



2023 CAPER Report

City of Sacramento

Prepared by the Sacramento Housing and Redevelopment Agency
on behalf
of the City of Sacramento

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Plan is designed to help local jurisdictions assess their affordable housing and community development needs and market conditions and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the four federal Community Planning and Development (CPD) formula block grant programs: Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant Program (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA). The Consolidated Plan cycle is 2020-2024, and tiers off of the Analysis of Impediments to Fair Housing (AI). Grantees report on accomplishments and progress towards meeting Consolidated Plan goals in the prior year using the Consolidated Annual Performance and Evaluation Report (CAPER). This is the fourth CAPER for the 2020-2024 Consolidated Plan.

The following overarching goals of the Consolidated Plan guided the Sacramento Housing and Redevelopment Agency (SHRA) in assigning annual community priorities to be executed throughout the program year:

- 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.

In 2023, funding has been allocated to affordable housing construction, rehabilitation, and minor-repair programs; community development and infrastructure improvements; public services for homeless activities and meals on wheels for seniors; rapid rehousing and prevention;

emergency shelters; supportive services; and rental assistance. Work has continued on the major initiative of completing the Mirasol Village project.

CARES Act Funding

CARES Act resources continued to be expended this year. Efforts focused on marshaling resources to provide shelter, food and additional support to the most vulnerable individuals and families affected by the COVID-19 pandemic. Projects funded with CARES Act resources include a rental assistance program, senior nutrition, and homeless programs to prevent, prepare for and respond to COVID-19. Resources provided and support for those most negatively affected by COVID-19 are detailed throughout this report.

Funding allocations are for programs and activities to prevent, prepare for and respond to the COVID-19 pandemic. Since 2020, CARES Act Funding has been allocated to the following activities:

- CDBG-CV: Public Services, Sacramento Emergency Rental Assistance (SERA), Meals on Wheels, Homeless Activities, SHRA administrative costs
- ESG-CV: Homeless Activities, Rapid Re-Housing Prevention, Outreach, Emergency Shelter, SHRA administrative costs
- HOPWA-CV: Short-Term Emergency Housing, SHRA administrative costs

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Other	Other	0	0				
Administration Disaster Response	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	FY2020 CDBG-CV: \$ / FY2020 ESG-CV: \$ / HOPWA Supplemental Allocation: \$	Other	Other	0	0				

Disaster Response	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	FY2020 CDBG-CV: \$ / FY2020 ESG-CV: \$ / HOPWA Supplemental Allocation: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	57	11%			
Disaster Response	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	FY2020 CDBG-CV: \$ / FY2020 ESG-CV: \$ / HOPWA Supplemental Allocation: \$	Homeless Person Overnight Shelter	Persons Assisted	250	224	90%			

Disaster Response	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	FY2020 CDBG-CV: \$ / FY2020 ESG-CV: \$ / HOPWA Supplemental Allocation: \$	HIV/AIDS Housing Operations	Household Housing Unit	314	9	3%			
Housing Development, Preservation & Homeownership	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Rental units constructed	Household Housing Unit	55	0	0%	11	0	0%
Housing Development, Preservation & Homeownership	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	55	60	109%	11	12	109%
Housing Development, Preservation & Homeownership	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	975	496	51%	120	118	98%
Housing Development, Preservation & Homeownership	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	3	0	0%	2	0	0%

Infrastructure and Public Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	36000	1177035	3270%	14,200	76610	540%
Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17000	5411	32%	1589	2001	126%

Public Services	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0%	460	0	0%
Public Services	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	99	20%	20	68	340%

Public Services	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	765	682	89%	80	543	679%
Public Services	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	170000	119720	70%	54750	45260	83%

Public Services	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	50	78	156%	175	0	0%
Public Services	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Housing for Homeless added	Household Housing Unit	3	0	0%			

Public Services	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	5	5	100%			
Public Services	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / ESG: \$	HIV/AIDS Housing Operations	Household Housing Unit	263	340	129%	460	340	74%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

Measurable progress was made on most of the goals established in the Consolidated Plan, outlined in the tables above. Some accomplishments exceeded the anticipated goals. CARES Act funding provided additional support to public services programs and homelessness prevention. For example, SHRA's Sacramento Emergency Rental Assistance program was very successful in providing rental assistance to low-income individuals and provided rental arrears payments to landlords which assisted people at risk of homelessness from becoming homeless. Expected includes expected accomplishments for the particular program year and could include multi-year projects, while Actual includes accomplishments during the program year. Larger infrastructure and housing projects are often multi-year projects and accomplishments are rolled into the year the project is completed and closed in IDIS. There may be discrepancies between expected for the year versus the strategic plan (Consolidated Plan) period as projects, activities, and funding resources are updated, added, or deleted.

SHRA continues to work toward providing affordable housing. Mercy Housing California continued progress on the Capitol Park Adaptive Reuse project to create permanent supportive housing for homeless individuals and families. This project is located in the City and received HOME, HOPWA, and CDBG funds for the acquisition and rehabilitation of the project. SHRA's vacant lot deposition strategy has resulted in the planned development of several multi-unit developments and single family homes. SHRA launched Welcome Home Program in 2016 to provide homeownership opportunities to eligible first-time homebuyers. To date, 22 homes in the City have sold.

Infrastructure and public facility improvements in low to moderate income areas continue to be a priority. The City of Sacramento completed Broadway Complete Street (Phase 1 & 2), Franklin Blvd Complete Street, Temple Park, Nielsen Park, Lawrence Park, Mangan Park, Thelma and Hawk Park, and 21st Avenue Park projects utilizing CDBG and other funds.

SHRA continued to serve as the State of California's Administrative Entity for ESG for Sacramento County (including the City) providing Rapid Rehousing and Emergency Shelter services.

The Housing Authority of the City of Sacramento continues to manage its existing portfolio and transition some properties to the Rental Assistance Demonstration (RAD) program. SHRA and the County Housing Authority implemented new technological advancements to improve efficiency and move site management functions to paperless activities. A RAD application will be submitted annually, until all scheduled units are converted. In 2023, the RVP Group project, which included three multifamily scattered senior preferred sites, was initiated under the RAD

Program. The three sites included Big Trees, Pine Knoll and Riverview Plaza. Pine Knoll was completed in December 2023. The remaining sites will be completed in 2024.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	0	0	0
Black or African American	0	0	0
Asian	0	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Total	0	0	0
Hispanic	0	0	0
Not Hispanic	0	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

SHRA is required to collect more race categories than referenced in the table from IDIS allows. Please refer to the table attached in JPEG file for CDBG and HOME, which includes data received for Meals on Wheels, Home Repair, and Rebuilding Together programs. The ESG and HOPWA CAPER is submitted as a separate document.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	8,288,786	7,033,849
HOME	public - federal	9,897,114	3,530,000
HOPWA	public - federal	1,753,225	1,007,690
ESG	public - federal	406,780	170,947

Table 3 - Resources Made Available

*Amounts will be updated in the final CAPER submission

Narrative

The table above outlines the allocations and expenditures between January 1, 2023, and December 31, 2023. Note: CDBG information above is pulled from IDIS report PR 26, HOME information is pulled from PR 23 HOME, and "Other" information is for CV and pulled from PR 26-CV. The amount expended is all funds expended during the program year regardless of funding year. Resources made available includes program income and previous year's funds available. "Expended" information is gathered from the expenditures that occurred in 2023. The 2023 program year allocation, along with prior years carryover, and program income are included in the Resources Made Available.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Geographic distribution is not utilized. CDBG assistance is provided in low- and moderate-income communities upon City Council approval. The boundaries of these areas cover eight council districts that are adjusted every U.S. Census term (10 years). Capital improvement projects are either in targeted areas or low/ moderate income areas.

Per IDIS report PR 26:

- Low/mod benefit this reporting period is 88.20%
- Public Services Cap is 3.22%
- Planning and Admin Cap is 7.22%

Most activities undertaken utilize CDBG, HOME, ESG, and HOPWA funds to prevent homelessness, reduce persons in poverty and improve the quality of life for Sacramento residents, either directly or

indirectly. These funds are also often used as matching funds for activities that prevent homelessness and reduce the number of families in poverty.

SHRA and Sacramento County Child Protective Services (CPS) continued the Bringing Families Home Program with Volunteers of America as the provider. ESG is utilized as match to assist in reunifying homeless or at-risk of homelessness families.

SHRA also administers activities that support public services for low-income residents, including home repairs to owner-occupied homes, senior nutrition (Meals on Wheels), homeless programs (emergency shelters, rapid re-housing, rental assistance) and medical detoxification service.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City uses non-Federal funds such as State, Local, Program Income and, other sources of funds to leverage CDBG, HOME, ESG, and HOPWA funding in the 2023 Annual Action Plan projects.

Publicly owned land located within the City has been used to address the needs identified in the Consolidated Plan. The Housing Authority has a vacant lot disposition strategy which prioritizes and prepares land assets to be developed for affordable housing. It issued requests for development proposals for several sites. The site and development progress of affordable housing included the following: 1) Coral Gables, 0.8 acres, 38 units 1 and 2 bedroom units; developer secured all financing and construction is anticipated to be completed Summer 2024 ; 2) 39th and Broadway, .55 acres, 44 studio and 1 bedroom for seniors; developer secured all financing and the project is under construction; 3) Donner Field, 1.23 acres, 67 1 bedroom units for seniors; developer selected and awaiting to secure financing in 2024; 4) San Juan Opportunity Site, 5.5 acres, located in the City and the County, developer selected and financing was secured in 2023. Construction is anticipated to begin Summer 2024. In 2023, the following projects leveraged \$000,0000 in private, state, and local funds. 1) On Broadway Apartments leveraged Tax Credits, Affordable Housing Sustainable Communities Funds, and No Place Like Home. The project is 1.25 acres, 68 1 bedrooms, 36 2 bedrooms, 36 3 bedrooms. 2) 39th & Broadway leveraged Tax Credits The project is .55 acres, 44 studio and 1 bedroom for seniors. 3) Mirasol Village Block D leveraged Tax Credits and CalHFA MIP Funds. The project is 3.25 acres 28 1 bedrooms, 44 2 bedrooms, 32 3 bedrooms and 12 4 bedrooms. In addition, an RFP for 10 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.

As a jurisdiction with substantial affordable housing and community development needs, the City needs to leverage its CDBG, HOME, ESG, and HOPWA entitlement grants with a variety of non-CPD funding sources and programs to maximize the effectiveness of available funds. The availability of these local, state, and non-profit resources and programs have greatly improved the City's ability to address community development needs.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	42,842,799.44
2. Match contributed during current Federal fiscal year	3,654,778.61
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	46,497,578.05
4. Match liability for current Federal fiscal year	47,763.31
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	46,449,814.74

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
4080 Lavender Courtyard	10/01/2020	1,877,708.98	78,385.64	0	0	0	1,698,684	3,654,778.61

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
8,417,094	4,134,667	4,347,333	0	8,298,744

Table 7 – Program Income

*Amounts will be updated in the final CAPER submission

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	17,817,940	0	0	0	0	17,817,940
Number	1	0	0	0	0	1
Sub-Contracts						
Number	40	0	0	0	2	38
Dollar Amount	15,326,523	0	0	0	766,069	14,560,454
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	17,817,940	0	17,817,940			
Number	1	0	1			
Sub-Contracts						
Number	40	0	40			
Dollar Amount	15,326,523	0	15,326,523			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	59
Number of Non-Homeless households to be provided affordable housing units	52	0
Number of Special-Needs households to be provided affordable housing units	495	260
Total	567	319

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	420	59
Number of households supported through The Production of New Units	11	12
Number of households supported through Rehab of Existing Units	125	130
Number of households supported through Acquisition of Existing Units	11	5
Total	567	206

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The demographics above are for housing related activities but do not include emergency shelters, transitional shelters or social services. These activities are not included because they don't provide permanent housing.

The goals and outcomes represented are combined for all of the CPD formula programs. Goals are on target with the exception of serving special-needs persons that are slightly below the target. Continuing supply chain issues and labor shortages continue to delay the completion of home rehabilitation projects. All programs are doing their due diligence to meet those they serve and conduct outreach to market the availability of their respective programs.

In 2023, SHRA housing programs were successful in meeting the objectives of expanding the supply of and improving the quality of affordable housing for low- and moderate-income households. SHRA programs were utilized both to increase homeownership opportunities, to provide rapid re-housing assistance to homeless, homeowner repair assistance, to create new units of multi-family housing, and to rehabilitate existing multi-family projects.

Construction for Capitol Park Hotel is scheduled to be completed Summer 2024. Northview Pointe, a new affordable development began construction in 2022 is anticipated to be completed Fall 2025.

The Housing Authority of the City of Sacramento continues to manage its existing portfolio and transition some properties to the Rental Assistance Demonstration (RAD) program. Under the RAD program, the RVP Group LP project was awarded four percent California State mortgage revenue bond funds and preservation tax credits in 2023. Pine Knoll apartments was completed in December 2023.

SHRA's Sacramento Emergency Rental Assistance program was very successful in providing rental assistance to low-income individuals and provided rental arrears payments to landlords which assisted people at risk of homelessness.

Discuss how these outcomes will impact future annual action plans.

SHRA will continue to evaluate its programs and adjust as necessary in future One-Year Action Plans. Direct homebuyer assistance programs were not directly funded using CDBG or HOME resources in 2023. However, the infrastructure that enabled the development of Del Paso Nuevo – a new community of affordable homes – was financed using a Section 108 loan and debt services is paid using CDBG funds. The last phase of Del Paso Nuevo was completed in 2023.

SHRA administers the Home Repair Program and will continue to do so in future action plan years. Through the use of CDBG funds, the Home Repair Program offers grants to low-income households (50% of median income) for emergency/health and safety repairs and accessibility modifications for disabled homeowners and renters that earn less than 80% of median income. SHRA multifamily new construction and rehabilitation programs were funded with HOME and leveraged dollars from bonds and tax credits, state, local, and private sources.

The Development Finance team continues to offer loans to affordable developers, both for profit and nonprofit, for the rehabilitation of substandard housing and for the development of new affordable housing. The Department's purpose is to invest public funds in new construction or rehabilitation projects that preserve and expand the supply of affordable housing. Staff continued to underwrite the issuance of tax-exempt mortgage revenue bonds, perform credit analyses, and create public financing structures. SHRA provides housing loans to support new construction in growth areas and urban infill development in older neighborhoods, the rehabilitation of deteriorated properties as a revitalization tool, and for the continued preservation of existing affordable housing.

Worst-case housing needs are defined as low-income renter households who pay more than half their income for rent, live in seriously substandard housing (includes homeless people) or have been involuntarily displaced. Sacramento serves the worst-case needs by working with the Housing Authority, public service agencies, and with Sacramento Steps Forward (SSF), Lead Agency of the Continuum of Care (CoC), to maintain an umbrella of services to assist residents in their time of need.

All of the City's funded housing developments comply with the Architectural Barriers Act of 1968, the Fair Housing Act of 1988, and Americans with Disabilities Act of 1990. Rehab of units for ADA compliance will continue to be an important part of SHRA's future action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1805	8
Low-income	239	4
Moderate-income	51	0
Total	2095	12

Table 13 – Number of Households Served

Narrative Information

SHRA makes housing options available to all qualified individuals regardless of race, color, religion, sex, familial status, disability, national origin, sexual orientation, and gender identity. SHRA markets its single-family home loan programs, such as Mortgage Credit Certificates, to area lenders, who are trained to offer the program to all income-eligible buyers. SHRA also contracts with professional housing counseling agencies and requires homebuyer education and counseling to all program participants. Counseling services include outreach in different languages, and education on fair housing law.

For all multi-family rental projects, SHRA strictly enforces affirmative marketing and Equal Housing Opportunity practices which was updated in 2019. Each SHRA-funded project is required to report the status of their affirmative marketing practices annually using SHRA'S Affirmative Marketing Compliance Questionnaire. Compliance measures include but are not limited to advertising in both general circulation and minority newspapers, and displaying the Equal Housing Opportunity logo in a prominent location that is visible to both ingress and egress to the property.

Meals on Wheels continues to serve meals to Seniors with delivery service and limited in-person congregate sites. Served 1,752 Extremely Low, 176 Low, 49 Moderate-income households.

Rebuilding Together Sacramento provided home safety modifications to improve accessibility, safety, and independence, as well as emergency repairs at 34 Extremely Low, 51 Low, and 1 Moderate-income households.

The SHRA Home Repair program provided emergency home repair services to correct health and safety hazards at 32 Low-income households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The CoC Board oversees all CoC business, facilitating policy and planning to prevent and end homelessness via engaged members and strong committees addressing coordinated access and entry implementation and evaluation, HMIS data quality and security, unsheltered point in time count work, system performance and project performance review. The CoC continues to operate and improve the Coordinated Entry System (CES) launched in 2015, now called the Coordinated Access System (CAS), matching ESG and CoC funded Permanent Housing, as well as state and other PH opportunities to literally homeless individuals and families based on a common assessment of service needs. The CoC employs a continuous quality improvement approach to the CAS and is currently focused on improving access to crisis response interventions and choosing or creating an assessment of vulnerability and service need to replace the VI-SPDAT.

The Sacramento Homeless Management Information System (HMIS) tracks the needs and outcomes of households experiencing homelessness that are engaged with the system. The CoC is making significant investments of state and local resources to establish an effective Coordinated Access System (CAS) and resources for people coming into the Homelessness Response System (HRS). This includes increasing investments in Housing Problem Solving (HPS) training, staff supports, and cash aid available directly to people experiencing homelessness. The CoC's CAS includes a strong partnership with 211 and an 18+-member case carrying street outreach team launched in January 2023. All outreach programs in the CoC are connected entry points or connected to entry points to the CoC's permanent housing CES and CAS for front door crisis response services. In addition, the County opened 11 new physical sites for behavioral health services and new state Medi-Cal incentive payment resources funded 15 additional outreach staff to help connect unsheltered individuals to health and homeless services. Addressing the emergency shelter and transitional housing needs of homeless persons ESG, HOPWA and CDBG funding, along with funding from other resources, will continue to be utilized for emergency shelter needs for homeless individuals and families, including an emergency shelter for men and RRH for singles and families funded by ESG and North 5th Street Emergency Shelter funded by CDBG. VOA also operates a HOPWA-funded transitional shelter which served 54 households in 2022.

In 2023, the CoC had over 900 year-round RRH beds, with programs targeted to veterans, transition age youth (TAY), single adults, and families with children. Federal, state, and local funding supported these projects, including VA SSVF, HUD CoC and ESG funds, state ESG, Cal-WORKS, and local public and private funding. Refining the RRH progressive engagement model has been folded into a broader coordinated entry redesign that includes customizing case management by subpopulation as appropriate. Refer to

the ESG section and ESG SAGE for ESG Accomplishments, CR-55, and the HOPWA CAPER for HOWPA performance outcomes.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homelessness prevention objectives include community and supportive services for L/M income persons and those with special needs, including the homeless and persons living with HIV/AIDS. Over 20 private and public agencies in the Sacramento Region offer homeless prevention services that include employment services, mortgage assistance, rental assistance, fair housing services, and utility assistance. Other agencies offer counseling and advocacy services to assist individuals and families who are homeless or are at risk of becoming homeless. For example, Legal Services of Northern California substantive priorities are: preservation of housing, enhancing economic stability, family safety and stability, health care and civil rights. In addition, Pacific McGeorge School of Law provides law clinics for low-income residents and some members sit on non-profit boards and provide pro-bono work. Funding for these services comes from a combination of federal, state, local and private sources.

The CoC's Supportive Services for Veteran Families providers (VOA, Sacramento Valley Resource Center and Bringing Families Home Program(BFHP) Roads Home), the U.S. Department of Veteran Affairs, other agencies serving veterans, and Coordinated Entry System operator SSF meet monthly as the Veterans Collaborative. The Collaborative shares resources, coordinates participation in Stand Down events, and has established a By Name List (BNL) of all homeless veterans in Sacramento. Veterans on the BNL are prioritized for permanent housing based on the CES standard assessment and case conferencing input from the Collaborative's participants. SVRC is also a subpopulation access point for CAS.

The County's Child Protective Services administers the Independent Living Program (ILP), a federally funded program which assists current and former foster youth between the ages of 16 and 21 achieve self-sufficiency prior to, and after, exiting the foster care system. Services available to help young people prepare for adulthood include: education resources, assistance with applications for student aid, housing resources, and help in obtaining a job among other services. In addition to ILP is the Extended Foster Care (AB12) to assist foster youth in maintaining a safety net of support while experiencing independence in a secure and supervised living environment. The extended time as a non-minor dependent can assist the youth in becoming better prepared for successful transition into adulthood and self-sufficiency through education and employment training.

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

The Sacramento CoC's Homeless Youth Task Force, with representation from County Office of Education, advocacy organizations, youth service providers and homeless youth themselves, meets monthly to address prevention, diversion and rehousing of youth up to age 24; participants report at least 20% of youth could be diverted from the homeless system with sufficient case management resources. An early adopter of the federal Fostering Connections to Success Act, California implemented multiple legislative acts so youth may remain connected to the foster system to age 21. The Children's Receiving Home, Lutheran Social Services, VOA and the County worked with youth through social workers and workshops to ensure best housing placement options and provide "safety nets".

SHRA's SERA program provided rental assistance to low-income individuals and provided rental arrears payments to landlords which assisted people at risk of homelessness.

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 Sacramento CoC's Coordinated Access System (CAS), including its Housing Problem Solving diversion efforts provide diversion services for literally homeless households and households at imminent risk of homelessness making first contact with the system. People seeking CAS support who cannot benefit from HPS to avoid literal homelessness, and who cannot be connected to a shelter bed immediately, will be connected to a CAS Coordinated Access Navigator (CAN) Team for support while awaiting bed placement and/or finding other resolutions to their episode of homelessness.

The CoC Board continues to fund and seek additional funding to help homeless persons and families make the transition to permanent housing and independent living. SHRA has dedicated a portion of its Housing Choice Vouchers and public housing inventory to literally homeless households.

The CoC's CAS prioritizes the most vulnerable chronically homeless with the most severe service needs and longest time spent homeless for referral to permanent supportive housing. An immediate

connection to permanent supportive housing can ensure that over 80 percent of homeless individuals remain housed, even among clients with severe substance abuse and mental health conditions.

Capitol Park Hotel Development: The Capitol Park Hotel was built in 1912 and was operated as a 180-unit single room occupancy (SRO) residential hotel and a temporary shelter. The units will be converted to 134 studios, affordable, affordable, permanent supportive and workforce housing units, with 17 of them converted to Americans with Disabilities Act (ADA) compliant accessible units and seven (7) additional units will have communication features.

No Place Like Home (NPLH) Units: There are four projects in the City with NPLH units, Capitol Park, Sunrise Point, Mutual on the Boulevard, and On Broadway Apartments. Of the total 274 units, there are 102 NPLH units that will be allocated to the category of “Chronically Homeless,” “Homeless,” and “At Risk of Homelessness.” The owners will be utilizing the CES procedures as part of the pre-qualifying and leasing phase. Due to construction delays, Capitol Park’s CES procedures began in April of 2023 and occupancy began late 2023. For On Broadway Apartments, construction began in June of 2023 and occupancy is anticipated to begin in Summer of 2025. Sunrise Point and Mutual on the Boulevard are under construction.

Supportive Services: The Sacramento County Department of Health Services (DHS) will be responsible for the mental health supportive services and the coordination of other supportive services needed by the 65 NPLH residents for a minimum of 20 years as required by the State NPLH program and SHRA. In addition to DHS on-site supportive services, WellSpace Health will provide supportive services to the remaining 69 PBV homeless residents not served by NPLH.

SHRA’s HOPWA subrecipients provide short-term rental, mortgage, and utility assistance (STRMU) as a method for preventing low-income individuals and families with HIV/AIDS from becoming homeless. STRMU is offered in El Dorado, Placer, Sacramento, and Yolo counties.

Resident Services: Mercy Housing California will provide the resident services for Capitol Park and staffing includes one coordinator and one case manager. Resident Services include, but are not limited to education, workforce development, enrichment and transportation assistance (e.g., light rail/bus passes).

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority owns and/or manages a total of 3,371 units of affordable housing under its Public Housing Program for over 7,600 extremely low, very low, and low-income persons, including children, seniors, and disabled individuals.

The Public Housing Program provides 2,155 apartments, duplexes, and some single-family homes to qualified low-income families. There are 1,508 units in the City of Sacramento. This housing is owned, managed, and maintained by the Housing Authority, making it one of the largest landlords in Sacramento County.

The Housing Authority also owns and manages 945 affordable units comprising of tax credits funded projects, and other local and state funded projects.

Additionally, the non-profit arm, SHARP, owns and manages three project-based voucher high-rise properties consisting of 231 elderly-only units, 274 scattered-site project-based units, and 440 Rental Assistance Demonstration (RAD) &/or project-based units.

A RAD application will be submitted annually, until all scheduled units are converted. Under the RAD program, the Pine Knoll Apartments were completed in December 2023. S part of the RVP Group LP project. The Housing Authority of the City of Sacramento received a \$16.49 Million Section 108 Loan to assist with the financing of infrastructure construction at the Mirasol Village project. In 2021, a loan amendment was approved to incorporate the construction of an early childhood education center to the project description. The Housing Authority received other federal funding in 2022 to complete the facility. In December 2018, SHRA received a \$23 Million grant award from the Transformative Climate Communities Program for the Sacramento Integrated Multimodal Place-based Living Project to support the transformation efforts. More than \$17 Million will go toward construction of the light rail station. In June 2019, the housing developer, McCormack Baron Salazar (MBS) and SHRA were awarded \$18.8 million from the Affordable Housing and Sustainable Communities program. Approximately \$13 million of the funds will fund the construction of the housing units and over \$5 million will support transportation related improvements and amenities. The California Debt Limit Allocation Committee and the California Tax Credit Allocation Committee allocated nearly \$64.5 Million to finance Blocks B and E of the housing development and later allocated similar amounts in April 2020 to finance Block A. In March 2020, SHRA was awarded \$350,000 in EPA Brownfields grant funds to clean-up the light rail site. The Green Infrastructure Grant program funded by Proposition 18 awarded SHRA approximately \$1.8 Million to construct Mirasol Village Park.

In 2022, the Mirasol Village Project completed construction for two of five housing blocks.

Altogether, 200 housing units were completed and occupied by the end of 2023, including 59 returning households who formerly lived in the public housing units, and that have now been certified as Tax Credit eligible households. To improve connectivity to jobs, schools and amenities, a Transit Pass Program was launched with partner organizations and state funding to provide Mirasol Village residents with access to transportation with SacRT's Connect Card.

FUND, Inc., a 501(c)(3) non-profit organization, was created to support the activities, projects and programs of the Housing Authority and SHRA.

In 2023, FUND, Inc. funded \$9,820 in projects and programs to support public housing activities.

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

Section 5(h) helps low-income families purchase homes through an arrangement that benefits both the buyer and the Housing Authority that sells the unit. It gives the buyer access to an affordable homeownership opportunity and to the many tangible and intangible advantages it brings.

The Housing Authority encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board (RAB). The RAB is an elected Board representing all of the public housing residents. The RAB serves as an organized spokesperson for the resident body to present resident concerns to the authority and to participate and provide feedback on the Public Housing Agency 5-Year and Annual Plan, policy revisions, and the development of resident programs on behalf of the residents.

Public housing residents are encouraged to participate in homeownership programs through various financial literacy workshops and home buying resources.

The Housing Authority disposed of 76 scattered single-family homes to a Purchase and Resale Entity under the Welcome Home program. All sales were completed by 2023.

Actions taken to provide assistance to troubled PHAs

Not a troubled PHA

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

SHRA continued to collaboratively work with City staff 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 enact strategies for extremely low-, very low-, and low-, -income households, and provide additional supportive services and homeless assistance throughout Sacramento.

The City Planning Departments and SHRA coordinate on preparation of the Housing Element, which includes comprehensive housing policies, goals, and programs. The Housing Element includes an analysis of existing and projected housing needs; an analysis of potential governmental constraints, residential land inventory, housing policies, programs and quantified objectives to address housing needs. The City initiated the 2021 – 2029 Housing Element update in August 2020. SHRA staff provides input on the policies and strategies. The Housing Element was approved in late 2021.

The City of Sacramento has two ordinances that assess fees which can be used to contract and rehabilitate affordable housing.

1. The City of Sacramento approved a revised Mixed Income Housing Ordinance on August 21, 2015. The Mixed-Income Housing Ordinance (MIHO) requires an affordable housing impact fee for all new housing units and large subdivisions to assist with the provision of housing for a variety of incomes and household types. The fee generated revenue is placed in the citywide Housing Trust Fund and is used to develop affordable housing units with the goal of increasing the supply available for lower income workers. SHRA has prepared implementation guidelines to assist developers with meeting the revised requirements. In 2021, over 280 units of affordable housing were developed using \$2.4 million in MIHO funding and other affordable housing resources.
2. The City Housing Trust Fund Ordinance authorizes the collection of fees on non-residential construction to fund the development of low and very low-income housing. The HTF Ordinance was adopted in 1989 to raise local funds for affordable housing near employment centers. Fees imposed on non-residential developments generate revenue based on an economic nexus analysis which determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low and low-income workers to Sacramento. Since 1989 more than 3400 units of affordable housing have been created using HTF fees combined with other affordable housing resources.

On October 30, 2018, the City Council voted to reduce existing development impact fees for new affordable housing units to a zero – dollar rate. This bold step by the City demonstrates a commitment to reducing the cost of developing affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The 2020-2024 Consolidated Plan lists the following obstacles to meeting underserved needs:

Limited availability of funding from federal, state and other sources; high cost of housing and conditions in Sacramento which increases the difficulty of meeting affordable housing needs; and ordinances and regulations limiting housing for low-and moderate-income households and special needs groups.

The State of California has increased resources for affordable housing through the State’s Cap – and – Trade program, issuance of general obligation bonds, allowing the bonding of mental health funds for permanent supportive housing, and the creation of the State’s first permanent, ongoing source of affordable housing. Most of these funding sources are competitive and require local agencies like SHRA to provide local leverage and to work closely with affordable housing developers. SHRA works to align local funding cycles and requests for proposals for Project-Based Vouchers in a manner that best supports developers in our community to access these resources.

In 2018, SHRA was awarded \$23 million in Cap-and-Trade funds to support the Mirasol Village Project, formerly known as the Twin Rivers public housing redevelopment project. In 2019, SHRA and its co-developer were awarded \$18.8 million through the Affordable Housing and Sustainable Communities program. SHRA staff track the sources and requirements being developed by State agencies in order to provide technical assistance to our partners and ensure access to resources for our community. All of the CDBG-funded portion of relocation in support of the Twin Rivers CNI Redevelopment Project has been expended. Relocation was completed in Spring 2019. Demolition of housing units and roads were completed in summer 2019. Site improvements and infrastructure installation at the main site are completed and the development of the first two phases (227 units) of housing is underway. The first phase of units were occupied in 2022, and the second phase in 2023. At the neighboring parcel that will be developed as a light rail station, acquisition and design were completed in 2021. Soil remediation was completed at the light rail station site in 2023 and development of the light rail station will begin in 2024.

Finally, SHRA staff responded to increased programmatic and administrative demands by creating greater internal efficiencies and realigning program and services delivery internally and within its provider network. SHRA staff worked collaboratively 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 met federal community development program eligibility and meet timely draw down requirements. Staff continued to fine-tune this approach to help ensure projects were ready to go and project funds were spent quickly and effectively.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Out of the 2023 applications for LHRP in the City that were received, 4 applications met the requirements and were accepted for assistance. A state certified lead paint inspector tested each of these homes for lead paint and lead dust. 2 of the 2023 program applicant's homes tested negative for lead paint. 2 homes tested positive for lead paint and lead dust. For these homes contractors were hired to remediate the lead hazards per LHRP guidelines. Upon completion the projects were cleared by a state certified lead paint inspector.

During 2023 SHRA performed a wide spread and comprehensive effort to promote the Lead Hazard Reduction Program in the City and County of Sacramento.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

SHRA collaborated with the City and County to continue efforts to reduce the number of families and individuals living in poverty.

Staff focused primarily on supporting programs that raise household incomes and stabilize housing situations. It also supports the HUD McKinney Vento Grant for which SSF applies, in hopes of receiving funds to support the development of affordable housing for homeless persons to make the transition to permanent housing and independent living. Eliminating poverty is a high priority for the City and County. Current efforts underway to improve the quality of life and economic conditions for families include:

- Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County, connects people to jobs, business owners to quality employees, education and nutrition to children. Annually, SETA serves over 45,000 customers.
- The Sacramento Promise Zone, administered by SHRA, is a partnership between federal, state and local agencies to give local leaders proven tools to improve the quality of life in some of Sacramento's most vulnerable areas.
- SHRA has several programs for public housing authority residents including: Section 3, Jobs Plus, and the Family Self-Sufficiency program and the People component of the Mirasol Village (formerly named Twin Rivers) Choice Neighborhood Implementation grant that enables residents to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Executive Director and Administration Department

SHRA's Executive Director provides supportive direction and guidance to the organization in effectively implementing SHRA's mission and core goals. The Executive Director is responsible for developing and maintaining strong supportive relationships with elected officials at all levels of government. It is the Executive Director's responsibility to maintain fiscal integrity, to develop strategic partnerships with housing advocates, private and nonprofit organizations, business and community groups and residents, and to exercise visionary and innovative leadership to ensure that SHRA maintains a leading and proactive position in responding to external environmental factors that impact the future of the organization and its ability to successfully address Sacramento's housing and community development needs.

SHRA's Executive Cabinet is comprised of the Executive Director, General Counsel, Deputy Directors, Directors of Administration, Development, Finance and Public Information Officer for Communications. The Directors are responsible for all SHRA operations, as well as legal, fiscal and personnel management. The Administrative Support Departments include: Agency Clerk, Information Management Technology Services, Public and Internal Communications, Risk Management, Procurement and Finance.

SHRA Departments

The Housing Authority provides affordable housing in the City and County of Sacramento through the Conventional Public Housing Program, Housing Choice Voucher (HCV) programs, and through the selective use of tax credits and long term bond financed developments for extremely low-, very low-, and low-income families, seniors, and disabled individuals. Through the Conventional Public Housing Program, the Housing Authority provides apartments, duplexes, and some single-family homes to qualified low-income families. This housing is owned, managed and maintained by the Housing Authority, making it one of the largest landlords in Sacramento.

The Development Department works with various stakeholders to bring about positive change through investments in targeted neighborhoods. The primary responsibilities of the department include redevelopment successor agency assistance to the City and County administration of, federally-funded programs including CDBG, HOME, ESG, and HOPWA , fair housing and homeless programs/activities, community outreach, various local, state and federal grants, and environmental clearance. The Department also monitors and regulates affordable rents, and implements city and county housing policies and programs.

Real Estate and Construction Services (RECS) Department is the support group for all of Development's activities is the Real Estate and Construction Services (RECS) group. RECS implements procurement policies required by the various federal, state, and local funding sources; procurement, oversight of construction activities; and handle all real estate transactions.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Annually, SHRA prepares the One-Year Action Plan (Action Plan) on behalf of the City and County. The

Action Plan serves as an update to the 2020-2024 Consolidated Plan. To enhance coordination between the public, private housing, health, and social service agencies during the Action Plan development process, SHRA coordinated with a variety of nonprofit organizations, including SSF, Volunteers of America, One Community Health and partnered with the City to revitalize low-income communities utilizing, CDBG, HOME, ESG, HOPWA, housing trust funds, mortgage revenue bonds, CalHome, and Mortgage Credit Certificates.

In addition, SHRA staff maintains working partnerships with SETA, the Sacramento Regional Transit District, financial institutions, school districts, community businesses, public agencies and nonprofits. Other specific private and nonprofit housing development partners include (but are not limited to): Mutual Housing, Mercy Housing, Habitat for Humanity, Sierra Vista Housing Associates, LP, CFY Development, Inc., BRIDGE Housing Corporation, McCormick, Baron and Salazar, Related California and the John Stewart Company.

SHRA is also a member of the HIV Health Services Planning Council, which is a community planning group whose primary responsibilities include assessing the needs of people living with HIV in the region, establishing appropriate service priorities and allocating federal grant funding of the Ryan White HIV/AIDS Treatment Modernization Act to pay for the delivery of HIV/AIDS medical and support services for those who otherwise could not afford such services.

SHRA continues to administer the Promise Zone. The Promise Zone is a partnership between federal, state and local agencies to give local leaders proven tools to improve the quality of life in some of Sacramento's most vulnerable areas. As a Promise Zone, Sacramento receives significant benefits including priority access to federal investments that further local strategic plans, federal staff on the ground to help implement goals, to recruit and manage volunteers and strengthen the capacity of the Promise Zone partners. Since 2015, many grants have been awarded (\$181,440,828+) in the Promise Zone.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

SHRA has a responsibility to affirmatively further fair housing within the City of Sacramento, the Unincorporated County of Sacramento, and the cities of Citrus Heights, Folsom, Isleton and Galt. SHRA strives through the implementation of its programs and outreach efforts to reduce housing discrimination in the housing rental, sales and lending on the basis of race, sex, color, religion, national origin, familial status, gender identity, or disability, in compliance with the Fair Housing Act. The Analysis of Fair Housing Choice (AI) was adopted by the City Council as part of the 2020-2024 Consolidated Plan and 2021 Action Plan. . This is the third report for the 2020-2024 Consolidated Plan.

The goals and strategies identified to address fair housing barriers include:

Goal 1. Incentivize and increase opportunities for development and continued availability of affordable homeownership products.

Goal 2. Expand and preserve affordable rental opportunities.

Goal 3. Expand equity in access to economic opportunity.

In order to ensure these goals were met, SHRA took the following actions:

- SHRA followed its affirmative marketing policy.
- SHRA/City/County funds capital improvement projects to support housing development projects, such as street lighting projects, complete street projects, and park renovation projects to support infill development.
- SHRA issued request for proposals for affordable housing on SHRA owned sites and worked with selected developers on SHRA owned vacant sites to develop multifamily and single family affordable housing.
- City/County as part of the Housing Element updates, evaluating/considering updates to inclusionary housing ordinances, zoning code and streamlining policies.
- SHRA implements its Multifamily Lending and Mortgage Revenue Bond Policies
- Housing Authority continue to follow its fair housing policy
- Housing Authority developed and implemented Landlord Incentives for new and returning landlords
- SHRA/City/County continue to fund the Renters Helpline, a regional resource for fair housing education, landlord-tenant dispute mediation, and legal guidance. Project Sentinel conducted fair housing workshops virtually and provide landlord/tenant education. Legal Services of Northern California conducted fair housing workshops virtually and provided landlord/tenant education, investigation and training; and developed and made available on their website, COVID-19 educational videos.
- SHRA worked with affordable housing developers to apply for ongoing and new State Funding, such as No Place Like Home, Project Homekey.
- SHRA implemented Home Repair Program for minor repairs for low income seniors in the City and County.
- SHRA implemented the Lead Hazard Reduction Grant Program to help reduce lead based paint hazards in homes.
- SHRA funded Home Assistance Repair Program for Seniors and Safe at Home Repair Program, implemented by Rebuilding Together for low-income seniors.
- City of Sacramento initiated neighborhood and specific plans along commercial corridors in CDBG eligible neighborhoods.
- SHRA funded permanent supportive housing and coordinated with the County Behavioral Health Services to provide funding for wrap around services for clients in the developments.

- In partnership with the City and County of Sacramento, SHRA drafted the local affordable housing plan

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In 2023, Federal Programs staff conducted monitoring desk reviews but on-site reviews continued to be postponed due to continuing difficulties conducting in-person activities due to the COVID-19 pandemic. One in person monitoring was conducted for Meals on Wheels utilizing SHRA's CDBG Monitoring Plan and Checklist to confirm the grantee met HUD standards and objectives. SHRA's Development & Federal Programs monitoring policy is for staff to provide ongoing technical assistance, monitor sub-recipients, and make site visits on a regular basis to ensure program compliance with HUD regulations. Monitoring assists in determining if the subrecipient is carrying out its program and activities within the timeline denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations.

Staff monitors CDBG, ESG and HOPWA contracts, financial management systems, timeliness, and programmatic activity for compliance. Staff is committed to providing accurate unduplicated demographic information in IDIS to comply with HUD's reporting requirements. Client demographics are also entered into HMIS for ESG participants and some HOPWA participants.

SHRA's Portfolio Management Division regularly monitors CDBG and HOME-assisted properties to confirm that residents qualify for HOME designated units and borrowers comply with regulatory requirements as outlined in property agreements. In 2023 staff performed file audit and physical inspection reviews. 2,000 units were monitored.

CDBG 1.5 Requirement

On October 31st of each year, HUD requires that the city have no more than 1.5 times the entitlement grant allocation in its account. SHRA staff performed regular reviews of expenditures and recommended Action Plan amendments and worked with sub-recipients to facilitate timely expenditures. The City of Sacramento met the CDBG timeliness performance requirement and will continue to work diligently with its sub-recipients on timely invoicing. SHRA and City staff meet regularly to discuss projects which include SHRA's expectation of timely invoicing.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

SHRA will notify the public by publishing a notice in at least one paper of general circulation and on the SHRA website at least 15 days prior to the submission of the report to HUD. The notice will:

- State where and how the report may be obtained;
- Allow at least 15 days for comments prior to the submission of the report to HUD; and
- State how the public can submit comments.

All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within 15 working days, where practicable.

2023 CAPER Noticing

Following the approved Citizen Participation Plan, the 2023 draft CAPER was made available to the public for 15-days. Public comment period began on March 5, 2024 at 8AM and ends on March 20, 2024 at 5:00PM. Citizen notification was made by publishing the public notice in the Sacramento Bee, Sacramento Observer, Latino Times , and Russian American Media online, and posted on SHRA's website .

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not changed the objectives of its CDBG program and continues to strategically use CDBG funds to maximize leverage for infrastructure and public facility improvements, housing development and homeownership, public services, commercial revitalization, and planning and administration activities. There is a continuous need for CDBG funds to fulfill objectives in all the above categories hence no changes are recommended based on Sacramento's experiences.

The City and County pursued all potential resources as indicated in the Consolidated Plan by working with developers, non-profits and other governmental agencies to leverage a variety of funds for the construction and rehabilitation of affordable housing projects and programs, opportunities for low- and moderate-income people to become homeowners, assistance to homeless persons, public service programs, job training and education, community development activities directed toward revitalizing neighborhoods and economic development. The addition of CARES Act funding greatly enhanced the community's ability to assist families and individuals during pandemic.

SHRA staff continues to revise and improve standard practices, as needed. SHRA has a very strong knowledge of project implementation from a policy standpoint and has excellent resources for navigating tax credit markets and financially structuring large multifamily projects. The Federal Programs Division is working with a consultant on reviewing and updating as necessary its policies and procedures for CDBG, ESG and HOPWA. Consultant interviewed staff and began review of policies and procedures.

SHRA's procurement staff attended multiple Section 3 training courses, and have updated Section 3 documents to be attached to construction and rehabilitation related contracts. Federal Programs staff will continue to work closely with Procurement staff to provide information to subrecipients, and update IDIS.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

SHRA's Portfolio Management Unit regularly monitors HOME-assisted properties to confirm that residents qualify for HOME designated units and borrowers comply with regulatory requirements as outlined in property agreements. The HOME Monitoring Report is on file.

In 2023, remote compliance monitoring reviews were conducted for HOME-assisted rental housing properties in the County. Compliance monitoring included a sample audit of tenant eligibility documentation and an assessment of property management performance. In addition, property managers submitted the annual Unit Status Report, Affirmative Marketing Questionnaire, updated Tenant Wait List and Security Questionnaire Report for each property. The Unit Status Report includes a listing of current tenants occupying HOME-assisted units, household annual income, source of income, household size, ethnicity, household type, number of bedrooms, current rent amount, and affordable income designation.

SHRA Compliance Analysts identified all tenant files with incorrect or missing eligibility documentation. Compliance Analysts prepare summary letters listing all findings along with required corrective actions. Owners are given a timeframe for making corrections and submitting evidence to SHRA. When significant findings are made, SHRA will recommend or require the owner to make a change in management agent. Any errors that were found during the compliance monitoring reviews, were addressed and corrected.

During COVID-19 SHRA transitioned to a desk audit review. Last year, SHRA began transitioning back to onsite inspections. See below for attached list of HOME funded properties onsite and remote inspections. The top priority this year is to audit the properties that were not inspected last year.

In addition to annual on-site inspections and file reviews, SHRA also conducts "Pre-occupancy Meetings" during which staff meet with the developer, the asset manager, site manager, and resident services provider to go over all of the requirements laid out in the SHRA HOME regulatory agreement. Conducting this meeting helps to set the stage for long-term compliance by our owners. Following the Transition Meeting, Compliance Analysts conduct an initial site review to make sure that the tenant files have been set up properly and HOME rules are being complied with.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

SHRA makes housing options available to all qualified individuals regardless of race, color, religion, sex, familial status, disability, national origin, sexual orientation or gender identity. SHRA markets its single-family home loan programs to area lenders, who are trained to offer the program to all income-eligible buyers. SHRA also works with professional housing counseling agencies to offer homebuyer education and counseling to prospective homebuyers. Counseling services include outreach in different languages, and education on fair housing law.

In 2019, SHRA adopted Affirmative Marketing Guidelines for all SHRA-financed properties. For all multi-family rental projects, SHRA strictly enforces affirmative marketing and Equal Housing Opportunity practices. Each Agency-funded project is required to report the status of their affirmative marketing practices annually using SHRA's Affirmative Marketing Compliance Questionnaire. Compliance measures include but are not limited to advertising in both general circulation and minority newspapers, and displaying the Equal Housing Opportunity logo in a prominent location that is visible to both ingress and egress to the property. To ensure outreach efforts to minority (MBE) and women-owned business enterprises (WBE), SHRA includes MBE/WBE in bid packages and advertises in minority newspapers. SHRA also maintains a database of MBE/WBEs, which is made available to recipients of bid packages.

For corrective actions, Borrowers received written notifications of file exceptions within seven days of the review and were required to submit corrections and/or Action Plans within 30 days of the letter, thus avoiding non-compliance penalties. As with previous years, although there were errors found during the compliance monitoring reviews, all of the properties were in compliance with the rent and income requirements of the HOME Program.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Refer to the County 2023 CDBG and HOME PI and RLF Revenue table in CR 15 and PR 23- Summary of Accomplishments for information regarding the amount and use of program income for projects, including the number of projects and owner and tenant characteristics. PI was drawn down in 2023. There were no 2022 draws

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

When funding is available, SHRA offers the Mortgage Credit Certificate (MCC) Program which provides a 20 percent Federal income tax credit based on the mortgage interest paid thus providing the homebuyer with more disposable income. Lenders are able to use the anticipated tax savings when they calculate

the monthly payment a buyer can afford. The Program Layering Policy allows low-income buyers to combine SHRA assistance programs such as, CalHome First-Time Homebuyer Mortgage Assistance Program and the Mortgage Credit Certificate Program to increase their buying power.

The Home Repair Program assists very-low income homeowners (below 50% of area median income) with emergency repairs and disabled residents (owners and renters) with accessibility modifications.

The Multi-Family Housing Loan Program requires a set aside of units affordable to targeted income level households in order to provide affordable housing throughout the area. Program offers gap financing in conjunction with Low-Income Housing Tax Credits and Mortgage Revenue Bonds.

SHRA also assists with administration and implementation of the City's Mixed Income Housing Ordinance, large developments must adopt a housing strategy to ensure a mix of incomes within the development. SHRA reviews and approves Affordable Housing Strategies required under the ordinance.

SHRA Development Finance staff worked closely with the County to identify developers of new permanent supportive housing for mentally ill individuals. The No Place Like Home program will bring several million dollars into the County, including the City, for the production of much-needed housing for mentally ill and homeless households. The County received NPLH awards for two projects in 2019, one of which is located in the City, and submitted applications for two more in the beginning of 2020, one of which is also located in the City. SHRA conducted the application processing in close coordination with County staff who focus on homelessness and behavioral health.

SHRA also assists households in maintaining stable housing arrangements, reducing their risk of homelessness and improving their access to care through the use of HOPWA funds. This is done so through tenant-based rental assistance (TBRA), short-term housing assistance (STRMU), facility-based housing assistance and supportive services.

On October 25, 2022, the Sacramento County Board of Supervisors approved the acceptance and allocation of HOME-ARP funds by Resolution 2022-0897. The American Rescue Plan provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Program.

The City of Sacramento is one of 651 State and local Participating Jurisdictions that qualified for an annual HOME Program allocation for FY 2021 and received HOME-ARP grants. The award allocation is a one-time amount of \$9,125,315.

HUD HOME-ARP Allocation Plan was submitted and approved by HUD. Funds were utilized to construct Central Sacramento Studios and Vista Nueva. Both Central Sacramento Studios and Vista Nueva have

completed construction and fully leased to house formally homeless individuals.

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	400	251
Tenant-based rental assistance	5	9
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	5	5
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	70	86
Total	480	351

Table 14 – HOPWA Number of Households Served**Narrative**

Previously, HOPWA grantees collected annual expenditure and performance data from their Project Sponsors and aggregated the information into a single document. HUD will now collect annual performance data at the Project Sponsor level, rather than at the aggregate level, using a set of individually customized Excel-based workbooks for completion by HOPWA Grantees and their Project Sponsors. There are two different HOPWA reporting workbooks – HOPWA Consolidated APR/CAPER Grantee Performance Report Workbook and HOPWA Consolidated APR/CAPER Provider Performance Report Workbook. Completion of the workbooks in the HOPWA Consolidated APR/CAPER fulfills the HOPWA annual reporting requirements found at **24 CFR 574**. All HOPWA formula and competitive grantees with reports due on or after January 1, 2023 must submit their annual data using the workbooks that comprise the new Consolidated APR/CAPER.

The Grantee Workbook contains the following sections (or tabs): • Performance Report Cover • Instructions • Identification • Grantee Summary • Grantee Contact • Narrative • Stewardship

The Provider Workbook includes the following sections (or tabs): • Performance Report Cover • Instructions • Identification • HOPWA Provider Summary • Provider Contact • Demographics & Prior Living • Leveraging • TBRA (Tenant-Based Rental Assistance) • P-FBH (Permanent Facility-Based Housing) • ST-TFBH (Short-Term or Transitional Facility-Based Housing) • STRMU (Short-Term Rent, Mortgage and Utilities Assistance) • PHP (Permanent Housing Placement Assistance) • Housing Info (Housing Information Services) • Supp Svcs (HOPWA Supportive Services) • Other Competitive Activity • Access to Care & Totals • CAP DEV (Capital Development) • VAWA (Housing Transfers for Households Covered by the Violence Against Women Act)

Please go to the HUD Exchange for HOPWA performance reporting: <https://www.hudexchange.info/programs/hopwa/hopwa-performance-profiles/>

The HOPWA Program provides grant funds for short-term and long-term comprehensive strategies for meeting affordable housing and sustainable living environment needs of low- and moderate-income people living with HIV/AIDS and their families. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, operations and related supportive services. SHRA administers this program on behalf of the City of Sacramento and the counties of Sacramento, El Dorado, Yolo and Placer.

Sunburst Projects was awarded \$150,000 for STRMU and Supportive Services in 2021. Sunburst Projects executed these services and was awarded all remaining HOPWA-CV funds for additional STRMU and Supportive Services. They spent the last of HOPWA-CV funds in 2023.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	12	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

For 2023, twelve activities will meet Section 3 threshold.

In September 2019, the Sacramento Housing and Redevelopment Agency (SHRA) hired its Section 3 Administrator. In 2023, SHRA hired a consultant to assist with Section 3 activities.

SHRA's Section 3 Administrator's role has been to work closely with Agency departments in providing Section 3 Requirements during pre-bid, pre-construction, and other project development meetings.

Additionally, the role has consisted of providing Section 3 Requirement training to collaborative partners, which include the City and County of Sacramento Procurement and Development Departments, and other secondary agencies that are recipients of HUD funding, Public Housing (PH), or Housing and Community Development (HCD); monitoring compliance with SHRA projects that trigger Section 3 requirements (Labor Hours), in excess of \$200,000 and assist recipients in completion and submission of Section 3 documentation, due upon bid submittal and quarterly to the Agency; and continue developing a database of Section 3 Vendors and minority and women business enterprises (M/WBE) within the City and County of Sacramento.

Other collaborative partnerships have been developed with the California Capital APEX (formerly Procurement Technical Assistance Centers), Sacramento Job Corps Center, the City of Sacramento – Child Care Project and Youth Workforce Development, Office of Innovation & Economic Development, and the Agency's Sacramento Promise Zone (SPZ) in 2022.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name SACRAMENTO

Organizational DUNS Number 139400514

CAPER

UEI	
EIN/TIN Number	946000759
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Sacramento City & County CoC

ESG Contact Name

Prefix	Ms
First Name	Stephanie
Middle Name	
Last Name	Green
Suffix	
Title	Program Manager

ESG Contact Address

Street Address 1	801 12th Street
Street Address 2	
City	Sacramento
State	CA
ZIP Code	95814-
Phone Number	9164401302
Extension	
Fax Number	
Email Address	Sgreen@shra.org

ESG Secondary Contact

Prefix	Mr
First Name	Scott
Last Name	Fong
Suffix	
Title	Community Development Analyst
Phone Number	9164491274
Extension	
Email Address	sfong@shra.org

2. Reporting Period—All Recipients Complete

Program Year Start Date	01/01/2022
Program Year End Date	12/31/2022

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: SACRAMENTO

City: Sacramento

State: CA

Zip Code: 95814, 2604

DUNS Number: 139400514

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 220486

Subrecipient or Contractor Name: Volunteers of America

City: Sacramento

State: CA

Zip Code: 95821, 6242

DUNS Number: 166026653

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 155786

Subrecipient or Contractor Name: Sacramento Housing & Redevelopment Agency

City: Sacramento

State: CA

Zip Code: 95814, 2947

DUNS Number: 137351016

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 30508

CR-65 - Persons Assisted

*This section is no longer in the IDIS CAPER, refer to the ESG SAGE CAPER

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

*This section is no longer in the IDIS CAPER, refer to the ESG SAGE CAPER

CR-75 – Expenditures

*This section is no longer in the IDIS CAPER, refer to the ESG SAGE CAPER

2023 - City of Sacramento Racial / Ethnic Categories				
	CDBG	HOME	HOPWA	Total
White	593	7		600
Black or African American	376	3		379
Asian	304	-		304
American Indian or Alaska Native	23	-		23
Native Hawaiian or Other Pacific Islander	12	-		12
American Indian/Alaskan Native & White	6	-		6
Asian & White	6	-		6
Asian & Black/African American	-	-		-
Black/African American & White	5	-		5
Amer. Indian/Alaskan Native & Black/African American	1	-		1
Other	793	2		795
Total	2,119	12		2,131
Hispanic	306	1		
Non-Hispanic	1,813	11		

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)	
	# of Clients
American Indian, Alaska Native, or Indigenous	11
Asian or Asian American	10
Black, African American, or African	302
Hispanic/Latina/e/o	12
Middle Eastern or North African	
Native Hawaiian or Pacific Islander	6
White	128
Multiracial	149
Client doesn't know	
Client prefers not to answer	8
Data not collected	11
Total	637

2023 SHRA Multifamily HOME Funded Properties City and County – File and Unit Inspections

City Properties

Property Name	HOME Units	Total Units	File/ Unit Inspections completed	Under Construction
7th & H Street	150	150	x	
Arbors at Oak Park (aka Oak Park Sr)	6	56		
Atrium Court Apts.	11	224	x	
Bel-Vue Apartments	4	21		
Broadway Sr.	11	120		
Capitol Park Hotel		134		x
Cannery Place Apts (Township 9)	11	180	x	
Casa de Angelo Sr.	11	100		
Casa Natomas Sr.	11	59		
Copperstone I Family Apts	11	103		
Coral Gables Apts.	2	3	x	
Creekside Village Sr.	9	296		
Curtis Park Court Apartments	79	91	x	
Florin Meadows Apts.	18	244	x	
Forrest Palms Sr.	11	40	x	
Fremont Building	11	69	x	
Glen Ellen Estates	3	35	x	
Globe Mills	112	143		
Greenfair Sr.	17	386	x	
Hurley Creek Sr Apts.	9	207		
Kelsey Village	11	20	x	
La Valentina	11	81	x	
Land Park Woods	10	75	x	
Lavender Courtyard	12	53	x	
Lemon Hill	7	73	x	
Northpointe Park	8	180		
Natomas Park Apts.	11	213	x	
Pensione K	9	129	x	
Phoenix Park I	18	178	x	
Phoenix Park II	14	182	x	
Quinn Cottages	60	60	x	
Ridgeway Studios	11	22		
River Garden Estates Apts.	122	123	x	
Russell Manor Senior	11	66	x	
Saint Francis	11	48	x	
Shenandoah	20	100		
Sherwood	2	14	x	
Sierra Vista	15	78	x	
Silverado Creek	7	85		
Southcrest	11	30	x	
St. Anton Building	11	65	x	
Steven's Place Apts.	11	16	x	
Victory Townhomes/Dixieanne (Victory Trio)	11	76	x	
Villa Jardin/Coral Gables	37	82		x
Village Park	11	50	x	
Vista Nueva	28	117	x	
Washington Plaza	18	76	x	
Washington Square	6	40	x	
Westview Ranch	11	126	x	
Whispering Pines Apts.	11	96	x	
Willow Tree	106	108	x	
Woodhaven Senior	11	104		

County Properties

Property Name	HOME Units	Total Units	File/ Unit Inspections completed	Under Construction
Acacia Meadows	12	140	x	
Arbor Creek Family	11	102		
Arbor Creek Senior	45	60		
Anton Arcade	11	148		
Ardenaire Apts.	12	52	x	
Asbury Place	11	104		
Ashford Heights (The Oaks)	33	300		
Bell Street Apts.	18	18	x	
Breckenridge Village	15	160		
Cardosa Village	20	20		
Cascades, The (Village East Apts)	22	112		
Centennial Place	8	15	x	
Colonia San Martin	11	59	x	
Cottage Estates Apts.	11	152		
Courtyard Inn	11	92	x	
Creekview Manor Sr. (Folsom Sr)	3	138	x	
Crossroad Gardens (Florin Woods)	11	70	x	
Diogenes Youth Center	2	2	x	
El Paraíso	3	36	x	
Ethan Terrace Apartments	11	92		
Folsom Oaks	3	19		
Foothill Farms Sr.	11	136		
Forestwood at Folsom	4	55		
Gaddi Grove (Fruitridge Vista I & II)	11	56		
Garden Village (Willow Pointe)	11	195	x	
Greenbriar Apts.	5	138	x	
Greenway Village	28	54	x	
Grizzly Hollow III	7	54	x	
Hastings Park	39	242		
Ladi Sr. (Ladan Sr. Apts)	11	147		
La Loma	5	34		
Los Robles (Sky Parkway)	11	80	x	
Lotus Landing (Azure Park)	207	220	x	
Morse Glen Estates	4	50		
Mulberry Gardens (Campus Gardens)	11	126		
Mutual on the Boulevard	35	127		x
Normandy Park Sr.	11	116	x	
Northview Pointe	17	67		x
Los Olivos (Olivewood)	11	68		
Pacific Rim	10	32		
RAD Phase 1				
Roswood Manor	11	97	x	
Sage at Folsom				
Saybrook	20	88		x
Serna Village	8	83	x	
Shiloh Arms	11	106	x	
Sienna Vista Apts.	146	296	x	
Sierra Creek	11	144		
Sierra Sunrise Sr.	5	119		
Sierra Sunrise Sr.-Phase 2	2	20		
Sky Parkway Terraces Sr.	12	58		
Southwind Apartments	11	88	x	
Sunrise Pointe	17	47		x
Sutter Place	5	47	x	
Terracina Park Meadows	11	144		
Varena Sr. Apts.	11	152	x	
Verandas, The	6	180		
Vintage Woods Sr.	11	185		
Walgera Road	24	1	x	
Waterman Square	2	84		