



# Draft 2024 Action Plan

## City of Sacramento

Prepared by the Sacramento Housing and Redevelopment Agency

August 21, 2023

Resolution

## **Executive Summary**

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

#### **1. Introduction**

This document is the Annual Action Plan (Plan) which allocates entitlement grants provided by the U.S. Department of Housing and Urban Development (HUD) to projects and programs throughout the City of Sacramento (City). The Plan is administered by the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the City. The projects identified in the Plan support the goals and objectives identified in the five-year Consolidated Plan. The primary purpose of the Consolidated Plan is to strategize and implement how funds will be allocated to housing and community development activities during the five-year planning period.

The City has a population of approximately 525,000 people. By measures of both citywide and neighborhood diversity, the City of Sacramento has been ranked one of the most diverse and integrated large cities in the United States. Among residents in Sacramento, one third is non-Hispanic White (35%), one quarter are Hispanic (27%), and one in five are Asian (19%). Sacramento also hosts a significant Black population (14%), a share twice the size as the regional average. The city is home to a large number of foreign-born residents (22% of the population), many of whom come from Mexico, the Philippines, China, and elsewhere throughout the world. The city has a correspondingly high share of residents that have limited English proficiency, with languages spoken including Spanish, Chinese, Hmong, Russian, and many others. The city has grown in size in the past thirty years with a 21% increase in population since 1990, yet at a slower pace than the region as a whole. Sacramento was already racially and ethnically diverse in 1990 and has become even more so today.

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

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

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

## **2. Summarize the objectives and outcomes identified in the Plan**

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

The Consolidated Plan proposes that the public infrastructure funds be focused strategically on fewer, but larger projects in low-and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community.

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

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

SHRA prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures annual progress toward meeting needs and achieving strategies set forth in the Consolidated Plan and annual Action Plan. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, SHRA and its partners continue to make measurable progress on public improvement and community service projects and programs that meet the objectives established in the 2020-2024 Consolidated Plan.

Throughout this five-year Consolidated Plan period, some of the major activities funded include affordable housing construction; rehabilitation and minor-repair programs; community development and infrastructure improvements; public services for homeless activities; meals on wheels for seniors; rapid rehousing and prevention; emergency shelters; supportive services; rental assistance; and fair

housing programs. In addition, occasionally SHRA has released a Notice of Funding Availability (NOFA) for small public facility projects.

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

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

SHRA's goal for citizen participation is to ensure a broad participation of City residents and housing, economic, and service providers in the planning and implementation of community development and housing programs. The preparation of the One-Year Action Plan began with "in-reach" among City Departments of Public Works, Planning, Utilities, Economic Development and Park Districts to identify potential needs, services gaps and key issues on which to focus the community outreach process. Outreach included consultation and conversations with organizations such as the Housing Authority, Volunteers of America, Sacramento Self-Help Housing, Sacramento Housing Alliance, Legal Services of Northern California, Rebuilding Together, and Meals on Wheels. SHRA also consulted with Sacramento Steps Forward (SSF) and the City and County of Sacramento on homelessness prevention issues and policies, including the Emergency Shelter Grant (ESG)-funded emergency shelter and Rapid Re-Housing Program. SHRA also actively participates in the Continuum of Care through various committees and meetings to give and gather input from the region's public service providers on homeless household (individuals and families) needs. Elected officials also provide recommendations for priority projects within their respective Districts, which are developed based on community input.

Per the Citizen Participation Plan, SHRA will publish a 30-day notice for public comments, date of the public hearing and where the public can obtain the draft Annual Action Plan on the following mediums: SHRA website, Sacramento Bee, Sacramento Observer, Russian American Media, and Latino Times with the 30-day public comment period beginning on August 21, 2023 to September 20, 2023. The public Hearing will be held before the Sacramento Housing and Redevelopment Commission (SHRC) on September 20, 2023. The public will also have the opportunity to ask questions at the Sacramento City Council on October 10, 2023.

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

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

All comments will be reviewed and incorporated in the final Action plan. **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments will be accepted.

## 7. Summary

AP-15 identifies the expected resources to be utilized for the Action Plan.

**Funding priorities.** As in past years, the overall priority for these federal funds is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The Sacramento Housing and Redevelopment Agency (SHRA), administrator of the HUD block grant funds, is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income (AMI), particularly those with extremely low-incomes (less than 30 percent of AMI), are particular priorities. Sacramento has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities.

Priorities can be achieved through a combination of;

- 1) Decent and affordable housing;
- 2) Investment in community development activities in targeted lower-income and deteriorating neighborhoods and in facilities that serve lower-income populations; and
- 3) Supportive services to maintain independence.

By focusing on these overall priorities, The City seeks to address community concerns such as:

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

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

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

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

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

Table 1 – Responsible Agencies

### Narrative (optional)

Created as a Joint Powers Agency in 1981 by the Sacramento City Council and Sacramento County Board of Supervisors, the Sacramento Housing and Redevelopment Agency (SHRA) brings together financial resources and staff expertise to revitalize lower-income communities, create affordable housing opportunities, and serve public housing residents in Sacramento. The members of the Joint Powers Agency are the City of Sacramento, the County of Sacramento, the Housing Authority of the City of Sacramento, and the Housing Authority of the County of Sacramento. SHRA is the lead agency for the Consolidated Plan; SHRA administers the Community Development Block Grant (CDBG), Housing Opportunities for Persons with AIDS (HOPWA), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) funds on behalf of the City and County. Operating under the umbrella organization of SHRA is the Housing Authority for the City of Sacramento. The Housing Authority acts as the City and County's Public Housing Agency, managing public housing units and an array of affordable housing programs. The Housing Authority is currently a High Performer as determined by the U.S. Department of Housing and Urban Development (HUD). As a Joint Powers Agency, SHRA can address a number of cross-jurisdictional and regional problems. Many housing and community development issues transcend geographic boundaries. For example, homelessness is a regional issue that recognizes no geographic boundaries.

As a Joint Powers Agency, SHRA has the ability to work on either side of political boundaries for the jurisdictions of the City of Sacramento and County of Sacramento when implementing HUD Office of Community Planning and Development (CPD) programs.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

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

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

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

The following agencies/entities were consulted in preparing the 2024 Action Plan:

**Fair Housing Activities:** SHRA is a member of the regional Fair Housing team which includes, Legal Services of Northern California (LSNC), Community Link Capital Region (CLCR, 2-1-1 Sacramento), Project Sentinel, County of Sacramento and the cities of Sacramento, Citrus Heights, Elk Grove and Rancho Cordova. LSNC, CLCR, and Project Sentinel are SHRA's subrecipients and these organizations provide fair housing services in the City of Sacramento and the Urban County of Sacramento. The Urban County also includes the cities of Folsom, Isleton and Galt.

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

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

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

**Participating Jurisdictions:** N/A



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

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

**Social Services:** Nonprofit social service agencies.

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

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

In addition to meetings with SSF, SHRA also meets with City and County staff, as well as agencies and organizations that serve Sacramento's residents. These meetings helped identify projects and programs for to address the needs of the unhoused. The development of the 2024 Action Plan also includes active citizen and agency participation, as described in the Citizen Participation section.

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

SHRA will continue to administer the Emergency Solutions Grant (ESG) program on behalf of the City and County of Sacramento, and regularly consults with the City and County of Sacramento, and SSF, as the Lead Agency for the Continuum of Care (CoC), on the ESG program. SHRA is the CoC's Administrative Entity (AE) for the State of California's Housing and Community Development Department (HCD) ESG (entitlement) program. In addition, as part of the implementation of Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), SSF continues to implement a coordinated entry and assessment system as adopted by the CoC Board per HUD guidelines. Collaborating with other funding systems can help make the rapid re-housing/prevention and shelter program(s) more comprehensive to assist in reducing homelessness in the City and County of Sacramento, including its incorporated cities.

For current HMIS administrative policies and procedures (as policies and procedures are updated from time-to-time), contact SSF. HMIS performance standards and outcomes include:

**HMIS: Administrative Policies and Procedures**

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

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

- 100% of data entered in required fields

Action Step 2: Increase data quality. Benchmarks:

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

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

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

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

Action Step 2: Access accurate HUD required reports directly from HMIS. Benchmarks:

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

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

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

|   |  |  |
|---|--|--|
| 1 | <b>Agency/Group/Organization</b>                               | CITY OF SACRAMENTO   |
|   | <b>Agency/Group/Organization Type</b>                          | Services - Broadband Internet Service Providers<br>Services - Narrowing the Digital Divide<br>Agency - Managing Flood Prone Areas<br>Agency - Management of Public Land or Water Resources<br>Agency - Emergency Management<br>Other government - Local<br>Grantee Department<br>Major Employer                              |
|   | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>HOPWA Strategy<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy |

|   |   |  |
|---|---|--|
|   | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>SHRA and the City of Sacramento staff meet on an ongoing basis to discuss the programs and the development of the Action Plan. The City consult with the broadband and digital divide organizations, Capital Regional Coalition for Digital Inclusion, and agencies dealing with flood, water resources and emergency management as part of the General Plan updates. The City of Sacramento, in partnership with United Way, offers free technology and internet options to low-income residents. Offerings include free hotspots, free broadband, refurbished computers, and digital literacy training to qualifying residents. Wi-Fi access points are also available throughout the City at 27 parks. There are two low-income internet programs that Sacramento residents can take advantage of: Comcast Internet Essentials and Access from AT&amp;T. Additionally, through the Affordable Connectivity Program, higher education institutions like Sacramento State University and Los Rios Community College are helping households afford the broadband they need. In December 2022, SHRA was allocated \$1.4 million broadband infrastructure allocation through the 2018 Measure U sales tax. At full implementation, 751 residents between Marina Vista and Alder Grove communities will have free broadband access for at least 5 years. The following organizations: Sacramento Area Flood Control Agency, FEMA, and Delta Protection Commission are referenced in relation to CIP Scoping during the environmental review process.</p> |
| 2 | <b>Agency/Group/Organization</b>  | Affordable Housing Developers  |
|   | <b>Agency/Group/Organization Type</b>   | <p>Housing<br/>Services - Housing<br/>Regional organization<br/>Major Employer</p>   |

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|---|--|--|
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>HOPWA Strategy   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization meet on an ongoing basis to discuss their programs and development of the Action Plan. The anticipated outcomes of the consultation are to improve coordination with regional organization which is dedicated to providing housing and or other support services. This group includes Mercy Housing, McCormick Barron and Salazar, SHARP, St. Anton, John Stuart Company, Danco Communities, Excellerate, Jamboree Housing, Mutual Housing of California, Eden, EAH, HOPE Cooperative, Pacific Housing, Related California. |
| 3 | <b>Agency/Group/Organization</b>   | CARES One Community Health   |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless<br>Regional organization<br>Business Leaders<br>Civic Leaders<br>Major Employer  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy  |

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|---|--|--|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization meet on an ongoing basis to discuss their programs and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing health services to persons with AIDS and HIV related illnesses. |
| 4 | <b>Agency/Group/Organization</b>   | COMMUNICARE HEALTH CENTERS   |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless<br>Regional organization<br>Business and Civic Leaders<br>Major Employer   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Anti-poverty Strategy   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization meet on an ongoing basis to discuss their programs and development of the Action Plan. The anticipated outcomes of the consultation are to improve coordination with an existing HOPWA provider.  |
| 5 | <b>Agency/Group/Organization</b>   | HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO   |
|   | <b>Agency/Group/Organization Type</b>  | PHA<br>Grantee Department  |

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|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>HOPWA Strategy<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA staff consulted with the PHA on resident issues; most notably jobs plus, which works with the residents at Alder Grove and Marina Vista to become employed or to participate in activities leading to employment such as education and or/job training opportunities.  |
| 6 | <b>Agency/Group/Organization</b>   | REBUILDING TOGETHER   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Planning organization  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Lead-based Paint Strategy   |

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|---|--|---|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization meet on an ongoing basis to discuss their programs and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by preserving homes for low income, elderly and disabled residents.   |
| 7 | <b>Agency/Group/Organization</b>   | COUNTY OF SACRAMENTO  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services-Employment<br>Service-Fair Housing<br>Services - Victims<br>Agency - Managing Flood Prone Areas<br>Agency - Management of Public Land or Water Resources<br>Agency - Emergency Management<br>Other government - County |



|   |  |   |
|---|--|---|
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>HOPWA Strategy<br>Anti-poverty Strategy |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and County of Sacramento staff meet on an ongoing basis to discuss their programs and the development of the Action Plan.  |
| 8 | <b>Agency/Group/Organization</b>   | SACRAMENTO STEPS FORWARD  |
|   | <b>Agency/Group/Organization Type</b>  | Regional organization<br>Business and Civic Leaders<br>Major Employer   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>HOPWA Strategy  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization meet on an ongoing basis to discuss their programs and development of the Action Plan.   |

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| 9  | <b>Agency/Group/Organization</b>   | SACRAMENTO EMPLOYMENT AND TRAINING AGENCY   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Employment<br>Other government - Local<br>Regional organization<br>Major Employer  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Chronically homeless<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and SETA in partnership with the Greater Sacramento Urban League on Programs that creates pathways to employment for Housing Authority residents including Marina Vista, Alder Grove, Twin Rivers Public Housing Communities, and other low-income persons of Sacramento.  |
| 10 | <b>Agency/Group/Organization</b>   | VOLUNTEERS OF AMERICA   |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Health<br>Services - Victims<br>Major Employer |

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| <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>HOPWA Strategy<br>Anti-poverty Strategy   |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | <p>The consultation is to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing homeless prevention services. This organization is also a member of the CoC. Exodus Project is a collaboration between County of Sacramento Department of Human Assistance and the procured Sacramento Self-Help Housing, Inc. and Exodus Project of St. Vincent de Paul provide 90 days of transitional housing through a scattered-site model for individuals exiting Sacramento County's Rio Cosumnes Correctional Center jail and other jails without housing upon re-entry. Participants of the program received immediate transitional housing upon exiting jail and wrap-around services which included one on-one and group mentoring; recovery groups; and the support of a house manager, social worker/case manager, employment specialists, and a continuation of care specialist. Rehousing services were provided to ensure a smooth transition between interim and permanent housing. Participants could choose to successfully exit into a transitional housing program, a residential rehabilitation program, or, in limited cases, entry into another emergency shelter or program.</p> |

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| 11 | <b>Agency/Group/Organization</b>   | SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION  |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>PHA<br>Regional organization<br>Grantee Department  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>HOPWA Strategy<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Sacramento Housing and Redevelopment Commission acts as the public hearing for the Action Plan. They also submit their recommendations to Sacramento City Council.   |
| 12 | <b>Agency/Group/Organization</b>   | SIERRA FOOTHILLS AIDS FOUNDATION   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with HIV/AIDS<br>Regional organization  |

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|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs<br>HOPWA Strategy   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization meet on an ongoing basis to discuss their programs and development of the Action Plan. The anticipated outcomes of the consultation are to improve coordination with an existing HOPWA provider.  |
| 13 | <b>Agency/Group/Organization</b>   | HIV HEALTH SERVICES PLANNING COUNCIL   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with HIV/AIDS<br>Regional organization  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs<br>HOPWA Strategy   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA is a member of this council which meets on a monthly basis. The council consists of representatives from the private, public and non-profit sectors as well as individuals from the affected and underserved community. The primary responsibilities of the council include assessing the needs of people living with HIV in El Dorado, Placer, Yolo and Sacramento Counties, establishing service priorities and allocating federal grant funding. |
| 14 | <b>Agency/Group/Organization</b>   | GREATER SACRAMENTO URBAN LEAGUE  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Education<br>Services-Employment<br>Regional organization<br>Business and Civic Leaders   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development<br>Anti-poverty Strategy  |

|    |  |  |
|----|--|--|
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and the Greater Sacramento Urban League in partnership with SETA developed first source Sacramento, a program that creates pathways to employment for housing authority residents and other low-income persons of Sacramento.   |
| 15 | <b>Agency/Group/Organization</b>   | County of Sacramento Department of Health and Human Services   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Health<br>Other government - County   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Non-Homeless Special Needs  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation is to improve coordination with a regional organization whose mission is to promote health and safety, and to enhance the quality of life for the Sacramento community. |
| 16 | <b>Agency/Group/Organization</b>   | LEGAL SERVICES OF NORTHERN CALIFORNIA  |
|    | <b>Agency/Group/Organization Type</b>  | Service-Fair Housing   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization meet on an ongoing basis to discuss their programs and development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote fair housing within the Sacramento region.    |
| 17 | <b>Agency/Group/Organization</b>   | Meals on Wheels by ACC   |
|    | <b>Agency/Group/Organization Type</b>  | Regional organization  |

|    |  |   |
|----|--|---|
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination within a regional organization whose mission is to provide food for elderly in their homes at congregate sites and to enhance quality of life for Sacramento community. |
| 18 | <b>Agency/Group/Organization</b>   | SIERRA HEALTH FOUNDATION  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities<br>Services-Health<br>Regional organization<br>Foundation  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs<br>Economic Development<br>Anti-poverty Strategy   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five action teams health, education, economic development, jobs and sustainable built community. This is a promise zone partner. |

|    |  |   |
|----|--|---|
| 19 | <b>Agency/Group/Organization</b>   | Sunburst Projects   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with HIV/AIDS<br>Services-homeless<br>Regional organization<br>Business and Civic Leaders<br>Major Employer  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>HOPWA Strategy  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SHRA and this organization meet on an ongoing basis to discuss their programs and development of the Action Plan. The anticipation outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing health services to persons with AIDS and HIV related illnesses. |
| 20 | <b>Agency/Group/Organization</b>   | LA FAMILIA COUNSELING CENTER  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities<br>Services-Health<br>Regional organization<br>Foundation  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs<br>Economic Development<br>Anti-poverty Strategy   |



|  |   |  |
|--|---|--|
|  | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>SHRA and this organization met to discuss the development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission offers a range of programs to meet the needs of diverse community. In the following areas behavior and physical health, employment and adult education and youth and family for the Sacramento community. SHRA as the lead entity for the Promise Zone continued to engage the stakeholders to achieve the Promise Zone goals. The collaborative structure aligns stakeholders around one or more of the five action teams: health, education, economic development, jobs and sustainable built community. This is a promise zone partner.</p> |
|--|---|--|

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

No individual agency was intentionally omitted.

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

| Name of Plan                       | Lead Organization               | How do the goals of your Strategic Plan overlap with the goals of each plan?  |
|------------------------------------|---------------------------------|---|
| Continuum of Care                  | Sacramento Steps Forward        | SHRA and Sacramento Steps Forward meet regularly to discuss the ongoing goals of the Consolidated Plan and its Strategic Plan   |
| Promise Zone                       | SHRA                            | The Promise Zone is locally driven, place-based strategy for revitalization of Sacramento. The partner agencies encompass health, jobs, economic development, sustainably built communities and education   |
| Choice Neighborhood Implementation | SHRA and the City of Sacramento | This \$30 million grant will provide a blueprint for change in the River District which includes Mirasol Village (formerly Twin Rivers), a previous Housing Authority complex. The planning process discussed the revitalization of the neighborhood. |

| Name of Plan         | Lead Organization           | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|----------------------|-----------------------------|--|
| State ESG            | SHRA                        | Implement the State ESG program to provide Rapid Rehousing services to the homeless individuals throughout the county, including City jurisdictions. |
| City Housing Element | City of Sacramento and SHRA | The housing element is a California State required Chapter of the General Plan. it identifies implementation strategies to be undertaken by SHRA.    |

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

### **Narrative (optional)**

The City of Sacramento is a member of the Capitol Region Coalition for Digital Inclusion. The Coalition built collaborative relationships, conducted assessments of needs including through community engagement, and produced an initial report focused on increasing digital access through two avenues: affordable internet and devices, and digital literacy/skills. Expanding access to city services to anyone, at any time, from anywhere (responsive, accessible, and mobile) is a primary mission of the City's Digital Strategy, which focuses on delivering simple and clear ways to get city services. As part of the City's Digital Strategy, this initiative provides Free Public Access Wi-Fi services at a number of community centers, select public parks, and the Sacramento Public Library. In addition, a free online educational website focusing on technology, job training, reading, and math skills is available. Also, free Wi-Fi mobile hot spots were made available to eligible residents impacted through the Public Library.

## **AP-12 Participation – 91.105, 91.200(c)**

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

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

The preparation of the One-Year Action Plan began with "in-reach" among City and County's Departments of Public Works, Planning, Utilities, Economic Development and Park Districts to identify potential needs, services gaps covering transportation, parks, planning and economic development. Key issues were discussed with the focus on the community outreach process. Outreach included consultation and conversations with organizations such as the Housing Authority, Volunteers of America, Sacramento Self-Help Housing, Sacramento Housing Alliance, Legal Services of Northern California, Rebuilding Together, and Meals on Wheels. SHRA also consulted with Sacramento Steps Forward and the City and County of Sacramento on homelessness prevention issues and policies, including the Emergency Shelter Grant-funded emergency shelter and Rapid Re-Housing Program. SHRA also actively participates in the Continuum of Care's through various committees and meetings to give and gather input from the region's public service providers on homeless household (individuals and families) needs.

For the 2024 Action plan, SHRA held public meetings beginning in February to receive input from the public, the Sacramento Housing and Redevelopment Commission (SHRC) and the City Council. In February, workshops were held to review CDBG objectives, eligibility requirements, 2024 entitlement estimates for CDBG, HOME, ESG and HOPWA and estimated allocations by funding activity (Infrastructure, Housing, Public Service and Planning and Administration), provide examples of funded projects, and Action Plan preparation and adoption schedule. The SHRC workshop occurred on February 1, 2023, and the first City Council workshop occurred on February 21, 2023. Once the list of draft projects was identified, this was presented to the City Council at a second workshop on May 9, 2023 for review and comment.

The public hearing will be held before the Sacramento Housing and Redevelopment Commission (SHRC) on September 20, 2023 and subsequent final approval by the City Council will occur on October 10, 2023. The public hearing was promoted through the SHRA website, Sacramento Bee, Sacramento Observer, and the Latino Times (Translated into Spanish). The 30-day public comment period will be August 21, 2023 to September 20, 2023. The public has the opportunity to submit comments during the 30-day public comment period or at the public hearing or final City Council meeting.

## Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach  | Summary of response/attendance | Summary of comments received  | Summary of comments not accepted and reasons | URL (If applicable)                            |
|------------|------------------|---|--------------------------------|-------------------------------|--|--|
| 1          | Public Meeting   | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> | To be determined               | All comments will be accepted | All comments will be accepted                | <a href="http://www.shra.org">www.shra.org</a> |
| 2          | Newspaper Ad     | Non-targeted/broad community  | To be determined               | All comments will be accepted | All comments will be accepted                |  |

| Sort Order | Mode of Outreach  | Target of Outreach  | Summary of response/attendance | Summary of comments received  | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|---|--------------------------------|-------------------------------|--|---------------------|
| 3          | Internet Outreach | Minorities<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing | To be determined               | All comments will be accepted | All comments will be accepted                |                     |
| 4          | Public Hearing    | Non-targeted/broad community  | To be determined               | All comments will be accepted | All comments will be accepted                |                     |

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

SHRA, on behalf of the City and County of Sacramento, anticipates that over the course of the Strategic Plan it will have CDBG, CDBG-CV, HOME, HOME-ARP, ESG, ESG-CV, and HOPWA available for use in the jurisdictions. Along with these federal entitlements, jurisdictions may elect to utilize Section 108 loans, Low-Income Housing Tax Credits, and the State of California's housing programs to support housing development. The City of Sacramento has received a Section 108 loan of \$16.4 million as a resource for the Mirasol Village (formerly Twin Rivers) Transit Oriented Development and Light Rail Station Project. The funding will be used for the construction of new infrastructure including streets and wet and dry utilities, and an early childhood education center. The local Housing Trust Fund monies is limited as commercial development which generates these funds has stalled in recent years, but it is possible over a five-year period for commercial development to increase thereby generating growth in the trust funds to use for projects or matches.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 5 and a projection of resources between FY 2024 and FY 2025, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

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

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. During the period leading up to this Action Plan, the State of California and local governments experienced a dearth of resources to finance affordable housing and affordable housing production has lagged as a result. For the period of this current Consolidated Plan, the State of California has dedicated

additional resources and we expect that the production volume will increase; however, thus far, the State funds have proven to be very competitive given California’s affordable housing crisis. In November of 2018, voters approved a \$4 billion dollar statewide affordable housing bond, and a new, ongoing source of affordable housing funding was approved by the legislature in 2017 (Senate Bill 2). The State has significantly increased the amount of resources available to support housing for homeless and mentally ill through the Mental Health Services Act funds which can now be used for capital expenditures. Affordable housing resources are also being generated through the State’s cap and trade program for housing that helps improve land use patterns in a way that reduces greenhouse gas emissions. Most of the new resources require affordable housing developers to compete with one another for a limited amount of funding. The City will continue to work with developers and provide the local resources they need in a timely manner to demonstrate local support and financial leverage to place developments in the best position to obtain these limited dollars.

### Anticipated Resources

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 4,500,000                        | 10,000             | 1,028,820                | 5,538,820 | 4,500,000   | Annual Allocation, Anticipated Program Income and prior years resources (canceled projects, unallocated funds, and reprogramming of remaining funds from completed projects). |



| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 2,800,000                        | 150,000            | 0                        | 2,950,000 | 2,800,000   | Annual Allocation, Anticipated Program Income and Prior Years Resources (including prior year's program income) |

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| HOPWA   | public - federal | Permanent housing in facilities<br>Permanent housing placement<br>Short term or transitional housing facilities<br>STRMU<br>Supportive services<br>TBRA | 2,000,000                        | 0                  | 0                        | 2,000,00  | 2,000,000   | Annual Allocation and Prior Years Resources (reprogrammed funds from completed projects) |

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| ESG     | public - federal | Conversion and rehab for transitional housing<br>Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance Services<br>Transitional housing | 400,000                          | 0                  | 0                        | 400,000   | 400,000   | Annual Allocation and Prior Years Resources (reprogrammed funds from completed projects) |
| Other   | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services   | 0                                | 0                  | 0                        | 0         | 0   |  |

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

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |                       |
| Other   | public - federal | Permanent housing in facilities<br>Permanent housing placement<br>Short term or transitional housing facilities<br>STRMU<br>Supportive services<br>TBRA | 0                                | 0                  | 0                        | 0         | 0   |                       |

**Table 5 - Expected Resources – Priority Table**

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

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

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

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

SHRA does have a limited inventory of publicly owned developable land, including both residential and commercial sites, within either the City or County. To the extent possible, and conditioned upon adequate funding sources and development opportunities, these properties may be developed to meet the purposes of the Strategic Plan.

A vacant lot disposition strategy, approved during the last Consolidated Plan period, includes large sites to be developed through various options, including public-private partnerships. Development partners are identified through the issuance of Requests for Proposals (RFPs). Each site's development will be dependent upon developer interest as well as funding availability. RFPs have been issued for several sites. The site and development progress of affordable housing includes the following:

- 1) Coral Gables, 0.8 acres, 38 units 1 and 2 bedroom units; project is complete;
- 2) 39th and Broadway, .55 acres, 44 studio and 1 bedroom for seniors; project is under construction and expected to be completed in 2025;
- 3) Donner Field, 1.23 acres, 67 1 bedroom units for seniors; developer selected and is seeking financing;
- 4) San Juan Opportunity Site, 5.5 acres, located in the City and the County, developer selected and is seeking financing.

In addition, an RFP for ten vacant single family lots in the Oak Park neighborhood was issued in April 2022 and a developer has been selected. The developer proposes to develop single-family homes which they will sell to home buyers earning 80 percent of AMI or less. The Developer estimates completion of approximately 16 months for the first five lots and an additional 14 months for the second phase of five lots. Habitat for Humanity has begun construction on the first 5 homes.

**Discussion**

Please see above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name   | Start Year | End Year | Category                          | Geographic Area | Needs Addressed                   | Estimated Funding   | Goal Outcome Indicator  |
|------------|---|------------|----------|-----------------------------------|-----------------|-----------------------------------|---|---|
| 1          | Infrastructure and Public Improvements            | 2020       | 2024     | Non-Housing Community Development |                 | Non-Housing Community Development | CDBG:<br>\$1,875,000  | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14200 Persons Assisted   |
| 2          | Housing Development, Preservation & Homeownership | 2020       | 2024     | Affordable Housing                |                 | Affordable Housing                | CDBG:<br>\$1,211,756<br>HOPWA:<br>\$671,408<br>HOME:<br>\$2,655,000 | Rental units constructed: 11 Household Housing Unit<br>Rental units rehabilitated: 11 Household Housing Unit<br>Homeowner Housing Rehabilitated: 120 Household Housing Unit<br>Housing for People with HIV/AIDS added: 2 Household Housing Unit |



| Sort Order | Goal Name       | Start Year | End Year | Category  | Geographic Area | Needs Addressed   | Estimated Funding                                       | Goal Outcome Indicator   |
|------------|-----------------|------------|----------|---|-----------------|---|---|--|
| 3          | Public Services | 2020       | 2024     | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development |                 | Homelessness Prevention<br>Non-Housing<br>Community Development | CDBG: \$675,000<br>HOPWA: \$2,000,000<br>ESG: \$370,000 | Public service activities other than Low/Moderate Income Housing Benefit: 1589 Persons Assisted<br>Public service activities for Low/Moderate Income Housing Benefit: 460 Households Assisted<br>Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted<br>Homeless Person Overnight Shelter: 80 Persons Assisted<br>Overnight/Emergency Shelter/Transitional Housing Beds added: 54750 Beds<br>Homelessness Prevention: 175 Persons Assisted<br>Housing for Homeless added: 0 Household Housing Unit<br>Housing for People with HIV/AIDS added: 0 Household Housing Unit<br>HIV/AIDS Housing Operations: 460 Household Housing Unit |

**Table 6 – Goals Summary**

## Goal Descriptions

|          |                         |  |
|----------|-------------------------|--|
| <b>1</b> | <b>Goal Name</b>        | Infrastructure and Public Improvements   |
|          | <b>Goal Description</b> | The infrastructure and public improvement projects recommended in the Consolidated Plan are determined by priority need within targeted low- and moderate-income areas in the Sacramento Region.   |
| <b>2</b> | <b>Goal Name</b>        | Housing Development, Preservation & Homeownership  |
|          | <b>Goal Description</b> | Provides loans for the construction, acquisition and rehabilitation of low- and moderate-income multi-family housing; emergency repair/accessibility grants; provides loans or grants to owner-occupant low- and moderate-income homeowners; and minor repair and ADA for seniors and low-income homeowners. |
| <b>3</b> | <b>Goal Name</b>        | Public Services  |
|          | <b>Goal Description</b> | Provides funding to support human assistance programs in the Sacramento Region. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and program income, for ESG, HUD limits funding for administration of the public   |

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

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

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

Below are the activities proposed for the 2024 program year. Where outcomes are not listed, these are still being determined. A map of the infrastructure and public facility improvement projects are included as an attachment in the AD-26 Administration section.

IDIS only allows ESG to be added as one project with one funding. ESG funding will be allocated as follows: \$148,000 (rapid re-housing), \$222,000 (emergency shelter), and \$30,000 (SHRA administration) for a total of \$400,000.

#### Projects

| # | Project Name                     |
|---|----------------------------------|
| 1 | Envision Broadway Oak Park       |
| 2 | Fruitridge Road Complete Streets |
| 3 | Wood Park Community Garden       |
| 4 | Franklin Complete Streets        |
| 5 | Mama Marks Park                  |
| 6 | North Pointe Park                |

| #  | Project Name  |
|----|---|
| 7  | Ninos Park  |
| 8  | Minor Repair Program  |
| 9  | Capital Improvement Project Scoping and Environmental               |
| 10 | Home Repair Program   |
| 11 | Affordable Housing Rehabilitation Program                           |
| 12 | Housing Programs Implementation and Delivery                        |
| 13 | Homeless Activities   |
| 14 | Meals on Wheels   |
| 15 | Fair Housing Activities   |
| 16 | CDBG Planning and Administration                                    |
| 17 | Section 108 Loan Repayment - Mirasol Village (Formerly Twin Rivers) |
| 18 | Capital Reserve (2024)  |
| 19 | Home Program Administration   |
| 20 | Emergency Solutions Grant   |
| 21 | HOPWA - City and County of Sacramento                               |
| 22 | HOPWA - Yolo County   |
| 23 | HOPWA - El Dorado and Placer Counties                               |
| 24 | HOPWA - Multi-Family Housing Acquisition and Construction           |
| 25 | HOPWA - Program Administration                                      |
| 26 | Home Multi Family Housing Acquisition and Rehabilitation            |
| 27 | Home Multi Family New Construction                                  |

**Table 7 - Project Information**

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

To meet underserved and unmet needs identified during the development of the 2024 Action Plan, the City has allocated FY2024 CDBG funds for public service activities (senior nutrition and homeless activities). The allocated level of support for public service activities funding complies with HUD's annual public services category cap.

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

Other Program Year 2024 activities funded with CDBG resources were identified during the citizen participation process for development of the Consolidated Plan, input received by the City of Sacramento to determine and prioritize parks and public works project, and support Sacramento's overarching goal of developing a viable community in which all residents, but especially those in low to

moderate income households and those who have special needs, enjoy:

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

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

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

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

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

|          |  |   |
|----------|--|---|
| <b>1</b> | <b>Project Name</b>  | Envision Broadway Oak Park  |
|          | <b>Target Area</b>   |   |
|          | <b>Goals Supported</b>   | Infrastructure and Public Improvements  |
|          | <b>Needs Addressed</b>   | Non-Housing Community Development   |
|          | <b>Funding</b>   | CDBG: \$150,000   |
|          | <b>Description</b>   | Design and engineering of complete streets project. Reduce travel lanes, buffered bike lanes, signals and crosswalks. In between two other complete streets that will transform Broadway into 4-mile-long complete street. Broadway between Franklin Blvd and Martin Luther King Jr Blvd (03K/1800, 1900, 2700, 2800/LMA) |
|          | <b>Target Date</b>   | 12/31/2025  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 8,885 LMA   |
|          | <b>Location Description</b>  | Broadway between Franklin Blvd and Martin Luther King Jr Blvd   |
|          | <b>Planned Activities</b>  | See above   |
| <b>2</b> | <b>Project Name</b>  | Fruitridge Road Complete Streets  |
|          | <b>Target Area</b>   |   |
|          | <b>Goals Supported</b>   | Infrastructure and Public Improvements  |
|          | <b>Needs Addressed</b>   | Non-Housing Community Development   |
|          | <b>Funding</b>   | CDBG: \$300,000   |
|          | <b>Description</b>   | Design, engineering and construction. Safe bike infrastructure. Upgrade signals, modernize rail crossing, improve pedestrian crossings, evaluate lane reduction. Fruitridge Rd between 65th St Expressway and Power Inn Rd (03K/ 3102, 3204/LMA)  |
|          | <b>Target Date</b>   | 12/31/2025  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 11,860 LMA  |

|          |  |  |
|----------|--|--|
|          | <b>Location Description</b>  | Fruitridge Rd between 65th St Expressway and Power Inn Rd  |
|          | <b>Planned Activities</b>  | See above  |
| <b>3</b> | <b>Project Name</b>  | Wood Park Community Garden   |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   | Infrastructure and Public Improvements   |
|          | <b>Needs Addressed</b>   | Non-Housing Community Development  |
|          | <b>Funding</b>   | CDBG: \$450,000  |
|          | <b>Description</b>   | Construction of community garden with ADA accessibility to group picnic area. 6755 Bodine Circle 95823 (03F/9606/ LMA)   |
|          | <b>Target Date</b>   | 12/31/2025   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 4,950 LMA  |
|          | <b>Location Description</b>  | 6755 Bodine Circle 95823   |
|          | <b>Planned Activities</b>  | See above  |
| <b>4</b> | <b>Project Name</b>  | Franklin Complete Streets  |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   | Infrastructure and Public Improvements   |
|          | <b>Needs Addressed</b>   | Non-Housing Community Development  |
|          | <b>Funding</b>   | CDBG: \$250,000  |
|          | <b>Description</b>   | Design and ROW acquisition for bicycle and pedestrian improvements. Reducing vehicle lanes, protected class IV bikeways, modified traffic signals, crosswalks, lighting, planters, trees, and accessibility improvements. Franklin Blvd between 32nd Ave and the city limits near 38th Ave (03K/4501/ LMA) |



|          |  |   |
|----------|--|---|
|          | <b>Target Date</b>   | 12/31/2026  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 4,580 LMA   |
|          | <b>Location Description</b>  | Franklin Blvd between 32nd Ave and the city limits near 38th Ave                                      |
|          | <b>Planned Activities</b>  | See above   |
| <b>5</b> | <b>Project Name</b>  | Mama Marks Park   |
|          | <b>Target Area</b>   |   |
|          | <b>Goals Supported</b>   | Infrastructure and Public Improvements  |
|          | <b>Needs Addressed</b>   | Non-Housing Community Development   |
|          | <b>Funding</b>   | CDBG: \$200,000   |
|          | <b>Description</b>   | Construction to convert existing wading pool to a new splash pad. 1140 Roanoke Avenue. (03F/6500/LMA) |
|          | <b>Target Date</b>   | 12/31/2024  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 6,240 LMA   |
|          | <b>Location Description</b>  | 1140 Roanoke Avenue   |
|          | <b>Planned Activities</b>  | See above   |
| <b>6</b> | <b>Project Name</b>  | North Pointe Park   |
|          | <b>Target Area</b>   |   |
|          | <b>Goals Supported</b>   | Infrastructure and Public Improvements  |
|          | <b>Needs Addressed</b>   | Non-Housing Community Development   |

|          |  |  |
|----------|--|--|
|          | <b>Funding</b>   | CDBG: \$300,000  |
|          | <b>Description</b>   | Replace site furnishings, new domestic water tap, irrigation improvements, concrete repairs, and tree planting. 4925 Amber Leaf Way (03F/7204/LMA) |
|          | <b>Target Date</b>   | 12/31/2024   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 5,085 LMA  |
|          | <b>Location Description</b>  | 4925 Amber Leaf Way  |
|          | <b>Planned Activities</b>  | See above  |
| <b>7</b> | <b>Project Name</b>  | Ninos Park   |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   | Infrastructure and Public Improvements   |
|          | <b>Needs Addressed</b>   | Non-Housing Community Development  |
|          | <b>Funding</b>   | CDBG: \$200,000  |
|          | <b>Description</b>   | Replace site furnishings, Basketball court repairs, overseed and aerate soccer field. 705 Northfield Drive. (03F/7007/LMA)                         |
|          | <b>Target Date</b>   | 12/31/2024   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 5,585 LMA  |
|          | <b>Location Description</b>  | 705 Northfield Drive   |
|          | <b>Planned Activities</b>  | See above  |
| <b>8</b> | <b>Project Name</b>  | Minor Repair Program   |
|          | <b>Target Area</b>   |  |

|    |  |  |
|----|--|--|
|    | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership  |
|    | <b>Needs Addressed</b>   | Affordable Housing   |
|    | <b>Funding</b>   | CDBG: \$55,000   |
|    | <b>Description</b>   | Provides for delivery costs associated with minor home repairs and safe at home programs for low and moderate income homeowners (HARPS and Safe at Home). Funds were used for activity delivery costs.<br>14H/Citywide/LMH |
|    | <b>Target Date</b>   | 12/31/2023   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 90 LMH   |
|    | <b>Location Description</b>  | Citywide   |
|    | <b>Planned Activities</b>  | See above  |
| 9  | <b>Project Name</b>  | Capital Improvement Project Scoping and Environmental  |
|    | <b>Target Area</b>   |  |
|    | <b>Goals Supported</b>   | Infrastructure and Public Improvements   |
|    | <b>Needs Addressed</b>   | Non-Housing Community Development  |
|    | <b>Funding</b>   | CDBG: \$25,000   |
|    | <b>Description</b>   | Funding for CEQA/NEPA review, environmental studies and mitigation costs for 2023 projects. 20/Countywide  |
|    | <b>Target Date</b>   | 12/31/2023   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|    | <b>Location Description</b>  | Citywide   |
|    | <b>Planned Activities</b>  | See above  |
| 10 | <b>Project Name</b>  | Home Repair Program  |
|    | <b>Target Area</b>   |  |

|           |  |  |
|-----------|--|--|
|           | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership  |
|           | <b>Needs Addressed</b>   | Affordable Housing   |
|           | <b>Funding</b>   | CDBG: \$250,000  |
|           | <b>Description</b>   | This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents (home repair program). 14A/Citywide/LMH |
|           | <b>Target Date</b>   | 12/31/2023   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 30 LMH   |
|           | <b>Location Description</b>  | Citywide   |
|           | <b>Planned Activities</b>  | See above  |
| <b>11</b> | <b>Project Name</b>  | Affordable Housing Rehabilitation Program  |
|           | <b>Target Area</b>   |  |
|           | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership  |
|           | <b>Needs Addressed</b>   | Affordable Housing   |
|           | <b>Funding</b>   | CDBG: \$675,000  |
|           | <b>Description</b>   | Provide loans/grants to rehabilitate low- and a moderate-income multi-family housing unit. 14B/Citywide/LMH  |
|           | <b>Target Date</b>   | 12/31/2023   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 11 LMH   |
|           | <b>Location Description</b>  | Citywide   |
| <b>12</b> | <b>Project Name</b>  | Housing Programs Implementation and Delivery   |
|           | <b>Target Area</b>   |  |

|           |  |   |
|-----------|--|---|
|           | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership   |
|           | <b>Needs Addressed</b>   | Affordable Housing  |
|           | <b>Funding</b>   | CDBG: \$231,756   |
|           | <b>Description</b>   | SHRA delivery costs related to multi-family rehabilitation, and home repair program. 14H/Citywide/LMH   |
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |   |
|           | <b>Location Description</b>  | Citywide  |
|           | <b>Planned Activities</b>  | See above   |
| <b>13</b> | <b>Project Name</b>  | Homeless Activities   |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   | Public Services   |
|           | <b>Needs Addressed</b>   | Homelessness Prevention   |
|           | <b>Funding</b>   | CDBG: \$63,000  |
|           | <b>Description</b>   | Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.<br>03T/Citywide/LMC |
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 75  |
|           | <b>Location Description</b>  | Citywide  |
|           | <b>Planned Activities</b>  | See above   |
| <b>14</b> | <b>Project Name</b>  | Meals on Wheels   |
|           | <b>Target Area</b>   |   |

|           |  |   |
|-----------|--|---|
|           | <b>Goals Supported</b>   | Public Services   |
|           | <b>Needs Addressed</b>   | Non-Housing Community Development   |
|           | <b>Funding</b>   | CDBG: \$535,000   |
|           | <b>Description</b>   | Provide meals to homebound seniors. 05A/Citywide/LMC  |
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1589 LMC  |
|           | <b>Location Description</b>  | Citywide  |
|           | <b>Planned Activities</b>  | See above   |
| <b>15</b> | <b>Project Name</b>  | Fair Housing Activities   |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership   |
|           | <b>Needs Addressed</b>   | Affordable Housing  |
|           | <b>Funding</b>   | CDBG: \$169,162   |
|           | <b>Description</b>   | Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing. 21D/Citywide |
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |   |
|           | <b>Location Description</b>  | Citywide  |
|           | <b>Planned Activities</b>  | See above   |
| <b>16</b> | <b>Project Name</b>  | CDBG Planning and Administration  |
|           | <b>Target Area</b>   |   |

|    |  |  |
|----|--|--|
|    | <b>Goals Supported</b>   | Infrastructure and Public Improvements<br>Housing Development, Preservation & Homeownership<br>Public Services   |
|    | <b>Needs Addressed</b>   | Affordable Housing<br>Homelessness Prevention<br>Non-Housing Community Development   |
|    | <b>Funding</b>   | CDBG: \$566,573  |
|    | <b>Description</b>   | Administrative and Planning Services for CDBG Programs 21A   |
|    | <b>Target Date</b>   | 12/31/2023   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|    | <b>Location Description</b>  | Citywide   |
|    | <b>Planned Activities</b>  | See above  |
| 17 | <b>Project Name</b>  | Section 108 Loan Repayment - Mirasol Village (Formerly Twin Rivers)  |
|    | <b>Target Area</b>   |  |
|    | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership  |
|    | <b>Needs Addressed</b>   | Affordable Housing   |
|    | <b>Funding</b>   | CDBG: \$722,000  |
|    | <b>Description</b>   | Annual debt services payment including principal and interest on Section 108 loan funds. any unused funds from previous or current year allocation is authorized to be returned to capital reserve for reallocation. (19 years remaining). 19F |
|    | <b>Target Date</b>   | 12/31/2023   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|    | <b>Location Description</b>  | Mirasol Village  |

|           |  |   |
|-----------|--|---|
|           | <b>Planned Activities</b>  | See above   |
| <b>18</b> | <b>Project Name</b>  | Capital Reserve (2024)  |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   | Infrastructure and Public Improvements<br>Housing Development, Preservation & Homeownership   |
|           | <b>Needs Addressed</b>   | Non-Housing Community Development   |
|           | <b>Funding</b>   | CDBG: \$195,688   |
|           | <b>Description</b>   | 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. |
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |   |
|           | <b>Location Description</b>  | Citywide  |
|           | <b>Planned Activities</b>  | See above   |
| <b>19</b> | <b>Project Name</b>  | Home Program Administration   |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership   |
|           | <b>Needs Addressed</b>   | Affordable Housing  |
|           | <b>Funding</b>   | HOME: \$291,682   |
|           | <b>Description</b>   | Administrative services for the implementation of HOME-Funded activities in 2023  |
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |   |



|           |  |   |
|-----------|--|---|
|           | <b>Location Description</b>  | Citywide  |
|           | <b>Planned Activities</b>  | See above   |
| <b>20</b> | <b>Project Name</b>  | Emergency Solutions Grant   |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   | Public Services   |
|           | <b>Needs Addressed</b>   | Homelessness Prevention   |
|           | <b>Funding</b>   | ESG: \$395,612  |
|           | <b>Description</b>   | Funds to provide homeless prevention and rapid re-housing in addition to emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Includes administration. ESG funding will be allocated as follows: \$148,000 (rapid re-housing), \$222,000 (emergency shelter), and \$30,000 (SHRA administration) for a total of \$400,000. |
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 80 emergency shelter beds and 20 rapid re-housing unduplicated clients  |
|           | <b>Location Description</b>  | Citywide  |
|           | <b>Planned Activities</b>  | See above   |
| <b>21</b> | <b>Project Name</b>  | HOPWA - City and County of Sacramento   |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   | Public Services   |
|           | <b>Needs Addressed</b>   | Affordable Housing  |
|           | <b>Funding</b>   | HOPWA: \$864,000  |
|           | <b>Description</b>   | Provides for short-term emergency housing and tenant-based housing rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento.  |
|           | <b>Target Date</b>   | 12/31/2023  |

|           |  |  |
|-----------|--|--|
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 378 HOPWA clients  |
|           | <b>Location Description</b>  | City and County of Sacramento  |
|           | <b>Planned Activities</b>  | See above  |
| <b>22</b> | <b>Project Name</b>  | HOPWA - Yolo County  |
|           | <b>Target Area</b>   |  |
|           | <b>Goals Supported</b>   | Public Services  |
|           | <b>Needs Addressed</b>   | Affordable Housing   |
|           | <b>Funding</b>   | HOPWA: \$40,000  |
|           | <b>Description</b>   | Provides for short-term emergency housing and tenant-based housing rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the County of Yolo.                |
|           | <b>Target Date</b>   | 12/31/2023   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 22   |
|           | <b>Location Description</b>  | County of Yolo   |
|           | <b>Planned Activities</b>  | See above  |
| <b>23</b> | <b>Project Name</b>  | HOPWA - El Dorado and Placer Counties  |
|           | <b>Target Area</b>   |  |
|           | <b>Goals Supported</b>   | Public Services  |
|           | <b>Needs Addressed</b>   | Affordable Housing   |
|           | <b>Funding</b>   | HOPWA: \$111,826   |
|           | <b>Description</b>   | Provides for short-term emergency housing and tenant-based housing rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento. |

|           |  |   |
|-----------|--|---|
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 60  |
|           | <b>Location Description</b>  | El Dorado and Placer Counties   |
|           | <b>Planned Activities</b>  | See above   |
| <b>24</b> | <b>Project Name</b>  | HOPWA - Multi-Family Housing Acquisition and Construction   |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership   |
|           | <b>Needs Addressed</b>   | Affordable Housing  |
|           | <b>Funding</b>   | HOPWA: \$929,309  |
|           | <b>Description</b>   | Provides loans or grants for acquisition or construction of low and moderate income multi-family housing for HOPWA-eligible clients |
|           | <b>Target Date</b>   | 12/31/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 2 HOPWA units   |
|           | <b>Location Description</b>  | Citywide  |
| <b>25</b> | <b>Planned Activities</b>  | See above   |
|           | <b>Project Name</b>  | HOPWA - Program Administration  |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership<br>Public Services  |
|           | <b>Needs Addressed</b>   | Homelessness Prevention   |
|           | <b>Funding</b>   | HOPWA: \$60,159   |
|           | <b>Description</b>   | Administrative services for the implementation of HOPWA funded activities.  |

|    |  |  |
|----|--|--|
|    | <b>Target Date</b>   | 12/31/2023   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|    | <b>Location Description</b>  |  |
|    | <b>Planned Activities</b>  | See above  |
| 26 | <b>Project Name</b>  | Home Multi Family Housing Acquisition and Rehabilitation   |
|    | <b>Target Area</b>   |  |
|    | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership  |
|    | <b>Needs Addressed</b>   | Homelessness Prevention  |
|    | <b>Funding</b>   | HOME: \$1,312,569  |
|    | <b>Description</b>   | Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing                             |
|    | <b>Target Date</b>   | 12/31/2023   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 11   |
|    | <b>Location Description</b>  | Citywide   |
|    | <b>Planned Activities</b>  | See above  |
| 27 | <b>Project Name</b>  | Home Multi Family New Construction   |
|    | <b>Target Area</b>   |  |
|    | <b>Goals Supported</b>   | Housing Development, Preservation & Homeownership  |
|    | <b>Needs Addressed</b>   | Affordable Housing   |
|    | <b>Funding</b>   | HOME: \$1,312,569  |
|    | <b>Description</b>   | Through the multifamily lending program, SHRA provides loans for new construction of low- and moderate-income multi-family housing |
|    | <b>Target Date</b>   | 12/31/2023   |

|  |  |           |
|--|--|-----------|
|  | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 11        |
|  | <b>Location Description</b>  | Citywide  |
|  | <b>Planned Activities</b>  | See above |

## **AP-50 Geographic Distribution – 91.220(f)**

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

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

Geographic Distribution is not used.

### **Geographic Distribution**

| Target Area | Percentage of Funds |
|-------------|---------------------|
|             |                     |

**Table 8 - Geographic Distribution**

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

Geographic Distribution is not used.

### **Discussion**

The City of Sacramento strives to make all of its programs and activities available to eligible low and moderate-income residents regardless of sex, gender identity, race, religious background, or disability. As a result, many programs, including emergency repair, affordable housing and public services, will be available to residents citywide. Projects that do have a specific, pre-determined geographic location are often located in or near areas of minority concentration.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Lower-income households continue to pay a higher percentage of their income for housing, compared to other income groups. A large proportion of lower income renter-households also tend to experience other housing problems such as overcrowding and inadequate housing conditions. In order to help provide decent and affordable housing, and improve the social and economic status for extremely low-, very low-, and low--income households in the City of Sacramento, the following programs will be available during the next program year: HOME-funded new construction and multifamily rental rehabilitation, CDBG-funded multifamily rental rehabilitation, minor home repair/accessibility programs. In addition, CDBG and ESG will provide funding for homeless shelters and the rapid re-housing program; an estimated 225 persons in the emergency shelters (approximately 65,700 bed nights) and 20 persons receiving rapid re-housing assistance.

| One Year Goals for the Number of Households to be Supported |     |
|---|-----|
| Homeless  | 20  |
| Non-Homeless  | 52  |
| Special-Needs   | 365 |
| Total   | 567 |

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |     |
|---|-----|
| Rental Assistance   | 270 |
| The Production of New Units                                   | 11  |
| Rehab of Existing Units                                       | 125 |
| Acquisition of Existing Units                                 | 11  |
| Total   | 567 |

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

SHRA will continue to provide homeownership assistance programs such as:

A portion of the City's Permanent Local Housing Allocation (SB 2) funds will be used to provide down payment assistance to low-income first-time homebuyers.

SHRA's Multifamily Lending and Mortgage Revenue Bond Program for projects of 12 units or more, offers various forms of financing to affordable housing developers, both for-profit and non-profit, in

order to preserve and expand the supply of affordable housing. The priorities are outlined below:

1. Preservation of Existing Affordable Housing at Risk of Losing Affordability Preservation of projects which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions.
2. New Construction and Conversion of Non-Residential to Residential Use Projects will be prioritized as follows:
  - a. Permanent Supportive Housing and Homeless Housing
  - b. Veterans
  - c. Workforce (30% AMI to 60% AMI)
  - d. Other
3. Rehabilitation of Existing Affordable Housing Substantial rehabilitation of projects with affordability restrictions, including projects that have reached the expiration of their 15-year tax credit compliance period, but only in conjunction with new mortgage revenue bonds, tax credits, and/or other affordable housing resources to the greatest extent feasible.
4. Rehabilitation of Market Rate Housing into Affordable Housing Substantial rehabilitation that results in the conversion of market rate to affordable housing.

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

Other assistance may include:

- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds (MRB) to be used as a financing tool for qualified multifamily projects; and
- SHRA will also compete for affordable housing funds from the State Department of Housing and Community Development such as the CalHome program which provides funds for down payment assistance and the Local Housing Trust Fund Matching Program which can help SHRA fund more affordable housing units, and where feasible, partner with affordable housing developers on State of California Homekey applications.



## AP-60 Public Housing – 91.220(h)

### Introduction

The Housing Authority provides affordable housing for over 7,600 residents through its Public Housing Program and serves over 12,000 extremely low-, very low- and low-income families, seniors, and disabled individuals through the Housing Choice Voucher Program. Housing Authority staff continues to implement a series of internal audits and monitoring systems. The HA will manage assets by continuing to strategically reposition public housing units and implement site-based waiting lists that remain open to allow for greater resident unit selection and a more efficient lease-up and housing administrative process. Both actions will help the Housing Authority maintain high occupancy rates.

The \$30 million Choice Neighborhoods Implementation Grant (CNI) continues to redevelop the Mirasol Village (formerly Twin Rivers public housing community) (Housing Authority of the County of Sacramento asset) located in the City of Sacramento). Mirasol Village is being developed in five phases. The first phase includes Blocks B and E (123 units) and construction is now completed and occupied. The second phase is Block A (104 units) and construction will be completed in 2023. The third phase is Block C (84 units) and is anticipated to be completed in 2023. The fourth phase, Block D (116 units) is anticipated to be completed in 2025. The fifth phase, Block F, is the block east of 12th Street and will be the last block developed. The Block F site requires environmental remediation prior to development for residential purposes.

The Early Childhood Education Center will be constructed adjacent Block D and will be operational in 2025, serving up to 60 children and their families.

This project is focused on three core goals:

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

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

The Housing Authority issued HUD Tenant Protection Vouchers to facilitate the relocation of a percentage of existing on-site households in Fall 2017. The Housing Authority also received approval from HUD to dispose and demolish all of the existing units on-site, and to dispose of the site to an entity

other than the Housing Authority for purposes of accessing Low Income Housing Tax Credits and other funding sources. Construction on Phase One is anticipated to begin in December 2018. The project is being redeveloped with a mix of federal, State and local funds, low-income housing tax credits and private equity and debt.

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

The HA will continue to develop and implement repositioning strategies outlined in the property assessment plan that evaluated immediate and long-term financial viability of the public housing units. HA will continue to use innovative techniques to leverage limited existing resources providing the greatest potential return on investment. The HA will continue to follow its asset repositioning plan for its Public Housing units. Under the RAD program, a RAD application was submitted for Central City II, which should be completed in December 2023. A RAD application will be submitted annually until all Public Housing units converted to project-based Section 8. The HA also utilized the streamlined Section 18 disposition process under the Housing Opportunity Through Modernization Act (HOTMA) and transferred 214 scattered site Public Housing units from the Public Housing Inventory to the Project-based Section 8 platform. As project-based assistance is generally higher than Public Housing operating subsidies, this allows for additional revenue to be generated that can be used for maintenance and repairs while maintaining affordability under Housing Assistance Payment contract and a HUD Use Agreement.

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

#### **2024 Initiatives:**

- Utilize the Rental Assistance Demonstration (RAD) program to leverage the private capital markets to make capital improvements to public housing developments.
- Project BURST (Building a Unified Resident Services Team): Agency stakeholders who provide resources and services to build partnerships, collaboration, and provide more resources to residents working towards self-sufficiency.
- Create a Resident Employment Opportunity Portal which will work as a resource center of Agency and partner employment opportunities.
- S.U.I.T.E. Training: Developed new training platform called Simulated Unit Interior Training Environment. The goal is to add increase the safety of both the residents and maintenance staff.
- Asset Repositioning: As a requirement from HUD the HA has updated the asset repositioning strategy for long term operation, capital investment, rehabilitation, modernization, disposition, and other needs

for such inventory.

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

Focusing on resident initiatives continues to be a priority for the HA. The large public housing developments such as Marina Vista and Alder Grove as well as various high rises in the downtown Sacramento area utilize resident committees as the main tool for tenant involvement. A Resident Advisory Board is organized to support all of these committees. Resident committees provide input on policies and the development of funding for the modernization of public housing units.

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

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

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

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

- Quarterly newsletter with information about resources and services available in the community
- Neighborhood Security Homeownership Program
- Senior Nutrition Program
- Seasonal recreation and lunch programs

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

**provided or other assistance**

N/A

**Discussion**

Please see information above.

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

### **Introduction**

The City will invest CDBG and ESG funds to address high priority needs identified in the current Consolidated Plan including resolving and preventing homelessness and providing public services, including emergency shelter services, to special needs populations including literally and chronic homeless. SHRA on behalf of the City will assist literally homeless and some at-risk of homelessness households to access permanent housing through ESG (i.e., rental application fees, security/utility deposits, first/last month rent, and direct short-term rental assistance) and with funding through the County's Bringing Families Home Program. SHRA will also provide ESG and CDBG to fund emergency shelters. In addition, at governing board direction, SHRA will continue to fund Meals on Wheels, a senior nutrition program. Meals on Wheels by ACC serves seniors 60 years of age or better throughout the local area. Meals on Wheels by ACC helps keep seniors in their homes and communities by providing nutritious meals, safety net services, social contact, community resource information and much more. On average over 2,000 seniors participate in our programs in each weekday. Below are examples of other public funds utilized for current and proposed homeless programs. State of California – Emergency Solutions Program in April 2016, the Sacramento Housing and Redevelopment Commission and the Sacramento County Board of Supervisors authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's ESG. In 2022, Volunteers of America (SHRA procured provider) will continue to provide countywide RRH services. In receipt of the 2021 State ESG grant and 2022 State ESG grant, First Step Communities (SHRA procured provider) will continue providing emergency shelter services; and VOA will continue to provide rapid re-housing services under the 2020 ESG-CV State grant. As AE, SHRA will continue to apply and administer State ESG grant funds.. SHRA Emergency Solutions Grant ESG will continue to be utilized for emergency shelter needs for homeless individuals and families through RRH funded by ESG under Volunteers of America (VOA). VOA is set to serve 15 households in the City and 17 County for a total of 32. City emergency shelter funding will be selected in correspondence with city need. SHRA will select more providers after response plan is set by the City in further response to COVID-19. State Homeless Funding and Local Homeless Action Plan The Homeless Housing, Assistance and Prevention (HHAP) program was first signed into law on July 31, 2019 by Governor Gavin Newsom and is being administered by the California Interagency Council on Homelessness (Cal ICH) formerly the Homeless Coordinating and Financing Council (HCFC). HHAP Round 1 (HHAP-1) is a \$650 million grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. The City of Sacramento, County of Sacramento continue to collaborate with SSF on funding investments, and through the HHAP-3 application process, a Sacramento Local Homeless Action Plan (LHAP) was initiated in early 2022 to meet the requirements of the HHAP-3 application, but more importantly to create a cross-jurisdictional unified approach to addressing homelessness across Sacramento County. This three-year plan beginning on July 1, 2022 through June 30, 2025 was developed in partnership with SSF, Sacramento City and County Continuum of Care, Sacramento County, City of Sacramento and the Sacramento Housing and Redevelopment Agency. The LHAP strategies and sub-strategies are based on a recent gaps analysis and needs

assessment.

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

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

SSF is the lead agency for the Sacramento CoC and is the designated operator of the Coordinated Entry System (CES). In June 2021, SSF, in collaboration with Sacramento 2-1-1, implemented the Rapid Access and Problem Solving (RAPS) pilot program, which is an enhancement activity to the local Coordinated Entry System (CES). RAPS impact to support reducing and ending homeless is two-fold: 1) it supports in expanding our community's front door to services and housing by leveraging community-based resources and 2) prevent homelessness before it begins by connecting individuals and families at risk of homelessness to available resources. During the next program years, the RAPS model will be expanded to add additional capacity to provide more outreach and diversion. In addition, the Sacramento City and County Continuum of Care, City of Sacramento and County of Sacramento recently pooled resources to invest \$12 million to create and expand the Coordinated Access System aimed at ensuring people needing services have a single front door to go through to access the right help. This investment will ensure that help is more equitable, expedient, and easier to find by our unhoused neighbors. This Coordinated Access System (CAS) will implement an efficient and equitable process that quickly connects unsheltered households to available (vacant) shelter beds and other crisis resources. Its core elements include access, assessment, problem-solving, prioritization and referral. Operated by 2-1-1 through Community Link and supported by Sacramento Steps Forward, We seek to improve the coordination of "front-door" resources and increase transparency and community buy-in, by convening a diverse network of community partners acting as homeless service access points.

NOT COC: Also continuing during the program year: The Sacramento Police IMPACT team provides outreach and engagement services throughout the City of Sacramento, coordinating with community outreach and navigation programs and other social service providers. They are the city's initial point of contact with people experiencing unsheltered homelessness. The team seeks out and engages homeless persons and works to get them in contact with service providers who can provide housing and other services. The teams work together to assess the homeless person's problems, and identify how to help them from a range of solutions. Whether their homelessness had been caused by loss of income, psychological problems, substance abuse, lack of job training, or other problems, multiple options are available to assist each person.

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

SHRA, SSF, and the City and County subcontracts with local providers to assist families and individuals address barriers that help households move quickly from homelessness to self-sufficiency and

independent living. Programs can provide eligible households with security and utility deposits, and short or medium-term rental assistance. Households receive case management targeted to gaining employment and budgeting and financial competency. In addition to the programs mentioned above, additional examples of homeless-related services/programs include: SSF is the lead coordinating agency of the City and County CoC, which is the HUD-designated entity that guides the regional responses to homelessness. The 30-member body of stakeholder representatives makes decisions about funding and guides conversations about homelessness policy and programs.

Site-based renewal projects supported with CoC funds include Mather Veterans Village, Boulevard Court, Quinn Cottages, Shasta Hotel, Saybrook, and Mutual Housing at the Highlands. The CoC also funds significant scattered-site renewal PSH projects, including shared housing operated by Sacramento Self Help Housing and traditional scattered-site PSH operated by Lutheran Social Services, Next Move, Sacramento Housing and Redevelopment Agency, and Volunteers of America. Finally, there are two renewal RRH projects in the CoC portfolio, operated by Lutheran Social Services and Hope Cooperative, respectively. In addition to significant resources for renewal projects, HUD also awarded the CoC with \$1,747,191 for a total of four new projects. Two new RRH projects for survivors of domestic violence will serve approximately 38 families at a time. Two new PSH projects will serve 25-35 seniors and 15-20 youth, respectively. The continuum of care partnered with the City and County to utilize almost \$2 million in State funding to support local sheltering services. This includes funding to support youth shelters supported by the City, as well as motel voucher programs administered by both the City and County. Public Housing Authority (PHA) Homeless Initiatives Contingent on funding, the PHA will allocate a total of 975 vouchers to serve homeless families utilizing tenant-based vouchers (the Limited Homeless Allocation and the Move On Allocation), the Performance Partnership Pilots Initiative Program (P3) program and project-based vouchers tied to supportive services (described in Housing Authority Admin Plan Chapter 21) over the next three years. The PHA plans on prioritizing housing homeless families, and also plans on creating two new preferences to serve the homeless population, while continuing to serve families on the current waitlist. The intent is to serve homeless families who have been determined eligible for the two preferences even when the waiting list is closed, until the approved number of applicants has been reached.

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

The 2021 American Rescue Plan (ARP) appropriated \$5 billion to Emergency Housing Vouchers (EHVs) through which Sacramento received 494 vouchers, with potential to receive more. These EHVs are limited to households (individuals and families) who are homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and

recently homeless, and for whom providing rental assistance will prevent homelessness or risk of housing instability. On August 20th, 2021, Sacramento Steps Forward completed the referrals to the Sacramento Housing and Redevelopment Agency (SHRA) for the 494 EHV's available in our community. There have been 1,527 assessments completed, 684 referrals, 387 enrollments, and 46 exits to permanent housing. Building upon a strategic coordinated effort, Sacramento Steps Forward has launched the Coordinated Access System (CAS) to facilitate the coordination and management of resources and services through the crisis response system. CAS allows users to connect people efficiently and effectively to interventions that aim to rapidly resolve their housing crisis by increasing accessibility to resources and supporting households whenever possible. The CAS goals are to reduce the number of households who experience homelessness and housing instability and to ensure that episodes of homelessness that do occur are rare, brief, and one-time. The City and County of Sacramento are committed to helping low-income individuals and families avoid becoming homeless, and will continue to implement and provide programs or funding (upon availability) to assist homeless households gain or retain housing, and fund health and social services. The City and County have expanded programs for persons with serious mental illness and/or co-occurring substance abuse disorders and who are at risk of homelessness or experiencing homelessness. Services will benefit people countywide; including those participating in the County's various homeless initiatives and the City of Sacramento's Pathways Whole Person Care Program. The continuum of care is developing and implementing the Landlord Engagement and Incentive Program to optimize CoC rehousing activities by coordinating resources for recruiting and retaining landlords, providing flexible funding to support clients in securing housing, and creating a neutral, centralized hotline to support both landlord and tenants.

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

Sacramento Steps Forward and the CoC are working closely with managed care plans and other stakeholders to ensure a strong partnership between the CoC and the implementation of Cal-AIM. Cal-AIM represents a significant opportunity to infuse resources into the system to better address the service needs of people experiencing homelessness. The Local Homelessness Action Plan calls out the Cal-AIM opportunity, CoC Board membership and guests include representation from the managed care plans, and the CoC Board has agendaized Cal-AIM updates and planning at its monthly meetings to ensure this opportunity is maximized. The Coordinated Access System CoC allocation of HHAP-3 funding will help support an increased partnership with Cal-AIM. The Sacramento CoC is also working to develop and staff a Family Collaborative leveraging the broader Black Child Legacy Campaign network and city/county program homeless services. This collaborative will create a family specific By Name List and case conferencing approach to assist families out of homelessness by expediting and increasing rates of



permanent housing placement. This collaborative will be used to pilot a Diversion program within the new Coordinated Access System with Black Child Legacy and Family Resource Navigators and Community Based Organizations to help divert homelessness. Collaboration with BCLC will include coordinating on broader Family Collaborative Strategy and supporting 7 CILs newly formed navigator positions with problem solving, diversion and training support to assist 280 families over 2 years from experiencing homelessness. The Black Child Legacy Campaign (BCLC), a county-wide proven infrastructure, implemented by Community Incubator Leads (CILs), and overseen by the Reduction of African American Child Deaths (RAACD) Steering Committee (representatives from cross-sectors) is a community-driven coordinated support service system designed to build capacity and reduce the disproportionate rates of African American child deaths and related risk factors in seven neighborhoods throughout Sacramento County identified as experiencing the greatest disproportion of African American deaths and with at least 50% of African American children living below poverty. CILs, community-based organizations with trusted relationships in their neighborhoods and culturally relevant support services, have provided services to families experiencing homelessness through limited resources, including temporary, short-term housing, and motel voucher.

While continuing to focus on housing and supportive services is critical to making lasting impacts to reduce the homeless population, the City and County must also have a coordinated response to address the crisis of unsheltered homelessness. Shelters continue to be a critical component of a housing crisis resolution system, and the City, County, SHRA, SSF and the homeless provider community will continue to collaborate to develop and implement emergency shelter system changes. In addition, the CoC has advanced two key systems improvements efforts: 1. Establishing a Racial Equity Committee to uncover the scope, causes and potential solutions of race serving as a predictor in homelessness in Sacramento and creating an action plan to guide CoC decisions. 2. Conducting and developing the Gaps Analysis which is a comprehensive analysis of our community's resources available to address homelessness and identify opportunities to create a more efficient, effective, and equitable system of care. In 2021, the City of Sacramento will continue its homeless initiatives. Please go to <https://www.cityofsacramento.org/City-Manager/Divisions-Programs/Homeless-Coordination> for additional information on various City programs, such as, Winter Triage Shelter, Pathways to Health, and emergency shelters.

## **Discussion**

Please see above.

**AP-70 HOPWA Goals– 91.220 (I)(3)**

| <b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>      |     |
|--|-----|
|  |     |
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family        | 400 |
| Tenant-based rental assistance   | 5   |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds               | 5   |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 70  |
| Total  | 480 |

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

### **Introduction:**

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

Staff works with the City to implement and revise, as necessary, existing housing ordinances and policies currently in place through the General Plan. These housing policies aim to expand affordable housing opportunities and strategies for extremely low-, very low-, low-, and moderate-income households, and provide additional supportive services and homeless assistance. The 2021-2029 Housing Element serves as the City's overall strategy and plan for the housing needs, constraints, and resources as well as policies and programs to address those issues. It is also intended to address listed residential development and housing needs strategies during that planning period.

The City of Sacramento considers housing development a priority, particularly the development of affordable housing. The City's Long Range Planning Division has been working on a housing streamlining program to encourage housing development. As part of that program, the City Council has passed ordinances to encourage the development of Accessory Dwelling Units and has instituted a zero fee policy for affordable housing projects.

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

The Housing Trust Fund (HTF) fee is an impact fee on non-residential development. The fee is based on the nexus between jobs created by new commercial development and the increased demand for affordable housing.

Staff collaborated with the City and stakeholders to update the 2006 Relocation Benefits Pertaining to Residential Hotel Unit Conversion or Demolition Ordinance that affects ten specific hotel developments. The purpose of the ordinance is to mitigate adverse effects on displaced low income elderly and disabled persons caused by withdrawal from rent or lease of residential hotel (single room occupancy) units in the downtown area, maintain 712 single room occupancy (SRO) units, and provide replacement housing units (SRO's, studios, one-bedroom) at 40% area median income with a 55-year regulatory agreement

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning**

## **ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Staff works with the City of Sacramento to implement and revise, as necessary, existing housing ordinances and policies currently in place through the General Plan. These housing policies aim to expand affordable housing opportunities and strategies for extremely low, very low, low, and moderate-income households, and provide additional supportive services and homeless assistance. The 2021-2029 Housing Element serves as the City's overall strategy and plan for the housing needs, constraints, and resources as well as policies and programs to address those issues. It is also intended to address listed residential development and housing needs strategies during that planning period.

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

The Housing Trust Fund (HTF) fee is an impact fee on non-residential development. The fee is based on the nexus between jobs created by new commercial development and the increased demand for affordable housing. The Housing Element includes a policy to update the HTF Ordinance, in part, "to apply the fees equally throughout the City and modify aspects of the ordinance that have been proven to be ineffective over the years" (HA-1 and H-9.2). Through the Housing Element, The City intends to implement the following:

Goal 1. Increase Overall Housing Production

Goal 2. Increase Affordable Housing and Workforce Housing Production.

Goal 3. Promote Accessory Dwelling Units.

Goal 4. Advance Equity and Inclusion.

Goal 5. Protect residents from Displacement

Goal 6. Preserve Existing Housing Stock

Goal 7. Housing for People Experiencing Homelessness

Goal 8. Increasing Accessible Housing

### **Discussion:**

The City of Sacramento considers housing development a priority, particularly the development of

affordable housing. The City's Long Range Planning Division has been working on a housing streamlining program to encourage housing development.

SHRA has a responsibility to affirmatively further fair housing within the City of Sacramento, as well as in the Unincorporated County of Sacramento, and the cities of Citrus Heights, Folsom, Isleton, and Galt (Elk Grove and Rancho Cordova receive their own CDBG and HOME entitlements). SHRA strives through the implementation of its programs and outreach efforts to reduce housing discrimination in the housing rental, sales, and lending based on race, sex, color, religion, national origin, familial status, gender identity, or disability, in compliance with the Fair Housing Act. In 2019, SHRA completed the AI, and certifies annually to continue implementing fair housing activities.

SHRA has executed contracts with Legal Services of Northern California (LSNC) and Sacramento Self-Help Housing (SSHH) to provide Fair Housing Activities services to the community. LSNC will provide referral/coordination to SSHH, California's Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), and the California Rental Housing Association. In addition, LSNC will provide fair housing education/training, outreach/marketing, renters help line, implicit bias training, and investigation, testing, and litigation. SSHH services to include intake (hotline), initial assessment, immediate consultation/referral/mediation, second level mediation with DFEH, data collection and case building. In addition, Sacramento Self-Help Housing has a sub-contract with Project Sentinel which provides an onsite attorney to address fair housing intake immediately as part of the renter hotline. SSHH has recently made the decision to close operations, and the Fair Housing team is currently in the process of determining which entity to transition fair housing services previously provided by SSHH to. Project Sentinel and the California Rental Housing Association will continue to operate as usual, either as a subcontractor for the new service provider or with independent agreements. This transition of fair housing services will likely be completed by June 2023. SHRA will continue to coordinate with surrounding cities and county staff on fair housing activities.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

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

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

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

SHRA will continue to implement housing and community development activities that meet the underserved and worst-case needs in the City of Sacramento. In the past 5 years, the market has improved significantly. For those who are benefitting from the economic recovery, rising incomes have made it easier to afford rents and to purchase homes. However, extremely low income and special needs populations are finding housing harder to secure, given the diminishing inventory of naturally occurring affordable housing and flat funding to public supported housing.

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

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

SHRA staff will respond to increased programmatic and administrative demands by creating greater internal efficiencies and realigning program and services delivery within its provider network. SHRA staff collaboratively works with both the City and County elected officials, as well as the Planning Parks, Transportation, Public Works, Economic Development and General Services Departments to identify

projects that also meet federal community development program eligibility and meet timely draw down requirements. Staff will continue to fine tune this approach to help ensure projects are ready to go and project funds will be spent quickly and effectively.

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

Refer to AP-55-Affordable Housing for discussion on the City Affordable Housing strategy and goals.

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

The HA has every unit slated for modernization (and built prior to 1978) tested for LBP by a licensed Environmental Consultant, unless staff already has a report on file. Construction repairs are performed following the guidelines, including HUD and OSHA guidelines, outlined in the consultant's report. For occupied multi-family housing units not slated for modernization, visual inspections are performed annually by Housing Authority staff. Residents are also provided with information about lead-based paint hazards. If portions of a dwelling unit are showing signs of deterioration of painted surfaces suspected of containing LBP, staff immediately has the unit tested and abated as necessary. Housing Authority staff routinely attends Hazardous Materials awareness trainings and seminars to stay current with current regulations.

Property owners, applicants, and participants are provided general information about lead-based paint hazards and stabilization techniques using safe work practices before an inspection is conducted. Housing Choice Voucher staff performs a Housing Quality Standard (HQS) inspection of each pre-1978 unit where a child under the age of 6 is expected to reside. If any defective paint surface is observed, the unit is failed, and the owner and tenant are provided with detailed information about stabilizing defective paint surfaces using safe work practices. Information is also provided about required clearances and record keeping. Once the appropriate lead-based paint abatement has taken place the unit is cleared by the HQS inspector.

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

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

standards. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required.

SHRA will continue to conduct extensive outreach to the City and County of Sacramento in order to spread information on the Lead Based Pain Hazard Reduction Program. SHRA advertises on the SHRA web page, distribute fliers, email HCV landlords, meet with neighborhood associations, City and County Code Enforcement Departments and launch a billboard campaign.

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

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

All of the communities in the greater Sacramento region have seen an increase in the number of residents and families living in poverty between 2010 and 2023.

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

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

Sacramento County Office of Education (SCOE) plays a leadership role in the delivery of quality education to the students in Sacramento County. SCOE directly educates more than 30,000 children and



adults and provides support services to over 230,000 students in 16 school districts.

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

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

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

The Development Department includes the following Divisions:

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

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

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

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

## **service agencies**

SHRA meets with department level staff from the City Economic Development, Public Works, Utilities and Parks and Recreation to identify, evaluate and prioritize a coordinated list of eligible CDBG projects. This will continue in 2024. SHRA will also continue its many partnerships with the community, non-profits, and the City and County in developing and implementing the Action Plan.

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

## **Discussion:**

Under the Consolidated Plan, census tracts that are predominantly low-and moderate-income (a tract where more than half of the population are 80% of the Area Median Income or Less) and where existing facilities suffer from heavy use or deferred maintenance leading to disrepair, are being targeted for capital improvement funding. By targeting capital improvements to these communities, the goal is to concentrate efforts for maximum SHRA housing programs, the totality of activity covered under the Consolidated Plan seeks to increase economic opportunities, access to jobs and services, and create strategic and visible impacts that promote positive changes in the community.

## Program Specific Requirements

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

#### Introduction:

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

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

|  |               |
|--|---------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 10,000        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0             |
| 3. The amount of surplus funds from urban renewal settlements  | 0             |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0             |
| 5. The amount of income from float-funded activities   | 0             |
| <b>Total Program Income:</b>   | <b>10,000</b> |

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(l)(2)

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

as follows:

SHRA administers the HOME program on behalf of the City of Sacramento. HOME funds will only be used for eligible activities as described in the HOME regulations (24CFR§ 92.205). During the 2023 Program Year, other forms of investment not described in §92.205(b) which the City may use for housing activities include CDBG, NSP, and other local funds.

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

SHRA on behalf of the City of Sacramento has elected to use both the recapture options to comply with the Period of Affordability requirement under §92.254 of HOME rules. The City's recapture and resale clauses are included in the City's security documents for HOME-funded loans and identify the events that trigger either recapture of City HOME funds or resale of the home to a low-income purchaser at an affordable price.

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

The City does not plan to engage in homebuyer activities.

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

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

The City does not plan to engage in homebuyer activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

SHRA's program guidelines permit the use of HOME funds throughout jurisdiction to refinance existing debt on multifamily housing developments under the following conditions:

**Purpose:** Refinancing shall maintain current affordability and/or create additional affordable units.

Refinancing shall be conditioned on adoption of management practices that will ensure the housing's long-term habitability and sound financial operations. Resident services will be required of all projects which include involvement by a non-profit owner and will be encouraged in other projects.

**General Eligibility Rules:** Multifamily developments within the Sacramento Region will be eligible for refinancing. Eligible applicants include non-profit and for-profit housing corporations, joint ventures, limited liability companies, partnerships, and local governmental entities. Applications for refinancing will be subject to SHRA's Multifamily Lending and Mortgage Revenue Bond Policies.

Applications are reviewed according to the standards outlined, including requirements for a rehabilitation scope of work and cost estimates. SHRA's Development Finance Division's loan underwriting standards will be used to determine the feasibility of the refinancing plan. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. Process includes submission of pre-applications 2 or 3 times a year. SHRA publishes available funding a minimum of 30 days in advance of the pre-application deadline. After review of pre-application and based on funding availability, SHRA will request full applications from applicants who meet project priorities. Pre-applicants will receive confirmation within 30 days after the pre-application deadline if they are invited to submit a full application. Governing board approval is required and coordinated with the developer. The application process and requirements are located at <https://www.shra.org/multi-family-housing-financing-lending-resources/>.

**Rehabilitation Requirements:** Rehabilitation must be a component of any refinancing activity.

Rehabilitation requirements are detailed in Exhibit 2 of SHRA's Multifamily Lending and Mortgage Revenue Bond (MLMRB) Policies ([https://www.shra.org/wp-content/uploads/2021/02/SHRA-Multifamily-Lending-Policies-County-Tech-Corr-2\\_21.pdf](https://www.shra.org/wp-content/uploads/2021/02/SHRA-Multifamily-Lending-Policies-County-Tech-Corr-2_21.pdf)).

**Affordability Requirements:** Housing preserved through refinancing and rehabilitation shall carry a regulatory agreement that is consistent with HOME program rules. Projects must include at least 15 percent of total number of units affordable to and occupied by very low-income households, and at least 5 percent of total number of units affordable to and occupied by extremely low-income households, based on financial feasibility. Restricted rents shall be at least 10 percent below market rents for a given type and size of unit unless expressly permitted by SHRA. The maximum amount of subsidy per restricted unit cannot exceed HUD's Section 234 limits for the Sacramento area. Housing preserved through refinancing and rehabilitation shall carry a regulatory agreement that is consistent with HOME program rules. The required affordability period is 15 years for rehabilitation projects and 20 years for new construction projects.

**Management Practices:** A thorough review of the applicant's management practices, financial records, the project's income and expense statements, and owner's tax returns will be required as part of the application package. If deficiencies are found in the property's management systems,

SHRA may require the replacement of the property manager or place other conditions to ensure that the physical and financial needs of the housing in question are met. As part of the adoption of its MLMRB Policies, SHRA adopted an Affirmative Fair Marketing Policies which includes requirements and planning for all SHRA-funded multifamily rental projects.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

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

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

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

The 2023 ESG federal entitlement funding allocation is approximately \$512,999. For a detailed breakdown of the ESG funds refer to AP-38. Actual amounts depend upon final grant award as determined by HUD.

In addition, administering the City and County of Sacramento's federal ESG entitlement on behalf of the two jurisdictions, SHRA is also the Continuum of Care's Administrative Entity for the State of California's Housing and Community Development (HCD) ESG funds (entitlement). The 2021 and 2022 State ESG funds are to be fully expended by December 31, 2023. Anticipated start date for 2023 State ESG is January 1, 2024. Funding will be utilized for an emergency shelter and the rapid re-housing program. SHRA has been awarded by HCD to pre-spend 2022 ESG State. SHRA will submit the 2023 grant application funding upon state issuance.

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

HUD mandates that CoCs implement a CES for access to all HUD CoC-funded Permanent Housing (PH) and HUD ESG-funded Emergency Shelter (ES) and Rapid Rehousing (RRH). Sacramento began CES implementation in phases in 2015. As of January 2022, nearly all CoC PH projects and ESG projects are participating, with the remainder to come online soon, pending additional planning and coordination to address challenges presented by multiple funding streams and other issues associated with these projects. The Sacramento CoC CES uses the VI-SPDAT (Vulnerability Index-Service Prioritization Decision Assistance Tool) as the standard assessment tool required by HUD, which informs uniform prioritization criteria for referrals into HUD CoC projects. The VI-SPDAT helps determine the severity of a household's service needs. The intent of the CES is to reduce homelessness by improving access to PH, decrease the length of time a person is homeless, and ensure that people with the most severe service needs are prioritized for access to PH projects. Sacramento Steps Forward (SSF) operates the CoC's CES. Approximately 30% of all PH projects in Sacramento participate in the CoC CES.

In December 2020, the CoC completed an extensive evaluation of the CES, to inform redesign of the system to better serve people experiencing homelessness in our community. The CES evaluation was conducted by Homebase, a well-respected, HUD-endorsed consulting firm, and overseen by SSF, as well as the CoC Board and its CES and System Performance Committees. The evaluation was based on a variety of sources, including extensive interviews, in-depth surveys about project eligibility criteria throughout the system, analysis of HMIS data, and comprehensive system mapping. Key areas of focus for improvement identified by the evaluation have been integrated into the CES Committee work plan and include improving access, increasing accountability and transparency about system access to better serve consumers, decreasing silos/improving coordination, and increasing the number of emergency and permanent resources accessed through the CES. Additionally, information from the CES evaluation informed components of the CoC's gaps analysis completed in early 2022 and the CoC's Racial Equity Action Plan approved in August 2021.

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

The rapid re-housing component of ESG was competitively bid in 2019. The shelter component funding is allocated as part of the One-Year Action Plan approval process which includes a public hearing before the Sacramento Housing and Redevelopment Commission and approval by the Board of Supervisors. SHRA follows its adopted Procurement Policy to enter into agreements/contracts with subrecipients.

State ESG 2022 will be awarded to VOA. Accomplishments for these activities are reported by the State via Sage in the HCD CAPER.

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

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

5. Describe performance standards for evaluating ESG.

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

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

In addition to the above, in the Bringing Families Home program that began in 2017 and continues into 2024 enhances the existing ESG-funded rapid re-housing program. The Sacramento County Department of Health Services received approval to accept Bringing Families Home (BFH) funding on June 14, 2017. BFH, established by AB 1603 (Stats. 2016. Ch. 25), is a new state program for homeless families involved with the child welfare system. The BFH program has a county-match requirement for participating counties to provide housing-related supports to eligible families served by the child welfare system. The goal of the BFH Program is to significantly reduce the number of families in the child welfare system experiencing homelessness, increase the number of families reunifying, and prevent foster-care placement. This program covers five fiscal years (2017-2024)

Sacramento County Child Protective Services (CPS) BFH program administrator has requested federal ESG funds to cover a portion of the County-match requirement. The County report requested authorization to accept BFH funds to pass through SHRA to SHRA's procured ESG Rapid Re-Housing Program provider, to fund a BFH Housing Specialist and minimal housing start-up costs (e.g., furniture, dishes, and appliances). In April 2018, CPS received authorization from the Sacramento County Board of Supervisor for its entire BFH grant (\$860,100) to pass through SHRA to VOA to rapidly re-house at-risk and literally homeless households, thereby reunifying families. In June 2019, CPS was awarded \$430,050 in additional BFH funding and funds were added to VOA's subrecipient agreement. In September 2019, an additional \$874,950 was awarded to extend services to September 2022. In August 2022, an additional \$2,448,719.00 was awarded to extend services into June 30, 2024.



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

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

In 2023, the Sacramento Housing and Redevelopment Agency (SHRA) supported the following organizations with HOPWA funds:

- **Colonia San Martin, LP (Mercy Housing California)** provides supportive services to HOPWA eligible residents at one property which is managed by Mercy Housing California.
- The **CARES Community Health dba One Community Health** provides STRMU and non-facility-based case management to eligible HIV/AIDS individuals in Shelter Plus Care and other housing situations within Sacramento County.
- The **CommuniCare Health Centers** provides STRMU and supportive services to eligible individuals in Yolo County.

- The **Sierra Foothills AIDS Foundation (SFAF)** provides STRMU and TBRA assistance to eligible individuals in El Dorado and Placer Counties.
- **Volunteers of America (VOA)** operates a transitional short-term supportive housing facility and provides supportive services for the housing facility and to HOPWA clients.
- **Sunburst Projects** provides STRMU and supportive services to eligible individuals in Sacramento County in collaboration with **CARES Community Health dba One Community Health**.

SHRA coordinates with various non-profit and public organizations during the development of the Action Plan. These include, but are not limited to City and County of Sacramento Departments, Sacramento Steps Forward (SSF), the lead agency for the CoC, the Salvation Army, and Volunteers of America.

To better link services to the targeted population, SHRA staff maintains relationships with various local, state, and federal agencies including but not limited to, the Sacramento Employment and Training Agency (SETA), the County of Department of Health Services (DHS), the County Department of Human Assistance (DHA), the California's State Department of Housing and Community Development (HCD), and the U.S. Department of Housing and Urban Development (HUD).

SHRA is also a member of the CoC Advisory Board. The Board is responsible for recommending policy to elected officials around the homeless related issues. Most HOPWA providers are members of the CoC.

SHRA is also a member of the HIV Health Services Planning Council which was chaired by Richard Benavidez.