



# SHRA Commissioner Orientation



# Sacramento Housing and Redevelopment Agency (SHRA) Overview

## SHRA Mission

SHRA's mission is to provide affordable housing opportunities, revitalize communities and to serve as the Housing Authority for the City and County of Sacramento.

## About Us

SHRA, a joint powers agency, was created to ensure the ongoing development of affordable housing and to continuously fuel community redevelopment projects in the City and County of Sacramento. We meet these goals by creating safer neighborhoods and a more robust economy, so individuals, families and children in our community have the opportunity for a better life. Our work has been recognized among the best in the country by the U.S. Department of Housing and Urban Development and others. Every day, our team of over 200 employees secures funding, battles for support, organizes our partners and engages the Sacramento community in a proactive collaboration to change lives.



# SHRA Governing Boards

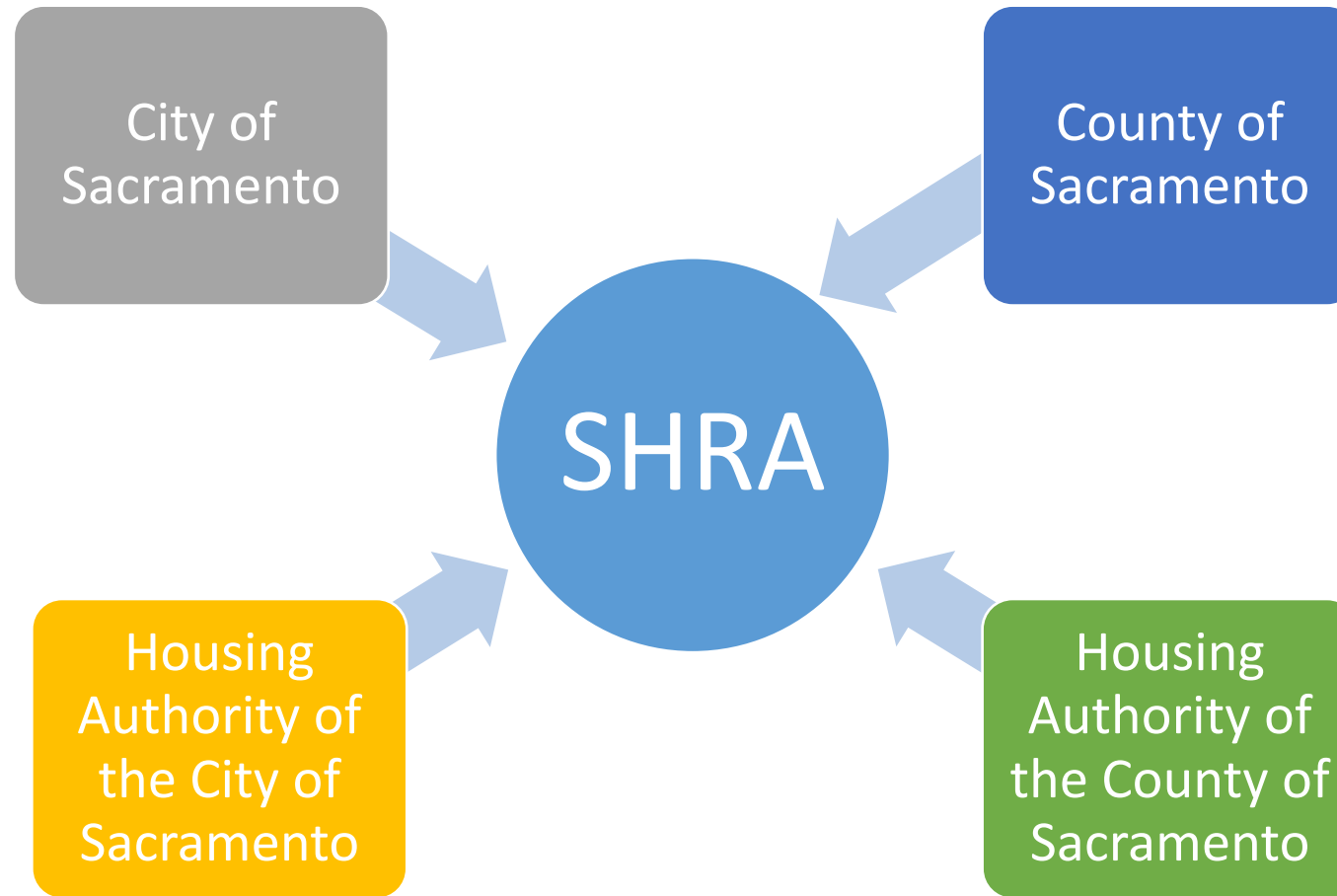
## City Council and Board of Supervisors

The Sacramento City Council and Sacramento County Board of Supervisors are the governing boards for SHRA. They are vested with broad powers in areas of legislative policy, budgetary adoption, and project approval. Elected members of the Council and Board represent the entire community and act as the Board of the Housing Authority of the City/County as appropriate.

In 1981, the City and County took formal action to establish the SHRA Commission, and defined specific powers they wanted to retain for themselves. Powers they retained and not delegated to the SHRA Commission include:

- Approval of budgets
- Approval of policies and procedures
- Approval of auditor contracts
- Approval of job classifications and wage schedules
- Approval of the acquisition, disposition or development of property
- Approval of the selection of developers
- Approval of project changes or assignments
- Approval of eminent domain actions
- Approval of issues brought directly to them by the Executive Director

# JPA Organizational Structure



# Powers of Housing Authorities

State law permits cities and counties to create a housing authority within its jurisdiction. These housing authorities are able to receive funds from the federal department of Housing and Urban Development for Public Housing and Housing Choice Voucher Programs. In Sacramento the City Council and Board of Supervisors act as the Housing Authority for the City and County respectively. The powers vested to Housing Authorities include:

- Clear, re-plan and reconstruct areas in which unsafe and unsanitary housing conditions exist;
- Provide safe and sanitary housing for persons of low income;
- Acquire, develop, finance or operate affordable housing projects (including mobile homes) and related community, health, recreational, educational and welfare facilities for low-income families;
- Provide housing counseling and referral services to low and moderate income families;
- Provide security for protection of a housing project;
- Issue bonds for multifamily rental housing;
- Provide loans or lending enhancements for affordable housing projects and homeownership programs;
- Convey surplus land to private developers for affordable housing without public bid;
- Ability to use eminent domain powers to produce affordable housing;
- The boundaries of a city housing authority are the territory of the city and all areas within five miles of its boundaries, but not in another city. For a county housing authority, the jurisdiction is the territory of the county except any area within a city that has its own housing authority. A county housing authority can continue to own projects within cities that later form their own housing authority or territory annexed by cities. This is the case of the Twin Rivers/Dos Rios housing complex in the Richards Boulevard area.

# SHRA Commission

The SHRA Commission (Commission) is a standing body established by City and County ordinances, and appointed by the City Council and County Board of Supervisors to provide ongoing citizen input for SHRA. The Commission consists of eleven members. Five are appointed by the City Council and six are appointed by the Board of Supervisors. Two of the members are required to be SHRA public housing residents, and one of the residents must be over 62 years old.

Governmental policy for SHRA is determined by the City and County. However, the City and County have determined that the review of proposed SHRA activities by qualified citizens is a benefit, so this the role of the Commission. Members are appointed from the community at large and are not selected to represent a business, district, or organization. Each member, and the Commission as a whole, is concerned with the general public good. Where personal interests conflict with the general welfare of the public, the latter must prevail.

Powers delegated to the Commission include:

- Provide ongoing review and recommendation regarding proposed SHRA actions prior to final review by the City Council or Board of Supervisors;
- Review and make recommendations regarding annual allocations and five-year plans for federal community development and housing funds;
- Review and make recommendations regarding the allocation of funds to affordable multifamily housing development projects;
- Facilitate broad citizen participation through public hearings.

# Roles and Responsibilities of Commissioners

- Commissioners shall maintain regular attendance at twice-monthly Commission meetings and periodic workshops.
- Commissioner shall review meeting materials in advance, review testimony duly submitted by the public and staff at the meeting, and take action accordingly. The advisory vote of the Commission shall be recorded in all reports moving on for final approval to the Council and Board.
- Commissioners are encouraged to contact responsible staff in advance to clarify facts and issues regarding matters scheduled for pending meetings.
- For issues regarding lengthy or complex matters, a Commissioner may request, through the Chair of the Commission, workshops for detailed analysis specifying the desired areas of inquiry and analysis.
- Commissioners are encouraged to visit proposed projects to obtain background, perspective and direction on SHRA projects and proposals.

# Other Commission Requirements/Information

Informational Binder includes:

- Form 700 Conflict of interest filing
- Brown Act Overview
- SHRA Commission Media Relations Policy
- SHA Commission Code of Conduct
- Parliamentary procedure
- JPA and formation documents
- PHA property contact list
- SHRA Budget
- Other related items

# SHRA Executive Director Role

**SHRA's Executive Director, who is hired by and reports directly to the City Council and Board of Supervisors, is responsible to carry out policies set by the Council and Board and to implement the projects and programs outlined in SHRA's budget and various annual and five-year plans.**

**The Executive Director has the following specific roles and responsibilities:**

- **Oversight of the day-to-day administration of SHRA;**
- **Hiring, training, supervision and termination of SHRA staff;**
- **Procurement of goods and services and oversight of all contract work;**
- **Preparation of budgets, supervision of cash management, and bank reconciliation;**
- **Enforcement of public housing program leases and the HCV program family and landlord obligations;**
- **Monitoring operations for fraud and abuse;**
- **Maintaining overall compliance with Federal, State and local laws, as well as adopted policies and procedures;**
- **Informing the Commission of matters such as legal issues, resident issues, financial status, changes to laws, and other important issues.**

# Major Projects, Programs and Initiatives by Department

# Development Department - Federal Programs and Special Initiatives

**Department Responsibilities** – The primary responsibilities of the Development Department include oversight of federally-funded programs including Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Staff in this Department also manage the Promise Zone Initiative and special projects such as Mirasol Village (Twin Rivers) Redevelopment and working with Housing Authority staff to reposition public housing units through the RAD Program.

## **Strategic Plans/Administrative Plans**

- Five-Year Consolidated Plan
- One-Year Action Plan
- Consolidated Annual Performance and Evaluation Report (CAPER)

# Federal Programs & Special Initiatives



## Mirasol Village Community Development Project

Formerly Twin Rivers Redevelopment Project



- Building demolition complete
- Infrastructure demolition nearly complete
- 1st quarter 2020 - Building construction begins
- 4th quarter 2020 - New Light Rail station construction begins

# Federal Programs & Special Initiatives

## Rental Assistance Demonstration Program (RAD)



Folsom Blvd Apts | 4921 Folsom Blvd



Multi-year effort to convert  
**2,276** City and County  
public housing units to RAD

**124** converted

**190** units in current program

Conversion to the RAD Program will allow for needed physical improvements to be completed at the housing units, stabilize fiscal Operations, and maintain affordability for residents.

# Federal Programs & Special Initiatives

Sacramento Promise Zone

**6 years** since  
federal designation

**\$176 million+**  
awarded to organizations  
in the Promise Zone

**150+** partners



# Federal Programs

## Public Services

### Meals on Wheels

360,000 meals served

3,877 seniors participating

### Homeless & Housing Assistance

1,600 individuals

### Three Shelters

56,512 bed nights

### Emergency Repair Program (ERP)

100+ families assisted



Wheelchair ramp constructed with ERP funding

## Federal Programs

### Infrastructure & Public Facilities

**\$4.8 million** allocated to City CDBG projects

Susan B. Anthony  
Elementary School  
Joint-Use Park Project  
Rio Linda Boulevard  
Improvements  
Pansy Avenue Garden  
and Playground



Pansy Avenue Garden Park celebration event

# Federal Programs

## Infrastructure & Public Facilities

**\$5.8 million** allocated to County  
CDBG projects

Rutter Park playground  
improvements  
44<sup>th</sup> Ave. Pedestrian  
Beautification Phase II  
ADA Curb Ramp  
improvements  
Rosemont Community  
Park improvements



**Rutter Park playground and exercise equipment**

# Development Department – Development Finance

**Department Responsibilities** – The Development Finance Division invests public funds in construction and rehabilitation projects that expand and preserve the supply of affordable housing and home ownership opportunities. In addition, the department oversees the implementation of affordable housing ordinances for both the City and unincorporated County of Sacramento. The department ensures that investments maintain their value over time by monitoring the Agency's loan portfolio for fiscal performance and for regulatory compliance. Staff conducts annual on-site inspections of housing projects for quality standards.

## **Strategic Plans/Administrative Plans**

- Annual Housing Trust Fund Reports
- Annual Single Room Occupancy (SRO) Preservation Report
- Annual County Affordable Housing Report
- Consolidated Annual Performance and Evaluation Report (CAPER) of HOME (federal funds) accomplishments

# HOUSING FINANCE AND HOUSING POLICY

## Assisting Affordable Housing



Whispering Pines Apts



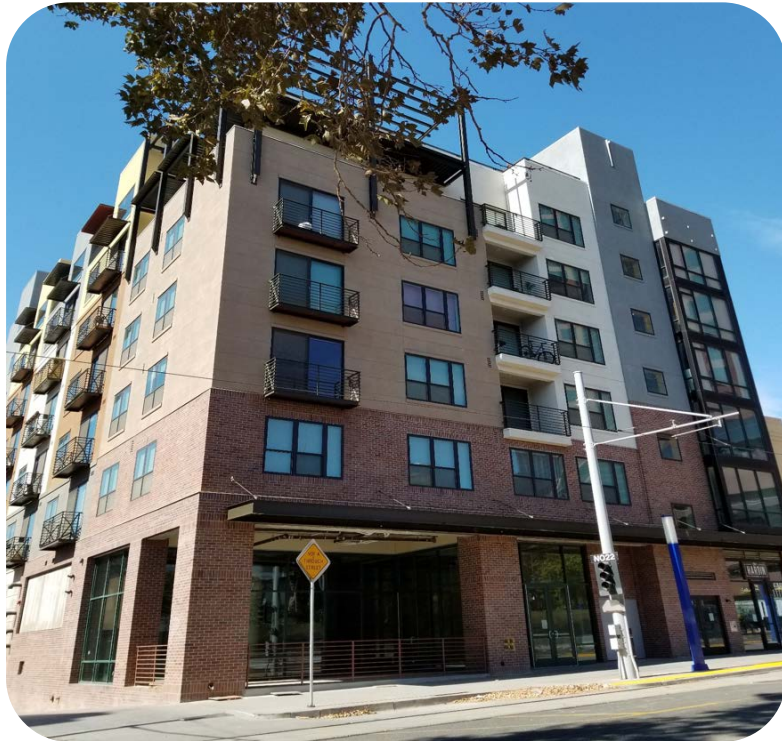
Sunrise Pointe

**\$175  
million**

committed in loans  
and **850 units** approved for assistance

# Housing Finance & Housing Policy

## Portfolio Management



The Hardin Apartments – 1110 8<sup>th</sup> Street,  
Sacramento 137 units – New construction –  
affordable & market rate

**\$333** million loan  
portfolio

**1,100+** loans  
managed

**2,500** units inspected

**22,300** units in multi-family properties  
financed

# Housing Finance & Housing Policy

## Creating Homeownership



Elisabeth Wube and family outside their new home built by Habitat for Humanity Greater Sacramento

**31** new homes built for affordable ownership in Del Paso Nuevo

**85** families became homeowners

**47** homes rehabbed and sold to date in Welcome Home Program

# Housing Choice Voucher Department

**Department Responsibilities** – SHRA administers the Housing Choice Voucher (HCV) Program (formerly Section 8 Housing Assistance) program which serves clients throughout the County of Sacramento. The HCV program permits the applicant to obtain housing in the private rental market using housing vouchers or in site specific developments utilizing HCV Project Based Vouchers (PBV's). The program participants pay a portion of their income (an adjusted 30 percent of gross family income) towards rent and the remaining due to the owner is paid by the Housing Authority. Currently, the Housing Authority has approximately 12,000 vouchers authorized for leasing each month. SHRA also administers an additional 575 certificates for the Shelter Plus Care program serving disabled, homeless individuals and families, as well as Veteran's Affairs Supportive Housing (VASH) Program Vouchers. These combine Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs.

## **Strategic Plans/Administrative Plans**

- Housing Choice Voucher Program Administrative Plan
- Admissions and Continued Occupancy Policy

## **Major Initiatives**

- Launch the resident portal where 12,000+ individuals and families can submit their annual recertification paperwork online.
- Continue to maintain status as 'High Performer' with HUD.



# HOMELESS INNOVATION

## Housing the Homeless

**Emergency Bridge Housing – For Transitional Age Youth** - Emergency Bridge Housing at the Grove opened on June 10, 2020 and includes 24 double-occupancy sleeping cabins for homeless youth aged 18-24 years of age. The youth are provided with robust wrap-around services to assist the youth in moving into permanent stable housing.

### **Meadowview Navigation Center Women's Shelter**

The Meadowview Navigation Center in South Sacramento opened October 1<sup>st</sup>, 2020. At full capacity it will provide 100 beds to unsheltered women aged 18 years and over. All shelter guests will be given access to a myriad of services that will meet them where they are and assist them in obtaining permanent housing.

### **X Street Shelter**

Will house up to 100 homeless adults, with priority to the unsheltered homeless in the immediate community in Oak Park and Curtis Park and in the Alhambra/Broadway corridor. Services provided onsite will include but not be limited to: mental health service, anger management, recovery assistance, rent to rent training, employment connections, arts and crafts, addressing credit/eviction issues, significant re-housing efforts and much more.



# Public Housing Department

**Department Responsibilities** Public Housing staff manage a total of 3214 units of affordable housing. Of this total, 2712 are part of the Public Housing Program, 271 are affordable units funded with tax credits and local funds, and 231 are units owned by the Sacramento Housing Authority Repositioning Program Inc. (SHARP) and managed by Public Housing staff. Approximately 12,000 people are served by this program.

## **Strategic Plans/Administrative Plans produced by this department**

- Public Housing Agency (PHA) Five Year Plan and Annual Plan
- Admissions and Continued Occupancy Plan (ACOP)
- Capital Fund Five Year and Annual Action Plan

## **Major Initiatives**

- Rental Assistance Demonstration Project Pilot
- Twin Rivers CNI Relocation and Implementation
- Jobs Plus and Resident Services Programs
- Obtain HUD High performer status for County properties and maintain High Performer Status for City properties

# HOMELESS OPPORTUNITIES

## Housing the Homeless – Special Projects

### Emergency Bridge Housing (EBH) at Grove

The EBH at Grove Project proposes development of up to 50 double occupancy cabins, and trailers for office space, restrooms, and showers. Once fully operational, the sleeping cabin community will provide shelter and wrap around services to serve 80 – 100 unsheltered individuals between the ages of 18 – 24 annually with the goal of transitioning to permanent housing within six to 12 months.

### Meadowview Navigation Center

Houses 100 homeless women in sprung structures. Restrooms, showers and laundry are onsite in addition to kennels for dogs. Extensive case management is provided from various agencies including, but not limited to Elica Medical Services, mental health clinicians, Downtown Streets team (employment). Trainings have included but not limited to; anger management, building resume and interview preparation, grief and loss counseling, moral injury, ready to rent, relapse prevention, goal setting, women's group, and others.

### X St. Navigation Center

Similar to Meadowview Navigation center. Will focus on assisting unsheltered homeless in the immediate community in Oak Park and Curtis Park and in the Alhambra/Broadway corridor.

# HOUSING OPPORTUNITIES

## Who We're Serving



45,300+ individuals  
affordably housed



3 members average  
family size



\$13,800 average annual  
household income

### Housing Choice Voucher Program

40%

30%

68%

57%



### Public Housing Program

46%

27%

42%

50%

# Resident Pathways to Self-Sufficiency



- \$2.7 million Jobs Plus HUD grant
- 472 residents participating in Jobs Plus
- 277 attained jobs since enrolling in Job Plus
- **Section 3 - Economic Opportunity Plan**  
HUD requires that SHRA ensure that employment, recruitment, and training are directed to public housing residents and other low-income persons to the greatest extent feasible. SHRA Staff are implementing a long-term plan to provide job training, employment and contracting opportunities for residents.

# Questions?