Housing (AFFH) Final Rule in 2015 which requires grant recipients to incorporate the purposes and policies of the Fair Housing Act into the Assessment of Fair Housing (AFH) planning process;

WHEREAS, the cities of Citrus Heights, Rancho Cordova, Sacramento and Elk Grove desire to enter into an agreement with SHRA to issue and award a contract to meet the requirements of AFFH; and

WHEREAS, a noticed public hearing soliciting comments on the 2023 One-year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 18, 2022, which fell within the 30-day comment period (September 5, 2022, to October 5, 2022); and

WHEREAS, in 2021, the American Rescue Plan appropriated \$5 billion to help communities provide housing, shelter, and services for people at risk of homelessness or experiencing homelessness; the County of Sacramento received \$11,947,731 in HOME American Rescue Plan (ARP) one-time funding through the HOME formula. Staff has completed the required

Approving And Authorizing Submission To The United States Department Of Housing And Urban Development The 2023 One-Year Action Plan For The Community Development Block Grant, Home Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing And Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities For A Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute A Contract; And Approval Of The Home-American Rescue Plan (Home-Arp) Plan
Page 3

outreach and analysis for this allocation and has developed a plan to utilize the funds; and

WHEREAS, the recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a) (1) and (3). Environmental reviews for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice limiting actions. Activities identified in the Action Plan as public services, supportive services, tenant-based rental assistance, facility operations, and program administration have been reviewed pursuant to CEQA and NEPA and no further review is required for these activities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO:

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated above, are found to be true and accurate and are hereby approved adopted.

Section 2. Amendments to prior years Action Plans and adoption of the 2023 One-year Action Plan, which allocates CDBG, CDBG-CV3, HOME, HOME ARP, ESG, and ESG-CV2 funds to various programs and projects as set forth in Attachment 1, are approved.

Section 3. Amendments to prior years Action Plans are approved and effective immediately.

Approving And Authorizing Submission To The United States Department Of Housing And Urban Development The 2023 One-Year Action Plan For The Community Development Block Grant, Home Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing And Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities For A Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute A Contract; And Approval Of The Home-American Rescue Plan (Home-Arp) Plan
Page 4

Section 4. SHRA is authorized to amend its budget in accordance with Attachment 1 and amend CDBG, CDBG-CV3, HOME, HOME ARP, ESG and ESG-CV2 budgets if HUD awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities set out in Attachment 1.

Section 5. The County Executive, or designee, is authorized to execute and amend agreements with SHRA to carry out Action Plan activities contained in the 2023 One-year Action Plan and amendment to various years' Action Plans in compliance with adopted policies, guidelines, regulations as approved to form by SHRA's Office of the General Counsel (Counsel).

Section 6. SHRA is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the activities identified in the amended various years' Action Plans and 2023 One-year Action Plan in compliance with applicable federal laws and regulations. These actions supersede any actions in the 2023 SHRA budget.

Section 7. SHRA is authorized to submit the 2023 One-year Action Plan and amendments to prior years' Action Plans to HUD.

Section 8. SHRA is authorized to enter into, execute and amend agreements with municipalities for a regional AFFH plan, and to solicit, award, execute and amend an AFFH plan contract and any related agreements as approved to form by SHRA Counsel, and amend its budget accordingly.

Section 9. The HOME-ARP Plan for the County of Sacramento included as Attachment 2 is approved and SHRA is authorized to submit the Plan to HUD.

Approving And Authorizing Submission To The United States Department Of Housing And Urban Development The 2023 One-Year Action Plan For The Community Development Block Grant, Home Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing And Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities For A Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute A Contract; And Approval Of The Home-American Rescue Plan (Home-Arp) Plan
Page 5

On a motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento this 25th day of October, 2022, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,
(PER POLITICAL REFORM ACT (§ 18702.5.))

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____

Approving And Authorizing Submission To The United States Department Of Housing And Urban Development The 2023 One-Year Action Plan For The Community Development Block Grant, Home Investment Partnerships Program, And Emergency Solutions Grant For Projects And Programs; Amendment Of Prior Years' Action Plans; Amendment To The Sacramento Housing And Redevelopment Agency Budget; Authorization To Enter Into An Agreement With Municipalities For A Regional Affirmatively Furthering Fair Housing Contract And To Solicit, Award And Execute A Contract; And Approval Of The Home-American Rescue Plan (Home-Arp) Plan
Page 6

Clerk, Board of Supervisors

County of Sacramento

2023 One-Year Action Plan and Previous Years' Reprogramming

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); Housing Opportunities for Persons with AIDS (HOPWA); and Emergency Solutions Grant (ESG) programs. This process consolidates multiple grant application requirements into a single submission.

The One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations, funding allocations, and eligibility criteria. Proposed activities address the priority needs, adopted by the Board of Supervisors on October 20, 2020.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for Agency initiated projects under the California Environmental Quality Act (CEQA). Environmental review records are on file at SHRA.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan. These documents, on file with the Agency Clerk, are incorporated into this report and the record by this reference.

Definitions:

Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. CDBG funds may also include prior years' capital reserve funds.

Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.).

The following programs are listed on the pages below:

Community Development Block Grant (CDBG)

HOME Investment Partnerships Program (HOME)

HOME Investment Partnerships Program American Rescue Program(HOME-ARP)

Emergency Solutions Grant (ESG)

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

CDBG Revenue Source	Previous Years Revenue Sources			2023 Action Plan	Total
	2016-2020	2021	2022		
Estimated Entitlement				\$5,835,000	\$5,835,000
Unobligated Capital Reserve Available for Reprogramming*	\$0	\$0	\$0		\$0
Program Income**	\$0	\$0	\$0	\$10,000	\$10,000
Total	\$0	\$0	\$0	\$5,845,000	\$5,845,000

The following summarizes proposed CDBG activities for 2022. Activities are organized into Infrastructure and Public Improvements; Housing Development, Preservation and Homeownership; Public Services; Grant Planning and Administration and Capital Reserve.

CDBG Activity Summary	Previous Years Revenue Uses			2023 Action Plan	Total
	2016-2020	2021	2022		
Infrastructure and Public Facility Improvements	\$0	\$0	\$0	\$2,600,000	\$2,600,000
Housing Development, Preservation and Homeownership	\$0	\$0	\$0	\$1,046,858	\$1,046,858
Public Services	\$0	\$0	\$0	\$792,511	\$792,511
Grant Planning and Administration	\$0	\$0	\$0	\$832,648	\$832,648
Agreement Cities	\$0	\$0	\$0	\$314,000	\$314,000
Capital Reserve	\$0	\$0	\$0	\$258,983	\$258,983
Proposed Funding Total	\$0	\$0	\$0	\$5,845,000	\$5,845,000

*Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or are funds being moved to a new activity to ensure timely expenditure. Reprogrammed CDBG funds may also include prior years' capital reserve funds.

**Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). Program income for 2023 is estimated.

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENTS					
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other County Departments to maximize leveraging with the County's capital improvement plans.					
South Sacramento Affordable Housing Pedestrian Improvements- Project will construct pedestrian facilities that will improve access to a combined affordable housing development. ADA improvements to be installed at intersections from 47th, 50th Ave, Le Donne Dr, and Underwood Way	\$0	\$850,000	\$850,000	2023 CDBG EN	03K/ CT 4702/LMA
William B. Pond ADA Fishing Pier Improvements- Replacement of the ADA Fishing Pier at William B. Pond Recreation Area.	\$0	\$225,000	\$225,000	2023 CDBG EN	03F/ CT 7701 & 5903/LMA
Rio Linda Area Street Lights- The Rio Linda Area LED Street Lights project will construct approximately 17 decorative street lights in the Rio Linda Area. Project area is on M Street, from Rio Linda BLVD to 6th Street	\$0	\$550,000	\$550,000	2023 CDBG EN	03K/ CT 7209/LMA
Mather Community Campus- Installation of Addressable Fire Alarm System Phase 1- The existing fire alarm system is well beyond its useful operating life and no longer meets newer fire code requirements. This project will replace the main controls panels, all existing field devices and add/relocate field devices and conduit and wiring where necessary.	\$0	\$600,000	\$600,000	2023 CDBG EN	03C/CT 8801/LMA
South Oak Park/Fruitridge Pocket ADA Improvements: The installation of curb ramps and other improvement to increase mobility	\$0	\$100,000	\$100,000	2023 CDBG EN	03K/CT / LMA
NOFA- PARK DISTRICT- SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public park and recreational facilities owned and managed by park districts and located in low- and moderate-income areas.	\$0	\$150,000	\$150,000	2023 CDBG EN	03F/ TBD
NOFA- NON-PROFIT AND SMALL JURISDICTIONS- SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas.	\$0	\$100,000	\$100,000	2023 CDBG EN	03E/ TBD

Capital Improvement Project Environmental Review: Environmental review and studies for CDBG-eligible projects.	\$0	\$25,000	\$25,000	2023 CDBG EN	03Z / LMA
Total Infrastructure and Public Improvements	\$0	\$2,600,000	\$2,600,000		
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)					
The following are recommended activities that increase the marketability and livability of neighborhoods.					
Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source¹	CDBG Criteria²
Minor Repair & ADA for Seniors and Low-Income Homeowners Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Safe at Home Program and the Home Assistance Repair Program for Seniors (HARPS).	\$0	\$55,000	\$55,000	2023 CDBG EN	14H / LMH
Home Repair Program: This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.	\$0	\$200,000	\$200,000	2023 CDBG EN	14A / LMH
Affordable Housing Rehabilitation Program: Provides loans and/or grants to rehabilitate low- and moderate-income multi-family housing units.	\$0	\$545,000	\$545,000	2023 CDBG EN	14B/LMH
Housing Programs Implementation and Delivery: 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.	\$0	\$246,858	\$246,858	2023 CDBG EN	14A / 14B / 14G
Total CDBG Housing Development, Preservation and Homeownership	\$0	\$1,046,858	\$1,046,858		

PUBLIC SERVICES					
The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.					
Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source¹	CDBG Criteria²
Homeless Activities: Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food at the Mather Community Campus.	\$0	\$363,000	\$363,000	2023 CDBG EN	05Z
Meals on Wheels: Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.	\$0	\$429,511	\$429,511	2023 CDBG EN	05A
Total Public Services	\$0	\$792,511	\$792,511		

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source¹	CDBG Criteria²
GRANT PLANNING AND ADMINISTRATION					

Attachment 1

The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.

Fair Housing Activities: Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.	\$0	\$60,000	\$60,000	2023 CDBG EN	21D
CDBG Planning and Admin	\$0	\$772,648	\$772,648	2023 CDBG EN	21A
Total Grant Planning and Administration	\$0	\$832,648	\$832,648		

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
AGREEMENT CITIES					
Folsom-Seniors Helping Seniors Handyman Program: Funds to be used for the City of Folsom's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies.	\$0	\$200,000	\$200,000	2023 CDBG EN	03K/TBD/LMA
Folsom - ADA improvements	\$0	\$14,000	\$14,000	2023 CDBG EN	03B/SBS
Galt Capital Infrastructure Improvement Project: Funds to be used for a capital infrastructure project within the Galt City limits in an eligible census tract.	\$0	\$100,000	\$100,000	2023 CDBG EN	03Z / LMA
Total Agreement Cities	\$0	\$314,000	\$314,000		

CAPITAL RESERVE					
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities in 2022 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 the activities.	\$0	\$0	\$258,983	2023 CDBG EN	22
Total Capital Reserve	\$0	\$0	\$258,983		

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Years Resources	2023 Action Plan	Total
Estimated Entitlement		\$3,745,000	\$3,745,000
Reprogrammed Funds	\$0		\$0
Program Income	\$5,333,000	\$250,000	\$5,583,000
Total	\$5,333,000	\$3,995,000	\$9,328,000

The following summarizes proposed activities for 2023:

Activity Name	Previous Years Reprogramming	2023 Proposed Funding	Total Funding	Source ¹
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME Funds)				
	\$2,399,850	\$0	\$2,399,850	2022 HOME PI
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$0	\$112,500	\$112,500	2023 HOME PI
	\$0	\$1,685,250	\$1,685,250	2023 HOME EN

Attachment 1

	\$2,399,850	\$1,797,750	\$4,197,600	Total
	\$2,399,850	\$0	\$2,399,850	2022 HOME PI
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$0	\$112,500	\$112,500	2023 HOME PI
	\$0	\$1,685,250	\$1,685,250	2023 HOME EN
	\$2,399,850	\$1,797,750	\$4,197,600	Total
Home Program Administration: Administrative services for the implementation of HOME-funded activities.	\$533,300	\$25,000	\$558,300	2022/2023 HOME PI
		\$374,500	\$374,500	2023 HOME EN
	\$533,300	\$399,500	\$932,800	Total
Total Housing Development, Preservation and Homeownership	\$5,333,000	\$3,995,000	\$9,328,000	

HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP -AMERICAN RESCUE PLAN (HOME-ARP) - One Time Award

Activity Name	Funding Awarded	Source ¹
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of multi-family housing for people experiencing homelessness and other qualifying populations.	\$5,376,317	HOME ARP
Multi-Family Housing New Construction: Provides loans for the new construction of multi-family housing for people experiencing homelessness and other qualifying populations.	\$5,376,317	HOME ARP
Home Program Administration: Administrative services for the implementation of HOME ARP funded activities.	\$1,194,737	HOME ARP
Total	\$11,947,371	

The following summarizes proposed activities for 2023:

ESG Revenue Source	2023 Action Plan	Total
Estimated Entitlement	\$507,000	\$507,000
Reprogrammed Funds	\$0	\$0
Program Income	\$0	\$0
Total	\$507,000	\$507,000

Activity Name	2023 Proposed Funding	Total Funding	Source ¹
EMERGENCY SOLUTIONS GRANT (ESG)			
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid rehousing delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$187,590	\$187,590	2023 ESG EN
Emergency Shelters (Public Services): Funds to provide homeless emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$281,385	\$281,385	2023 ESG EN

Attachment 1

ESG Program Administration: Administrative services for the implementation of ESG-funded activities.	\$38,025	\$38,025	2023 ESG EN
Total Emergency Solutions Grant	\$507,000	\$507,000	

COMMUNITY DEVELOPMENT BLOCK GRANT-CORONAVIRUS (CDBG-CV)			
Activity Name	Funding	Source¹	CDBG Criteria²
Homeless Activities (Public Services): Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food. Homeless Activities (Public Services): Transitional Housing for persons released from jail who are experiencing homelessness. Homeless Prevention Activities (Public Services): Funds will be used to design, administer, and implement homeless prevention program providing emergency rental assistance to those financially impacted by COVID-19.	\$485,000	CDBG-CV3	03T/LMC and 05S/LMC
Total	\$485,000		

EMERGENCY SOLUTIONS GRANT-CORONAVIRUS (ESG-CV)		
Activity Name	Funding Awarded	Source¹
ESG Shelter(s), Rapid Re-Housing and Prevention: Funds to provide emergency shelter operations, delivery and essential services, homelessness prevention (new) and rapid re-housing (existing) programs will be undertaken per ESG regulations.	\$1,010,000	ESG-CV2
Total	\$1,010,000	

Endnotes:

¹Source: Program Income = PI and Entitlement = EN

²CDBG Criteria: Includes activity eligibility, matrix codes, census tracts, and national objectives.

HOME-ARP Allocation Plan Template with Guidance

Instructions: All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Template:

Describe the consultation process including methods used and dates of consultation:

On August 1st, 2022 the consultation process began with letters and emails sent to all members of the Sacramento Continuum of Care (CoC) and to other organizations not in the CoC representing all four QPs and the groups identified as required in the HUD Notice CPD-21-10 including:

- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and

- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The letters and emails notified the interested parties that the County had received an allocation of HOME-ARP funds and informed them of the opportunity to provide input on the HOME-ARP plan either at the upcoming CoC Board meeting or in writing. Meeting accommodations were offered to LEP populations and to members of the community who are disabled.

The virtual consultation meeting regarding HOME ARP funds was held on August 10, 2022 at the Sacramento Continuum of Care Board meeting with more than 40 organizations represented, including: mental health services, substance abuse, veterans, people with disabilities, homeless, homeless youth, shelter providers, employment, education, health, at-risk of homelessness, homeless prevention, fair housing and civil rights organizations, housing authority staff, and organizations specializing in assisted LEP populations. At the meeting staff provided an overview of the HOME-ARP program, the allocation that Sacramento was expected to receive, reviewed the types of activities and populations that were eligible, and provided an overview of the gaps analysis.

List the organizations consulted: Refer to Exhibit A

Summarize feedback received and results of upfront consultation with these entities:

81 individuals representing more than 40 organizations attended. Comments are summarized below:

- One individual commented that supportive services should be the priority if this funding was ongoing.
- Two individuals commented the Tenant Based Rental Assistance should be the priority.
- Two individuals asked for additional information about eligibility and how the planning process worked which staff provided.

Public Participation

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

Template:

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- *Date(s) of public notice: 8/15/2022*
- *Public comment period: start date - 8/16/2022 end date - 8/31/2022*
- *Date(s) of public hearing: 8/31/2022*

Describe the public participation process:

As outlined above, notices were published regarding the opportunity to provide input on the use of Home-ARP funds using the 15-day public comment period requirement in CPD Notice 21-10 beginning on August 15, 2022, with publication in the Sacramento Bee (paper of general circulation). The public notice was also translated and posted in the Latino Times, Sacramento Observer, Russian Perspective, and Lang Vietnamese weekly newspaper. Interested parties were informed that they could provide comments on the use of HOME-ARP Funds either in writing, via email or by attending the public meeting.

A noticed public hearing to receive comments on the HOME-ARP Plan was held virtually on August 31st, 2022 at 4 pm. The meeting notice and plan were posted on the SHRA website on August 16, 2022. SHRA's website has the ability to translate information into more than 50 different languages and directs individuals on how to receive translation assistance if needed. The website also includes the option for those that are hearing impaired to use the TTY phone for assistance and the website is also accessible to visually impaired using a screen reader. In addition, SHRA's public notices state "If you require special assistance to participate in the meeting, notify staff at least 48 hours prior to the meeting." The meeting was held using Zoom webinar and was open to all participants. A recording of the meeting was made available on SHRA's Youtube channel and on the SHRA website after the meeting.

Describe efforts to broaden public participation:

A second round of emails and letters were sent out on August 15th advising interested parties of the availability of the Plan on the website and they were also notified them on the deadline to submit additional comments. The Sacramento Housing and Redevelopment Agency (SHRA) developed the draft allocation Plan, on behalf of the County of Sacramento, by following its adopted Citizen Participation Plan and both SHRA and the County of Sacramento provide translation services at all public meetings upon request and SHRA and County websites can be used by visually impaired individuals. Information on the availability of the Plan was posted on the SHRA's Twitter and Facebook pages, and also publicized on the SHRA email list serve.

The Plan is scheduled for approval by the Sacramento County Board of Supervisors on October 25th, 2022. An additional 15-day public comment period will be held prior to that meeting. The plan will be updated as additional comments are received.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

A written comment was received recommending that funds be used for permanent supportive housing, cash assistance for rent and utilities, and assistance for the disabled.

A verbal comment was made at the public meeting recommending allocating funds to services

A verbal comment was made at the meeting to allocate funds to permanent supportive housing

A verbal comment was received recommending funding for rental assistance.
A verbal comment was received expressing general support of the plan as written.

Summarize any comments or recommendations not accepted and state the reasons why:
No comments were not accepted.

Needs Assessment and Gaps Analysis

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	559	211	1,121	#	40								
Transitional Housing	306	119	350	#	139								
Permanent Supportive Housing	1,527	471	2,176	#	736								
Other Permanent Housing	463	128	447	#	131								
Sheltered Homeless						286	1,616	210	84				
Unsheltered Homeless						134	5,443	415	418				
Current Gap										472	134	6,174	5,443

Data Sources: 1. Sacramento Steps Forward Point in Time Count 2022 (PIT); 2. Continuum of Care Housing Inventory Count 2021 (HIC); 3. HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations 2020, 2021

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	139,161		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	32,225		
Rental Units Affordable to HH at 50% AMI (Other Populations)	56,550		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		24,405	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		9,905	
Current Gaps			34,310

Data Sources: 1. American Community Survey (ACS) Table S2503: 2020 ACS 5-Year Estimates; 2. Comprehensive Housing Affordability Strategy (CHAS) 2014-2018Vintage

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:

Qualifying Population 1 (QP1): Homeless as defined in 24 CFR 91.5.

One of the primary methods of assessing the homeless population is the Point-in-Time Count (PIT). The numbers below are countywide (including the City of Sacramento) from the 2022 Sacramento County PIT Homeless Count. According to Sacramento Steps Forward who prepares the PIT data, an estimated 9,278 individuals experienced homelessness on a single night in February 2022. Homelessness has increased 67% per capita in Sacramento County since 2019. Approximately 59 out of 10,000 residents experience homelessness every night. Of the total homeless, 72% are unsheltered and 28% are sheltered. Most unsheltered individuals in Sacramento County have been facing prolonged challenges with housing insecurity and homelessness since before the COVID-19 Pandemic, where 60% became homeless more than 3 years ago. The vast majority of people experiencing homelessness are from Sacramento County, only 5% recently moved to Sacramento County within the last six months or only 3% are only temporarily in the county.

Total Households and Persons (2022 PIT)

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Total		
Total Number of Households	1,486	430	1,916	5,586	7,502
Total Number of Persons	1,979	635	2,614	6,664	9,278
Number of Children (under age 18)	380	182	562	216	778
Number of Young Adults (18 to 24)	133	130	263	373	636
Number of Older Adults (over age 24)	1,466	323	1,789	6,075	7,864
Gender					
Female	956	262	1,218	1,806	3,024
Male	1,001	358	1,359	4,691	6,050
Transgender	11	10	21	95	116
Gender Non-Conforming	11	5	16	72	88
Ethnicity					
Non-Hispanic/Non-Latino	1,589	498	2,087	5,344	7,431
Hispanic/Latino	390	137	527	1,320	1,847
Race					
White	938	272	1,210	3,101	4,311
Black or African-American	755	275	1,030	1,870	2,900
Asian	51	7	58	167	225
American Indian or Alaska Native	48	16	64	614	678
Native Hawaiian or Other Pacific Islander	40	6	46	117	163
Multiple Races	147	59	206	795	1,001
Chronic Homelessness					
Total number of persons	940	-	940	3,374	4,314

Qualifying Population 2 (QP2): At risk of Homelessness as defined in 24 CFR 91.5.

Households at risk of homelessness are defined as those with incomes below 30% Area Median Income (AMI) that lack sufficient resources or support networks to prevent homelessness, and 1) have moved more than two times due to economic reasons in the past 60 days, 2) are doubled up with another household due to economic hardship, 3) will be evicted within 21 days, 4) live in a hotel or motel without financial assistance from a nonprofit or government entity, 5) live in an overcrowded efficiency apartment or in a larger housing unit in which there reside more than 1.5 people per room, or 6) are exiting a publicly-funded institution or system of care.

HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018 data Table 10 specifically for the County of Sacramento provides information on overcrowding among households that include more than one family, by household income level. This CHAS data indicates there are approximately 1,120 overcrowded households with incomes below 30% AMI that are at risk of homelessness in the County of Sacramento.

Qualifying Population 3 (QP3): Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD.

According to the 2022 Sacramento Point-in-Time count thirteen percent (13%) of unsheltered adults ages 25 and over reported that they were fleeing a domestic violence situation. Forty-three percent (43%) of unsheltered youth reported that they were fleeing a domestic violence situation. Per the 2020 and 2021 Continuum of Care (CoC) dashboard data compiled from the PIT and other sources, there were 84 sheltered and 418 unsheltered victims of domestic violence with 502 persons in need of housing.

Qualifying Population 4 (QP4): Other Populations where providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those at greatest risk of housing instability. HUD defines these populations as individuals and households who do not qualify under any of the populations above.

Other populations, as defined by HOME-ARP, include those who:

1. Are currently housed and at risk of repeat homelessness;
2. Have incomes below 30% AMI and are experiencing severe housing cost burden;
3. Otherwise meet the definition of at risk of homelessness and have incomes between 30% and 50% AMI.
4. Veterans

1. Currently housed and at risk of repeat homelessness

During the course of an entire year different individuals enter, exit, and return to a state of homelessness in the community. In other words, the homeless population is in constant flux as different individuals enter and exit homelessness each week. For example, in data collected from

the 2021 HMIS, an estimated 6,604 people exited homelessness in the region, yet another 7,704 become homeless. Taking into consideration this dynamic of homelessness, researchers 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. Using this methodology, the 2022 Homeless Count suggests that approximately 16,500 to 20,000 residents in Sacramento County will experience homelessness during the next year.

2. At greatest risk of housing instability – Households with incomes < 30% AMI and experiencing severe housing cost burden > 50%

2014-2018 HUD CHAS data for the County of Sacramento indicates there are 24,400 renter households with annual income less than 30% AMI and a housing cost burden greater than 50% that are at greatest risk of housing instability. These renter households are broken down by household type in the table below:

Renter Households At Greatest Risk of Housing Instability	Sacramento County
Two-person households, one or both of who are age 62 or older	995
Small families with 2-4 non-elderly people	9,725
Large families with 5 or more people	2,965
People living alone or with non-relatives who are age 62 or older	3,515
People living alone or with non-relatives, none of whom are age 62 or older	7,200
Total	24,400

3. At greatest risk of housing instability – Households with incomes 30-50% AMI that meet HUD’s §91.5 definition of at risk of homelessness

2014-2018 HUD CHAS data for the County of Sacramento indicates that there are 980 households in this category. Households in this category are those with incomes between 30% and 50% AMI that lack sufficient resources or support networks to prevent homelessness, and 1) have moved more than two times due to economic reasons in the past 60 days, 2) are doubled up with another household due to economic hardship, 3) will be evicted within 21 days, 4) live in a hotel or motel without financial assistance from a nonprofit or government entity, 5) live in an efficiency apartment 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, or 6) are exiting a publicly-funded institution or system of care.

4. Veterans

Per the 2022 Sacramento Point-in-Time count

- On a single night in February, 625 veterans were experiencing either sheltered or unsheltered homelessness in Sacramento County.
- Veterans represent approximately 7 percent of all persons experiencing homelessness in the county.
- The majority (66%) of these veterans were unsheltered, slightly less than the unsheltered proportion of the overall homeless population in Sacramento County (72%).

•Almost a third (32%) of all veterans reported sleeping in tents. Twenty percent (20%) reported staying in a vehicle, and fifteen percent (15%) reported sleeping in another type of location.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Current resources available to assist qualifying populations include:

- Congregate and non-congregate shelter beds – 1,780
- Tenant Based Rental Assistance – 11,770
- Veteran Vouchers (VASH program) – 860
- Affordable rental housing units (regulated) – 8,200
- Permanent supportive housing beds – 3,700
- Public housing units and RAD units – 750
- Emergency Housing Vouchers – 490

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***
and,
- ***Those at greatest risk of housing instability or in unstable housing situations:***

Unmet Housing and Service Needs: describe the unmet housing and service needs of the qualifying populations.

According to Sacramento Steps Forward Point in Time Count for 2022, the greatest unmet **housing** needs of all four qualifying populations are:

- Permanent rental housing that is affordable to qualifying and other populations; and
- Permanent supportive rental housing that coordinates specialized services with housing that is affordable to qualifying and other populations.

According to the 2022 Sacramento Local Homeless Action Plan, the average rent in Sacramento County has increased 16.7% since 2019, increasingly pricing out lower-income households. Vacancy rates are also declining, making it harder to find housing options.

The greatest unmet **service** needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations are: housing search, rental subsidy, mental health, diversion, and legal services. Additional unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations include the following as described in HUD CPD Notice 2021-10:

- a. Case management;
- b. Child care;
- c. Education services;
- d. Employment assistance and job training;
- e. Meal or grocery assistance;
- f. Housing search and counseling assistance;
- g. Coordinated service linkage;
- h. Legal services;
- i. Outpatient health services;
- j. Outreach services;
- k. Substance abuse treatment services;
- l. Transportation;
- m. Credit repair;
- n. Landlord-tenant liaison services;
- o. Services for special populations, including trauma-informed services; and
- p. Financial assistance to secure stable housing, such as rental application fees, security and utility deposits, and first and last month's rent.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Shelter and Housing Inventory Gaps

According to the 2022 County of Sacramento Local Homeless Action Plan Gaps Analysis, the County's homeless response system optimally needs 2,800 to 3,400 short/medium term rehousing service slots for individuals and 250 to 320 service slots for families, leaving a current gap of 600-750 total rehousing service slots. According to the National Low Income Housing Coalition "The Gap" report from April 2022, the Sacramento metropolitan statistical area only has 22 affordable units available per 100 extremely low income households - at or below 30% Area Median Income (AMI). For households with incomes at or below 50% AMI there are only 41 affordable and available units per 100 households.

Tenant-based Rental Assistance Gap

According to the Sacramento Housing Authority, approximately 28,000 individuals applied for tenant based rental assistance in the most recent Housing Authority open wait list period. Sacramento has approximately 12,900 vouchers available which leaves an estimated gap of 15,100 tenant-based rental assistance vouchers for households with income less than 50% AMI

and paying more than 50% of household income for rent, including utilities in the County of Sacramento.

Affordable and Permanent Supportive Rental Housing Gap

According to the 2022 County of Sacramento Local Homeless Action Plan Gaps Analysis, In addition, approximately 5,900 to 7,100 total units of permanent supportive housing (PSH) are needed for individuals and families with at least one severely and persistently disabled household member, particularly for people who are disabled and experience chronic homelessness. For other disabled individuals and families with a disabled adult or child, approximately 1,600 to 2,000 annual placements in permanent housing that is subsidized and provides access to supportive services (e.g., assisted living, service-enriched housing, skilled nursing facility) are needed beyond what individuals and families are currently able to access. Per the 2014-2018 CHAS for the County of Sacramento there is an estimated gap of 65,645 rental units affordable to renter households with incomes between 0-50% AMI.

Service and Delivery System Gaps

To identify gaps in the service delivery system, SHRA reviewed current data from the Sacramento Steps Forward - Continuum of Care and other sources. Data analysis identified numerous service delivery system gaps including navigation and case management, connecting individuals and families with employment opportunities with sufficient income to afford housing, too few rental units in general, transportation, move-in assistance, adequate affordable child care, landlord outreach and liaison services. In addition, the 2022 Sacramento Local Homeless Action Plan includes the following statement: “Currently, a person seeking homeless services in Sacramento County must potentially navigate over 100 “front-doors” to find the right assistance to meet his/her/their need. There is not one single access point at this time that can connect a person experiencing homelessness to the right shelter and/or housing resource and there is not sufficient capacity that results in a positive exit from homelessness even if the person could find the right door. Instead, programs are siloed, and services are limited to the offerings of a particular service provider without a systemwide mechanism for uniform assessment and to make referrals to or directly provide crisis services, including temporary housing, and rehousing assistance based on identified client needs. Additional barriers to services include limited or no access points in key under-resourced communities and mono-lingual materials on homelessness services that are not inclusive of all the key languages reflective of the diverse demographics of people experiencing homelessness. A countywide coordinated access system is a mechanism and national best practice that will centralize access to and improve the efficacy of homeless and rehousing services across a variety of geographically and virtual access points and within all existing and future shelter sites. When fully implemented, it will: increase access to immediate housing crisis screening, problem-solving, and navigational support through expansion of 211 and partnerships with trusted cultural community partners; allow for more streamlined and standardized assessment, prioritization, triage and intake processes across all available forms of rehousing assistance currently and as new rehousing capacity is added; and improve accuracy and timeliness in matching the right person to the right resourced pathway for successful rehousing.”

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

For other populations 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; and/or extremely low-income households.

Identify priority needs for qualifying populations:

Based on information from Sacramento Steps Forward, priority needs for all qualifying populations are:

- Non-congregate shelter;
- Affordable rental housing, including permanent supportive housing;
- Housing navigation services;
- Case management services;
- Affordable Child care;
- Education services;
- Employment assistance and job training;
- Meal or grocery assistance;
- Housing search and counseling assistance;
- Coordinated service linkage;
- Legal Services
- Life skills training;
- Mental health services;
- Outpatient health services;
- Outreach services;
- Substance abuse treatment services;
- Transportation, including vehicle repairs and bus passes;
- Credit repair;
- Landlord-tenant liaison services;
- Services for special populations, including trauma-informed services
- Financial assistance

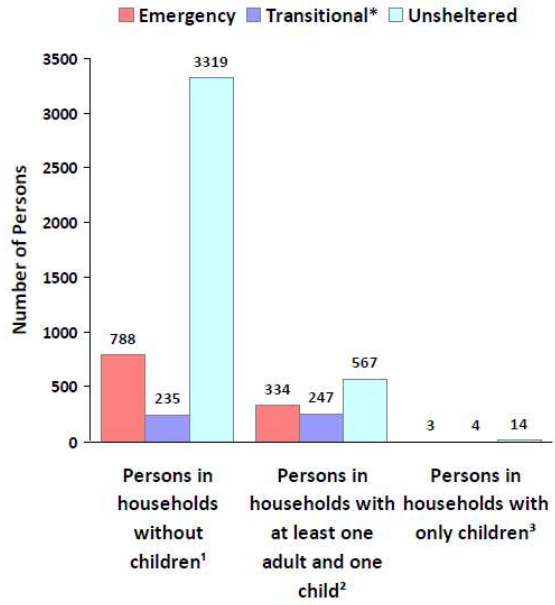
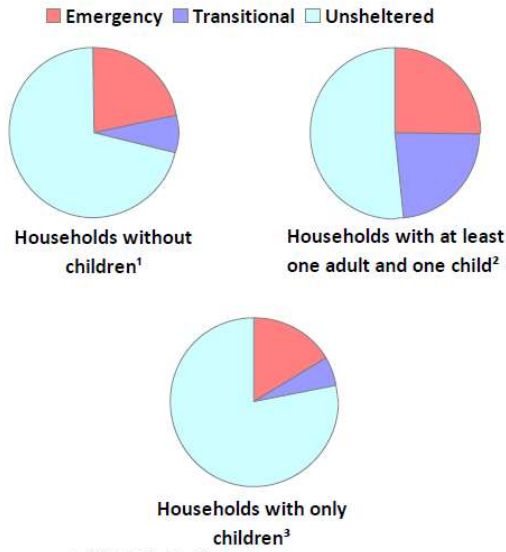
Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan: The needs and gaps analysis demonstrates a need for all types of housing assistance. The 2020 CoC Dashboard provided the following data that supports the level of need in the community:

CoC Number: CA-503

CoC Name: Sacramento City & County CoC

2020 Point in Time Count Summarized by Household Type

Proportion of Households Served by Program Type

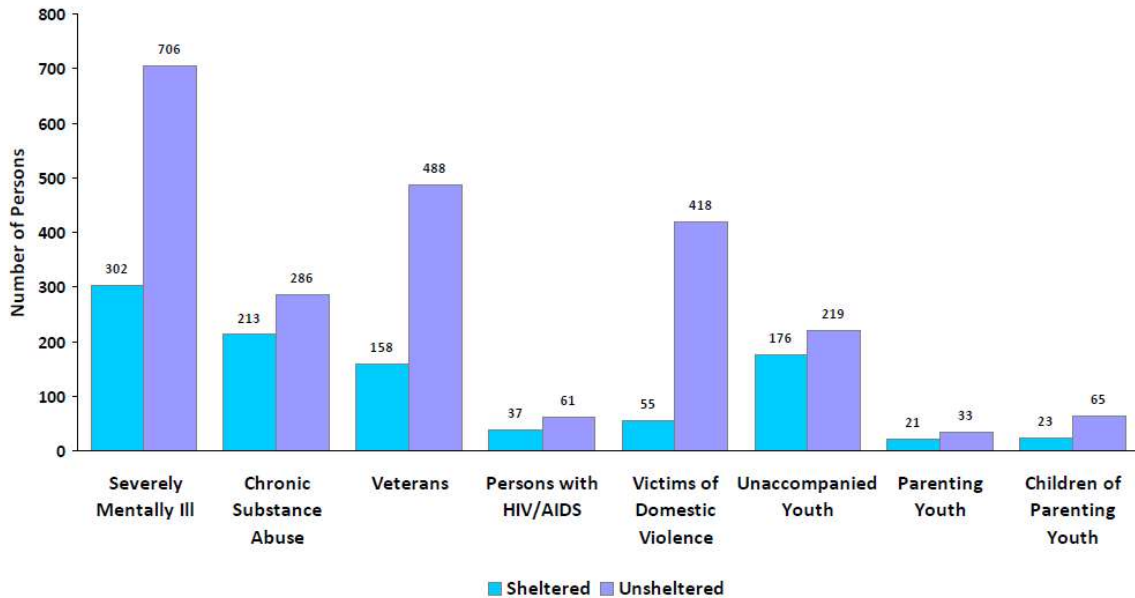


¹ Safe Haven programs are included in the Transitional Housing category.
² This category includes single adults, adult couples with no children, and groups of adults. ³ This category includes households with one adult and at least one child under age 18.
 This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

CoC Number: CA-503

CoC Name: Sacramento City & County CoC

2020 Point in Time Count Summarized by Sub-Population



HOME-ARP Activities

Template:

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

SHRA will administer the HOME-ARP funds directly and will solicit applications to identify housing developers for HOME-ARP funded project(s). SHRA follows a comprehensive multi-step process which was adopted by the Sacramento County Board of Supervisors known as the “Multi-Family Lending Guidelines and Policy”. These guidelines are used to solicit proposals from developers to ensure that the project quality is excellent and that all funding source requirements are met. Several times a year as funds are available, interested developers can submit an initial “pre-applicable” for funding. Information required at this stage includes: 1. Name, location and jurisdiction of proposed project 2. Location map 3. Name of the applicant and development team 4. Amount of SHRA loan funds requested 5. If no previous experience with SHRA, a Tax Credit Allocation Committee “Previous Participation Certificate” 6. Type of construction: new construction or rehabilitation 7. Number of units and their size (# of bedrooms) 8. Affordability levels of the units 9. Timeline for financing and construction 10. Status of site control 11. Preliminary project budget and total development cost 12. Sources and uses of funds, including construction, bridge and permanent financing 13. Cash flow pro forma including all debt service obligations for the term of the longest proposed loan 14. Verification that they understand all requirements of federal funding sources being allocated. Once the applicant has been approved at the first stage, they will move on to the final stage where complete underwriting will be done and staff will verify that social service providers related to the project meet all requirements. The selected developer is required to solicit for all contractors involved using federal procurement guidelines.

Describe whether the PJ will administer eligible activities directly:

SHRA will administer activities directly.

If any portion of the PJ’s HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

Not applicable.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Template:

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 10,752,634		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 1,194,737	10 %	15%
Total HOME ARP Allocation	\$ 11,947,371		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Permanent supportive housing for chronically homeless was identified in both the gaps analysis and comments as a priority need.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Over the last several years Sacramento has experienced a high level of need for all types of housing assistance including TBRA, shelter and permanent housing. Based on the data collected and upon other financial factors, staff is recommending that permanent supportive housing be prioritized for the HOME-ARP funds. There are a variety of reasons for this including:

1. There are currently a large number of individuals on the waiting list for housing and also for shelter through the Coordinated Entry system. Sacramento currently only has 1,780 shelter beds available. Moving individuals into permanent housing free up shelter beds and help address this gap.
2. Sacramento has received over \$58 million in rental assistance and subsidies due to the pandemic which has impacted the community in a very positive way by providing rental assistance to 7,297 households and preventing numerous evictions. As a result, staff is of the opinion that TBRA is not the best use of the HOME-ARP funds at this time.
3. 400 new homeless shelter units have been created since 2019 providing more opportunities for temporary shelter in Sacramento than ever before. In addition, community centers and other public spaces have opened during inclement weather to provide short term overflow shelter when needed with the goal of having no individual being out of doors overnight during a hard freeze or rain.

4. There is a need for over 34,000 units of affordable housing in Sacramento and permanent supportive housing (PSH) units are a subset of this need. Development of PSH units has not kept pace with the other types of housing assistance as they are expensive to construct and operate. In 2021, Sacramento Steps Forward's Gap analysis identified a need for a minimum of 3,700 PSH units but the actual need is likely much higher. All parties consulted agreed that using the HOME-ARP dollars to create permanent housing should be the priority for Sacramento at this time.

HOME-ARP Production Housing Goals

Template

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Funds will be used to provide up to 275 affordable rental housing units for families with children and individuals.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The rental housing production goal is up to 275 housing units. As stated above, the production of permanent supportive housing/affordable housing for homeless families and individuals is a high priority for the County of Sacramento as identified in the outreach and gap analysis. Due to its high cost, Permanent Supportive housing is the most difficult to fund and construct but is the program currently identified as the most critical need for homeless families. Producing these units will enable another 275 families in Sacramento to have a safe place to call home.

Preferences

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan. For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ's HOME-ARP allocation plan.** Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

Template:

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:
Based on the opinions expressed during the outreach and the needs identified in the gaps analysis, SHRA intends to have a preference for ‘QP1 – Homeless individuals.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The rental housing production goal is up to 275 housing units. As stated above, the production of permanent supportive housing/affordable housing for homeless families and individuals is a high priority for the County of Sacramento as identified the outreach and gap analysis as there is a need for 34,000 units of affordable housing in Sacramento. Due to its high cost, Permanent Supportive housing is the most difficult to fund and construct but is the program currently identified as the most critical need for homeless families. Producing these units will enable another 275 families in Sacramento to have a safe place to call home.

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

Template:

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional): SHRA will use the Coordinated Entry System (CE) for direct referrals of individuals in QP1 – Homeless Individuals to the HOME-ARP funded project.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

All qualifying populations will be eligible but QP1-currently homeless will be given priority.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Currently homeless (QP1) will be given priority. All other eligible QP applicants (including homeless QP applicants who do not qualify as homeless) will be selected for any units not occupied by homeless QP applicants. Homeless QP applicants are prioritized for admission based on vulnerability factors, length of time they have been homeless.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Not applicable.

Limitations in a HOME-ARP rental housing or NCS project

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

Template

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Not applicable

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not applicable

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***
Not applicable
- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***
Not applicable
- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***
Not applicable
- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***
Not applicable
- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***
Not applicable
- ***Other requirements in the PJ's guidelines, if applicable:***
Not applicable

HOME-ARP Consultation List - County			Contact Date: Various
Agency/Organization Consulted	Type of Agency/Organization and QP served	Method of Consultation	Feedback
Continuum of Care Board	Sacramento Steps Forward - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/22	No feedback received
Continuum of Care Board Member	Midtown Business Association - Business Community and Street Outreach -addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/23	Received general question
Continuum of Care Board Member	The River District business association - Business Community & Street Outreach - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/24	No feedback received
Continuum of Care Board Member	City of Sacramento - Homeless Services - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/25	No feedback received
Continuum of Care Board Member	Sacramento Homeless Coalition - Coalition/Network - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/26	No feedback received
Continuum of Care Board Member	County of Sacramento - Homeless Services - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/28	No feedback received
Continuum of Care Board Member	Education for Homeless Children and Youth - Education - addresses needs of all four QPs focusing on the needs of children	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/29	No feedback received
Continuum of Care Board Member	Employment Development - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/30	No feedback received
Continuum of Care Board Member	Sacramento ACT - Faith Community Advocate - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/31	No feedback received
Continuum of Care Board Member	California Homeless Youth Project - Homeless Youth - addresses needs of all four QPs focusing on the needs of youth	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/32	No feedback received
Continuum of Care Board Member	Housing Authority - addresses needs of all four QPs and represents City and County Public Housing Authority	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/33	No feedback received
Continuum of Care Board Member	SHOC - Lived Experience- addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/34	No feedback received

Continuum of Care Board Member	Well space - Mental Health - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/36	No feedback received
Continuum of Care Board Member	Hope Cooperative -Mental Health - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/37	No feedback received
Continuum of Care Board Member	Turning Point - Mental Health Service Organization - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/38	No feedback received
Continuum of Care Board Member	Resources for Independent Living - People with Disabilities and Seniors - addresses needs of all four QPs and the disabled	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/39	No feedback received
Continuum of Care Board Member	Saint John Shelter - Shelter and/or Housing Provider - addresses the needs of the homeless and those at risk of homelessness	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/40	No feedback received
Continuum of Care Board Member	Volunteers of America - Substance Abuse - addresses the needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/42	Received verbal comment.
Continuum of Care Board Member	Berkeley Food and Housing Project - addresses needs of all four QPs and Veterans	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/43	No feedback received
Continuum of Care Board Member	Youth Action Board- Youth with Lived Experience - addresses needs of all four QPs focusing on the needs of children	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/44	No feedback received
Continuum of Care Board Member	Department of Community Response- addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/45	No feedback received
Continuum of Care Board Member	Housing and Public Services City Elk Grove- addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/46	Received verbal comment.
Continuum of Care Board Member	City of Citrus Heights Housing Stephanie Cotter - addresses needs of all four QPs	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/47	No feedback received
Legal Services of Northern California	Fair Housing/Civil Rights services all four QPs and assists individuals with fair housing and civil rights issues	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/48	No feedback received
Project Sentinel	Fair Housing addresses the needs of all four QPs and assists individuals with fair housing and civil rights issues	Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/49	No feedback received

<p>Veterans Resource Centers of America</p>	<p>Veterans-addresses the needs of veterans in all four categories</p>	<p>Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/50</p>	<p>No feedback received</p>
<p>When Everyone Acts Violence Ends (WEAVE)</p>	<p>Addresses needs of individuals who are victims of Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking</p>	<p>Letter/email sent 8/1/22. Presentation at CoC Board Meeting on 8/10/22. Additional letter/email sent on 8/15/22. Invited to public hearing meeting on 8/31/51</p>	<p>No feedback received</p>

County of Sacramento State Emergency Solutions Grant Update

In April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's Emergency Solutions Grant (ESG) Rapid Re-housing (RRH) program by Commission Resolution No. 2016-04 and Board Resolution No. 2016-0233.

As part of this action, the Board also authorized SHRA, through the Commission, to apply annually for the grant and to accept grant funds, execute State agreements, and amend its budget to administer the State ESG Program within the designated Continuum of Care (CoC) Service Areas as determined by the State of California.

2020 Coronavirus, Aid, Relief, and Economic Stimulus (CARES) Act Grant Year Anticipated Accomplishments

The total award amount for CARES ESG (ESG-CV1 and CV2) was a \$4,543,200 with \$3,165,240 for RRH, \$1,008,060 for Emergency Shelter and \$169,900 for SHRA administration. The following activities were funded with existing providers: Rapid Rehousing \$1,070,940, Rapid Rehousing for persons with HIV/AIDS \$750,000, and Emergency Shelter at the A Street Shelter for \$434,918 for COVID related activities (staffing and emergency shelter COVID-19 related supplies). The HOME ARP would be one of the available local sources utilized for a future Homekey project application. All necessary approvals will follow in subsequent and separate staff reports for the future Homekey project funding for operations, essential services and potentially rehabilitation and acquisition. These HCD awards were announced in June (CV-1) and October (CV-2), and agreements with HCD were executed January and May 2021 respectively.

Volunteers of America was procured in 2020 and are providing RRH services to at least 85 unduplicated countywide households (including incorporated cities). Program start date was January 1, 2021. Though the Award was accepted in July 2020 due to delays from the COVID-19 Pandemic, the agreement was eligible to be backdated using ESG-CV waivers that applied to the 2020 program year.

2021 Grant Year Anticipated Accomplishments

The total award anticipated amount was \$236,926 (\$92,180 for RRH, \$138,269 and \$6,477 for SHRA administration).

Volunteers of America, competitively procured in 2022, and will be providing RRH services to at least 25 unduplicated countywide households (including incorporated cities). Anticipated program start date will be January 1, 2023. Emergency shelter funds will be used for operations for the Emergency Bridge Housing Program. Award Allocation: \$236,926.



October 5, 2022

Sacramento Housing and
Redevelopment Commission
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT:

Funding for Emergency Bridge Housing and Meadowview Navigation Center

SUMMARY

The attached report is submitted to you for review prior to final approval at the City of Sacramento.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments:

1. City Staff Report
2. City Council Resolution
3. Housing Authority Resolution
4. EBH Site Plan
5. Meadowview Site Plan



**REPORT TO COUNCIL AND
HOUSING AUTHORITY
City of Sacramento**
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Discussion
October 11, 2022

Honorable Mayor and Members of the City Council and Housing Authority

Title: Funding for Emergency Bridge Housing and Meadowview Navigation Center

Location/Council District: District 2 and District 8

Recommendation:

Adopt: 1) a City Council Resolution a) providing \$92,500 in City General funds to the Housing Authority for administrative support at the Emergency Bridge Housing at the Grove; b) directing the Sacramento Housing and Redevelopment Agency to take all actions necessary to allocate \$2,355,696 of federal funds of which \$1,800,000 of Emergency Solutions Grant Coronavirus 2 funds (ESG-CV2) to the Emergency Bridge Housing (EBH) at the Grove, \$203,933 of ESG-CV2 to the Meadowview Navigation Center (Meadowview Center), \$63,000 of 2023 Community Block Grant funds (2023 CDBG) to EBH, \$213,008 of 2023 ESG to EBH and \$63,000 of 2022 CDBG to Meadowview Center, and \$12,755 of 2023 ESG to Meadowview Center; c) authorizing the City Manager, or City Manager's designee, to amend the Administrative Service Agreement (ASA) entered into by and between the City and the Housing Authority of the City (Housing Authority) to oversee shelter operations, as amended from time to time; and d) making related findings; and 2) a Housing Authority Resolution: a) amending the Housing Authority's budget in the amount of \$92,500 of City General funds and \$2,355,696 of federal funds of which \$1,800,000 of ESG-CV2 to EBH, \$203,933 of ESG-CV2 to the Meadowview Center, \$63,000 of 2023 CDBG to EBH, \$213,008 of 2023 ESG to EBH, \$63,000 of 2022 CDBG to the Meadowview Center and \$12,755 of 2023 ESG to the Meadowview Center; b) authorizing the Executive Director, or the Executive Director's designee to renew the professional services contract with the EBH shelter operator First Step Communities to continue operations at the current and expanded site and renew or enter into other contracts with appropriate providers to complement the services of the service operator; c) authorizing the Executive Director, or the Executive Director's designee to renew the professional services contract with the Meadowview Navigation Center operator Volunteers of America (VOA) to continue

operations at the site and renew or enter into other contracts with appropriate providers to complement the services of the service operator; d) authorizing the Executive Director, or Executive Director's designee to amend the ASA entered into by and between the City and the Housing Authority to oversee shelter operations, as amended from time to time; e) and make related findings.

Contact: Sarah O'Daniel, Deputy Executive Director, (916) 440-1319, Sacramento Housing and Redevelopment Agency

Presenters: Sarah O'Daniel, Deputy Executive Director, (916) 440-1319, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: On October 22, 2019, Housing Authority staff presented a Five Point Homeless Plan to address the growing homeless crisis in Sacramento. This Plan included the following options: 1) Scattered sites; 2) Safe parking Program; 3) Sleeping Tents/Cabins; 4) Motel Conversion; and 5) Permanent Supportive Housing. This item was subsequently discussed and unanimously supported at City Council on December 3, 2019.

On December 5, 2019, Governor Gavin Newsom launched a 100-day challenge for California Cities to jumpstart action to fight homelessness. A Declaration of a Shelter Crisis was adopted by City Council on January 14, 2020, suspending state/ local regulatory statute or regulation prescribing standards of housing, health, or safety, for public facilities that could delay mitigation measures in place to alleviate the shelter crisis.

Emergency Bridge Housing

Upon approval in February 2020, the Housing Authority moved quickly to identify shelter beds and established a 2-year tiny home initiative in Council District 2 for disconnected homeless youth between the age of 18-24. \$5.6 million of State Homeless Housing, Assistance and Prevention 1 (HHAP 1) funds were received to launch this initiative for a two-year period. Privately owned property at 2787 Grove Avenue adjacent to St. Paul's Church of God in Christ was identified to establish 24 tiny homes (cabins) for the youth.

Site preparation was completed in record-breaking time. The Housing Authority entered into an agreement with First Step Communities (FSC) to be the operator of the cabin community. Originally the EBH site was proposed for 48 homeless youth with double occupancy of the 24 tiny homes; however, due to the pandemic, insurance restrictions, and the significant behavioral health issues faced by many of the youth the cabins have single occupancy unless it is a familial type relationship. The site opened on June 10, 2020.

Through a youth centric coordinated entry model, the youth (guests) are partnered with service providers such as Wind Youth Services, Lutheran Social Services, and Waking

the Village. They are also in communication with FSC to coordinate residency of the youth at the cabin community when a unit becomes vacant.

FSC staff is on the property 24 hours a day. Operational responsibilities include but are not limited to onsite 24-hour security, providing 3 meals a day, laundry, hygiene, sanitation, and community engagement services. Individualized case management is provided in coordination with social service agencies and other community-based organizations to include assistance for employment, transportation, health and wellness care, and behavioral health care. Re-housing and employment efforts begin upon entry with the goal to successfully transition the youth into housing within six to 12 months.

Working with disconnected homeless youth is challenging however significant progress was made during the last 24 months to stabilize and prevent them from falling back into homelessness (and ultimately becoming chronically homeless). The majority of the two-year operation was during the pandemic which limited the outcomes that needed to be accomplished. However, many youth were successful in securing housing and employment with the assistance of FSC and their providers.

From June 10, 2020 – July 31, 2022:

237	Guests admitted
79	Chronically homeless*
16,813	Bed nights provided
52,390	Guest meals provided

**Individual has been homeless continuously for at least 12 months or on at least four separate occasions in the last three years, where the combined occasions total a length of time of at least 12 months.*

As of August 31, 2022, 129 guests are housed and 68 have arrived with/gained employment.

Type	Numbers
Permanent Housing	71
Temporary Housing	33
Transitional Housing	14
Institutionalized	11
Arrived with/gained employment	68

The youth have secured jobs at businesses such as Chili's, Loaves and Fishes, FedEx, Chick-Fil-A, Shasta Linen, Harbor Freight Tools, Subway, Macy's and many other companies.

The cabin initiative is a successful housing model for homeless youth and is recommended for renewal for an additional year. Recently the adjacent land at 2771 Grove Avenue became available enabling staff to increase the number of cabins from 24 to 50 and increasing the number of youth being housed.

In record time utilizing State ESG-CV funds, staff designed, prepared the site, purchased a community building, restroom trailers, fenced the property, and built 26 additional cabins. The 26 cabins are equipped with beds, limited storage space,

heating and air conditioning and are ready to be occupied by additional homeless youth. Economies of scale is achieved by operating adjacent sites with the same operator.

The annual cost to operate and serve approximately 70 youth in 50 cabins (as some are in familial relationships) is \$3,250,763. The breakdown is as follows:

Services	Annual Costs
Service Operator staff and services (meals)	\$2,111,263
Lease with church	\$109,200
Maintenance	\$150,000
Utilities	\$66,500
Contingency	\$100,000
Re-housing funds	\$210,000
Navigator	\$74,800
Camera installation and ongoing costs	\$59,000
Direct staff delivery	\$277,500
Indirect staff costs	\$92,500
Total Costs	\$3,250,763

Due to the pandemic \$723,500 of HHAP 1 cost savings was achieved and these funds were used to keep EBH operations continuing past June 2022 (two-year mark) and provide seamless services to the youth. In addition, \$220,486 of 2022 ESG City Entitlement and \$138,269 of 2021 State ESG Entitlement funds were also utilized to keep the program running past the two-year period; however, funds have run out.

The City has applied for State Homeless Housing, Assistance and Prevention 3 (HHAP 3) funds for various homeless initiatives including funding the shelters and a decision from the state is pending at this time. Once awarded (anticipated to be in the Fall), additional time is needed for the City to negotiate and enter into a contract with the State and receive the funds before transferring it to the Housing Authority. It is anticipated that funds will be available to the Housing Authority in Winter 2022/Early 2023.

In the meantime, operations must continue at the shelter and ESG-CV2 and 2023 CDBG and 2023 ESG funds have been identified to provide seamless services to the guests with all the original supportive services. The funds currently being requested will pay the costs through June 2023. Indirect staff costs cannot be charged to ESG or CDBG funds so \$92,500 of City General Funds are requested to pay for these costs.

Sources	Funds
Funds Utilized from June 2022 – October 2022	
State HHAP1 - Cost Savings from prior grant	\$723,500
2022 ESG City Entitlements	\$220,486
2021 State ESG Entitlements	\$138,269
Funds Requested From October 2022 – June 2023	
ESG-CV2	\$1,800,000
2023 CDBG	\$63,000
2023 ESG	\$213,008
City General Funds	\$92,500
Total Costs	\$3,250,763

Meadowview Navigation Center

In August 2019, the Council directed City staff to move forward with a homeless shelter in Meadowview located at 2812 Meadowview Road to house up to 100 women and children. Since that meeting it was decided that only adult homeless women would be sheltered at this site and SHRA would oversee the administration of the shelter operations.

In 2019 the City in partnership with Housing Authority staff received \$6 million of State Homeless Housing, Assistance and Prevention 1 (HHAP 1) funds for the operation of this shelter. The City Public Works Department administered the construction of the site and the shelter was open to the first guests on October 1, 2020. The campus includes 2 Sprung Structures: one for dining and the other for the dormitory, with accompanying restrooms, showers, and administrative space. Three daily meals are provided, and kennels are available for a limited number of pets.

The goal of the Meadowview shelter is to house unsheltered homeless women, understand their barriers to housing, stabilize them with services, link them to income resources as necessary, and help them find suitable stable housing. The shelter operates from a housing first, low-barrier approach to provide services and housing support. Priority is given to women living in the surrounding area.

Volunteers of America (VOA) was awarded the contract to operate this shelter as they have extensive prior experience working with homeless women, connecting them to services and stably housing them in the community. VOA works closely with many partners to provide resources to the women. Downtown Streets team works with the guests to provide them with basic employment skills and to clean the area around the shelter. Sacramento Steps Forward assists with referrals to the shelter prioritizing those in the surrounding area. Re-housing and employment efforts (if appropriate) begin upon entry with the goal to successfully transition the guests into housing within six to 12 months.

Two years of operations have passed, most of which were during the pandemic. Like any congregate setting, the shelter periodically had guests who contracted the COVID-19 virus. The shelter followed County Public Health guidelines and on numerous

occasions during the two-year period the shelter shut down with no new intakes to ensure that the COVID-19 virus was contained and didn't spread throughout the site. Two pallet homes are onsite to provide immediate isolation. In addition, the pandemic impacted guests' access to services and housing.

Despite these challenges, many achievements were accomplished.

From October 1, 2020 – August 1, 2022:

643 Guests admitted
 310 Chronically homeless
 38,555 Bed nights provided
 65,175 Guest meals provided

158 women are currently housed and 71 arrived with/gained employment.

Type	Numbers
Permanent Housing	111
Temporary Housing	37
Transitional Housing	1
Institutionalized	9
Arrived with/gained employment	71

The total project costs are \$3,578,800 and the City applied for HHAP3 funding for continued operations of the shelter however these funds are not anticipated until Winter 2022/Early 2023. Current funds are running out and to provide seamless services to the guests \$279,688 of funds are needed immediately for continued operations through December 2022. This is a combination of \$203,933 of ESG-CV2, \$63,000 of 2022 CDBG, and \$12,755 of 2023 ESG funds. The remaining gap of \$3,299,112 would be filled with HHAP3 funds when awarded.

Sources	Funds
ESG-CV2	\$203,933
2022 CDBG	\$63,000
2023 ESG	\$12,755
State HHAP 3	\$3,299,112
Total Costs	\$3,578,800

The immediate funds being requested will be used for the following.

Meadowview	Funds Requested
Service Operator staff and services	\$109,969
Rapid Re-housing	\$50,000
Camera ongoing costs	\$625
Modular rentals	\$2,600
Outreach and coordination – Streets	\$40,000
Outreach and coordination - Intake	\$7,119
Direct Staff Delivery	\$69,375
Total	\$279,688

Policy Considerations: The actions recommended in this report are consistent with the Homeless Services Funding Plan approved by Council on April 23, 2019, to have a sleeping cabin community for disconnected homeless youth and shelters for the homeless.

Recommendations are also consistent with the Governor’s Executive Order N-23-20 to reduce street homelessness, break down barriers to homeless individuals accessing health care and other critical services, and to increase housing options for those experiencing homelessness.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): These low barrier navigation projects are not discretionary actions subject to the CEQA pursuant to Government Code §§ 65660 & 65662 and are exempt as projects necessary to mitigate an emergency pursuant to CEQA Guidelines §15269(c). Operations of an existing facility are exempt pursuant to CEQA Guidelines Section 15301.

National Environmental Policy Act (NEPA): The proposed actions are categorically excluded under NEPA pursuant to 24 CFR 58.25(b)(2) and (3).

Sustainability Considerations: Upon evaluation of the success of the cabin initiative, the initial pilot is recommended for scaling up with a goal of self-sufficiency.

Commission/Committee Action: *Sacramento Housing and Redevelopment Commission:* Staff anticipates that the Sacramento Housing and Redevelopment Commission will approve the recommendation of this item at its October 5, 2022 meeting. Staff will alert the City Council if that does not happen.

Rationale for Recommendation: The City of Sacramento declared a shelter crisis emergency indicating that there are not enough beds to serve individuals experiencing homelessness and shelter beds need to be made available as soon as possible. The United States Interagency Council on Homelessness recommends that “shelters must be low barrier, focus on assessment and triage, and intentionally link to permanent housing resources so that people move through to housing quickly.” The Housing Authority oversaw the administration of the first phase and their significant experience in providing housing to low-income residents makes the agency a natural partner to continue to assist the City in meeting the goal of providing shelter and re-housing for individuals experiencing homelessness in Sacramento.

Financial Considerations: The initial cost to operate 24 sleeping cabins at EBH was approximately \$2.8 million annually. The estimated total for operating 50 cabins is approximately \$3.3 million annually. The additional costs are related to operating a larger facility with additional youth, more meals, services, competitive salaries to hire new staff, providing cost of living salary increases for existing staff, addition of mental health staff, higher lease payments, and additional re-housing funds. The annual cost to operate the Meadowview Center was \$3.1 million. The current annual estimate to operate this shelter is \$3.6 million. This considers increasing overall operating costs for vendors, contingency funds, costs to hire staff with competitive salaries, and cost of living increases for existing staff.

LBE - M/WBE and Section 3 requirements: Minority and Women’s Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

Attachments

- 1-Description/Analysis
- 2-Resolution- City Council
- 3-Resolution – Housing Authority of the City
- 4-EBH Site Map
- 5-Meadowview Site Map

RESOLUTION NO. 2022-

Adopted by the Sacramento City Council

on date of

APPROVING THE EXPANSION OF OPERATIONS OF THE EMERGENCY BRIDGE HOUSING INITIATIVE AT GROVE AVENUE AND OPERATIONS AT THE MEADOWVIEW NAVIGATION CENTER

BACKGROUND

- A. Based on the 2022 Homelessness in Sacramento County Point in Time Report homelessness has increased 67 percent in Sacramento County since 2019 with a significant portion being transitional aged youth and homeless adult women.
- B. The City Council has heard extensive testimony on the impacts of homelessness on persons without shelter as well as on the community at large.
- C. On October 22, 2019, the City Council was presented with a Five Point Plan that included the following options: 1) Scattered sites; 2) Safe parking Program; 3) Sleeping Tents/Cabins; 4) Motel Conversion; and funding to increase permanent supportive housing, which the City Council requested further refinement and coordination with the City Manager.
- D. On December 3, 2019, recommendations were presented to the City Council on how to implement the Five Point Plan with various funding streams and discussed the need for site control in order to initiate an array of shelter programs.
- E. On December 5, 2019, Governor Gavin Newsom challenged California Cities to take action to house 100 unsheltered individuals within 100 days.
- F. On January 14, 2020, the City Council declared a Shelter Crisis Emergency under California Government Code Title 2, Division 1, Chapter 7.8 including in particular sections 8698, 8698.1, and 8698.2, which will run through January 14, 2020.
- G. The City Manager was directed to prepare an interim ordinance if required to streamline zoning regulations for privately-owned or operated shelters, including zoning administrator approval of conditional use permits for shelters, allowing small temporary shelters by right on sites with an approved assembly use, and streamlining approval of city-sponsored shelters on private property that may otherwise require zoning approvals.
- H. The Housing Authority of the City of Sacramento (Housing Authority) identified a site privately-owned by St. Paul Church of God in Christ located at 2787 Grove Avenue to pilot an Emergency Bridge Housing (EBH) sleeping cabin community for up to 50 cabins at full build out intended for transitional age youth.
- I. In addition to providing shelter beds, the low-barrier EBH provides meals, case management and wrap around service, restrooms, and showers facilities.

- J. 24 cabins were built in the first phase and the initiative launched in June, 2020 housing 24 transitional aged youth (TAY) between 18-24 years of age with supportive services during the pandemic with the goal to connect them to stable housing. Additional funding is needed to continue and expand operations to include 50 cabins for 50+ TAY
- K. A City-owned parcel of land was identified at 2700 Meadowview Road for the low-barrier Meadowview Navigation Shelter (Meadowview). The shelter is a Sprung structure that can temporarily house up to 100 guests nightly.
- L. In addition to providing shelter beds, Meadowview includes meals, case management, wrap-around services, restrooms, and shower facilities. Additional funding is needed to continue operations at Meadowview.
- M. Low barrier navigation projects are not discretionary actions subject to the California Environmental Quality Act (CEQA) pursuant to Government Code §§ 65660 & 65662 and are exempt as projects necessary to mitigate an emergency pursuant to CEQA Guidelines §15269(c).
- N. The proposed actions are categorically excluded under the National Environmental Policy Act pursuant to 24 CFR 58.25(b)(2) and (3).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All of the evidence having been duly considered, the facts as presented and stated above, including the environmental facts and findings, as stated above, are found to be true and correct.
- Section 2. The City Manager is authorized to provide \$92,500 of City General Funds to the Housing Authority for indirect staff costs for EBH.
- Section 3. The Sacramento Housing and Redevelopment Agency is directed to take all actions necessary to allocate \$2,366,933 in federal funds to the Housing Authority for the operations of EBH and Meadowview. This comprises of \$1,800,000 of Emergency Solutions Grant – Corona Virus 2 (ESG-CV2) to EBH, \$203,933 of ESG-CV2 to Meadowview, \$63,000 of 2022 Community Block Grant funds (CDBG) to Meadowview, \$63,000 of 2023 CDBG and \$213,008 of 2023 ESG to EBH, and \$12,755 of 2023 ESG to Meadowview.
- Section 4. The City Manager, or his designee, is authorized to negotiate and amend the Administrative Service Agreement (ASA) with the Housing Authority and further amend the ASA as needed to operate the shelters administered by the Housing Authority.
- Section 5. The City Manager, or his designee, is authorized to negotiate, enter into, amend and execute contracts and related documents, in a form approved by the City Attorney, for the purpose of operating EBH and Meadowview.

Section 6. The City Manager, or his designee, is authorized to extend the lease agreement with St. Paul's Church of God in Christ for continued operations of EBH.

Table of Contents:

Exhibit A: EBH Site Plan

Exhibit B: Meadowview Site Plan

RESOLUTION NO. 2022-

Adopted by the Housing Authority of the City Sacramento

On date of

APPROVING THE EXPANSION OF OPERATIONS OF THE EMERGENCY BRIDGE HOUSING INITIATIVE AT GROVE AVENUE AND CONTINUED OPERATIONS AT THE MEADOWVIEW NAVIGATION CENTER

BACKGROUND

- A. Based on the 2022 Homelessness in Sacramento County Point in Time Report homelessness has increased 67 percent in Sacramento County since 2019 with a significant portion being transitional aged youth and homeless adult women
- B. The City Council of Sacramento (City Council) has heard extensive testimony on the impacts of homelessness on persons without shelter as well as on the community at large.
- C. On October 22, 2019, the City Council was presented with a Five Point Plan that included the following options: 1) Scattered sites; 2) Safe parking Program; 3) Sleeping Tents/Cabins; 4) Motel Conversion; and funding to increase permanent supportive housing, which the City Council requested further refinement and coordination with the City Manager.
- D. On December 3, 2019, recommendations were presented to the City Council on how to implement the Five Point Plan with various funding streams and discussed the need for site control in order to initiate an array of shelter programs.
- E. On December 5, 2019, Governor Gavin Newsom challenged California Cities to take action to house 100 unsheltered individuals within 100 days.
- F. On January 14, 2020, the City Council declared a Shelter Crisis Emergency under California Government Code Title 2, Division 1, Chapter 7.8 including in particular sections 8698, 8698.1, and 8698.2, which will run through January 14, 2020.
- G. The City Manager was directed to prepare an interim ordinance if required to streamline zoning regulations for privately-owned or operated shelters, including zoning administrator approval of conditional use permits for shelters, allowing small temporary shelters by rite on sites with an approved assembly use, and streamlining approval of city-sponsored shelters on private property that may otherwise require zoning approvals.
- H. The Housing Authority (Authority) identified a site privately owned by St. Paul Church of God in Christ located at 2787 Grove Avenue to pilot an Emergency Bridge Housing (EBH) sleeping cabin community for up to 50 cabins at full build-out to serve transitional-age youth.
- I. In addition to providing shelter beds, the low-barrier EBH provides meals, case management and wrap-addddd service, restrooms, and showers facilities.

- J. 24 cabins were built in the first phase and the initiative launched in June 2020 housing 24 transitional aged youth (TAY) between 18 and 24 years of age with supportive services during the pandemic with the goal of connecting them to stable housing. Additional funding is needed to continue current and expand operations to include 50 cabins for 50+ TAY.
- K. A City-owned parcel of land was identified at 2700 Meadowview Road for the low-barrier Meadowview Navigation Shelter (Meadowview). The shelter is a Sprung structure that can temporarily house up to 100 guests nightly.
- L. In addition to providing shelter beds, Meadowview includes meals, case management, wrap-around services, limited kennels, restrooms, and shower facilities.
- M. Low barrier navigation projects are not discretionary actions subject to the California Environmental Quality Act (CEQA) pursuant to Government Code §§ 65660 & 65662 and are exempt as projects necessary to mitigate an emergency pursuant to CEQA Guidelines §15269(c). Operations of an existing facility are exempt pursuant to CEQA Guidelines Section 15301.
- N. The proposed actions are categorically excluded under the National Environmental Policy Act pursuant to 24 CFR 58.25(b)(2) and (3).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY RESOLVES AS FOLLOWS:

- Section 1. All of the evidence having been duly considered, the facts as presented and stated above, including the environmental facts and findings, as stated above, are found to be true and correct.
- Section 2. The Executive Director, or her designee, is authorized to accept \$2,003,933 in ESG-CV2, \$63,000 of 2022 CDBG, \$63,000 of 2023 CDBG funds, \$225,763 of 2023 ESG from the Sacramento Housing and Redevelopment Agency
- Section 3. The Executive Director, or her designee, is authorized to accept \$92,500 in City General Funds from the City of Sacramento.
- Section 4. The Executive Director, or her designee, is authorized to amend the Housing Authority budget in the amount of \$92,500 of City General Funds for EBH and \$2,355,696 in federal funds for EBH and Meadowview. This comprises of \$1,800,000 of Emergency Solutions Grant – Corona Virus 2 (ESG-CV2) to EBH, \$203,933 of ESG-CV2 to Meadowview, \$63,000 of 2022 Community Block Grant funds (CDBG) to Meadowview, \$63,000 of 2023 CDBG and \$213,008 of 2023 ESG to EBH, and \$12,755 of 2023 ESG to the Meadowview.
- Section 5. The Executive Director, or her designee, is authorized to negotiate, amend and execute an Administrative Service Agreement (ASA) and further amend ASA as needed to operate shelters administered by the Housing Authority.

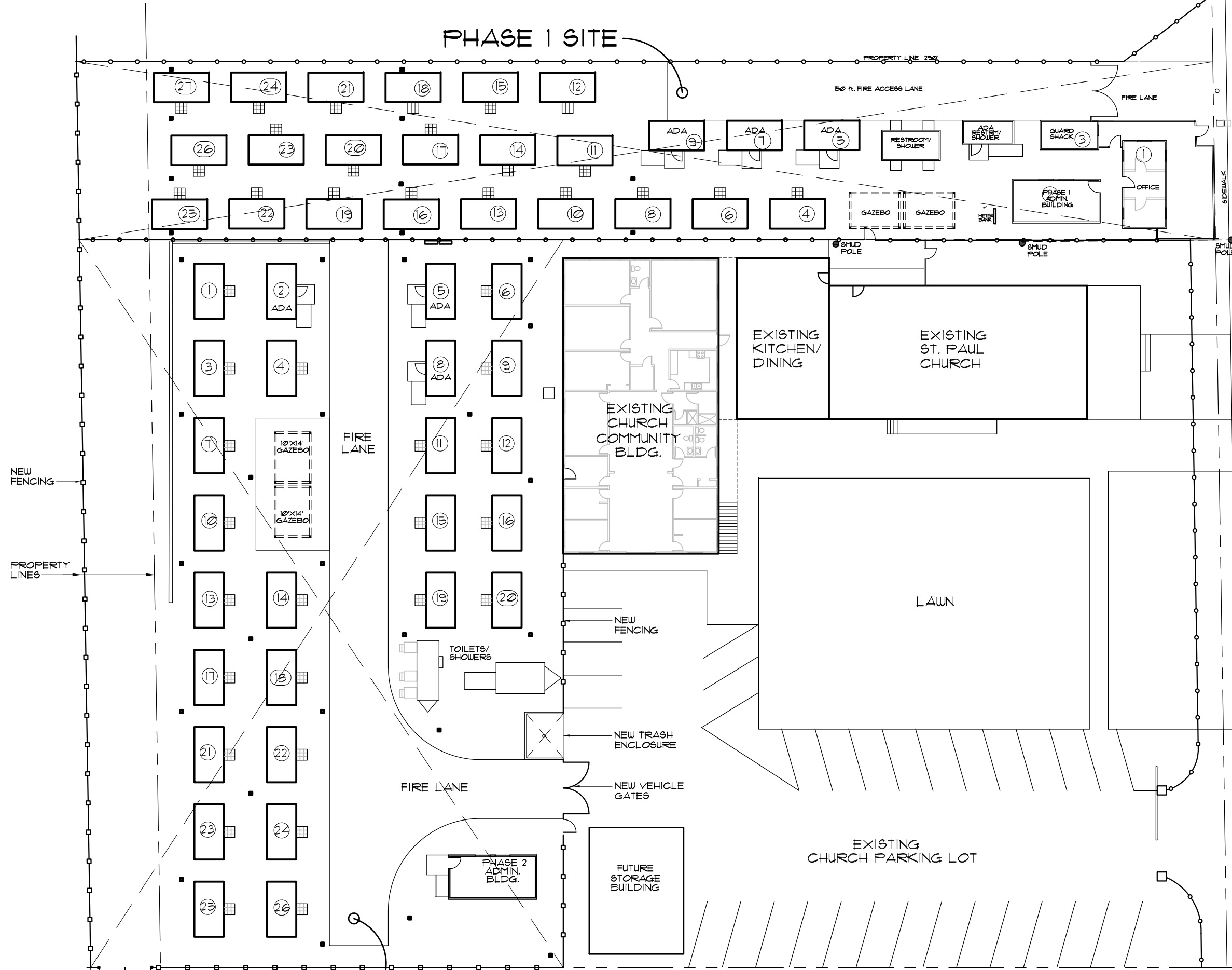
- Section 6. The Executive Director, or her designee, is authorized to negotiate, enter, amend and execute contracts and related documents, in a form approved by the Office of the General Counsel, for the purpose of operating the EBH and Meadowview
- Section 7. The Executive Director, or her designee, is authorized to enter into, amend and execute Professional Services contracts including with a shelter operator and with other providers as needed to operate the facility, and to execute any other contracts /documents that may be needed in a form approved by the Office of the General Counsel, for the purpose of operating EBH and Meadowview. This includes renewing the professional services contract with First Step Communities for EBH and renewing the professional services contract with Volunteers of America (VOA) for Meadowview.

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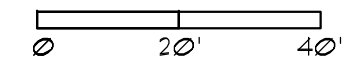
PHASE 1 SITE



GROVE AVE

PHASE 2 SITE

EBH at the GROVE - SITE PLAN



MEADOWVIEW ROAD

