



2024 CAPER Report

County of Sacramento

Prepared by the Sacramento Housing and Redevelopment Agency

on behalf

of the County 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 four federal Community Planning and Development (CPD) formula block grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (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 Consolidated Annual Performance and Evaluation Report (CAPER). This is the Fifth CAPER for the 2020-2024 Consolidated Plan covering Program Year (PY) 2024.

The following overarching goals of the Consolidated Plan guide the Sacramento Housing and Redevelopment Agency (SHRA) in assigning annual community priorities:

- 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 2024, funding has been allocated to affordable housing construction, rehabilitation and minor-repair programs (including a lead based paint program); 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.

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.

Table 1 - Accomplishments - Program Year

Goal	Category	Funding	Outcome				
Agreement Cities	Affordable Housing Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	6765	0	Persons Assisted	0.00 %
			Homeowner Housing Rehabilitated	50	75	Household Housing Unit	150.00 %
Housing Development, Preservation & Homeownership	Affordable Housing		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Rental units constructed	10	0	Household Housing Unit	0.00 %
			Rental units rehabilitated	27	0	Household Housing Unit	0.00 %
			Homeowner Housing Rehabilitated	200	0	Household Housing Unit	0.00 %
Infrastructure and Public Improvements	Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	86863	0	Persons Assisted	0.00 %
Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Indicator	Expected	Actual	Unit of Measure	Percent complete
			Public service activities other than Low/Moderate Income Housing Benefit	1700	0	Persons Assisted	0.00 %
			Homeless Person Overnight Shelter	75	0	Persons Assisted	0.00 %
			Overnight/Emergency Shelter/Transitional Housing Beds added	140	0	Beds	0.00 %

Table 2 - Accomplishments - Strategic Plan to Date

Goal	Category	Funding		Outcome				
Administration	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$3,100,000.00	Other	0	0	Other	0%
		HOME	\$1,600,000.00					
		ESG	\$163,000.00					
Administration Disaster Response	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		Other	\$104,123.00	Other	0	0	Other	0%
		Other	\$52,424.00					
Agreement Cities	Affordable Housing Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$1,800,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	8200	0	Persons Assisted	0.00%
				Homeowner Housing Rehabilitated	400	75	Household Housing Unit	18.75%
Disaster Response Activities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		Other	\$3,366,645.00	Homeless Person Overnight Shelter	250	0	Persons Assisted	0.00%
		Other	\$1,695,028.00					
Housing Development, Preservation & Homeownership	Affordable Housing	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$8,567,246.00	Rental units constructed	55	0	Household Housing Unit	0.00%
		HOME	\$19,922,964.00	Rental units rehabilitated	55	0	Household Housing Unit	0.00%
				Homeowner Housing Rehabilitated	360	0	Household Housing Unit	0.00%
Infrastructure and Public Improvements	Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$12,700,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	81000	0	Persons Assisted	0.00%
Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$3,500,000.00	Public service activities other than Low/Moderate Income Housing Benefit	17000	0	Persons Assisted	0.00%
		ESG	\$2,168,101.00	Tenant-based rental assistance / Rapid Rehousing	500	0	Households Assisted	0.00%
				Homeless Person Overnight Shelter	765	0	Persons Assisted	0.00%
				Overnight/Emergency Shelter/Transitional Housing Beds added	170000	0	Beds	0.00%
				Homelessness Prevention	50	0	Persons Assisted	0.00%

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.

"Expected" includes expected accomplishments for the particular program year and could include multi-year projects, while "Actual" includes accomplishments during the program year regardless of funding 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. Additionally, 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. Several projects made progress in 2024 including Saybrook and the San Juan Opportunity Site which will both provide new affordable multi-family units. Infrastructure and public facility improvements in low to moderate income areas continue to be a priority. Accomplishments/outcomes for these projects will be evident in future program years.

SHRA served as the State of California's Administrative Entity for ESG for Sacramento County providing Rapid Rehousing and Emergency Shelter services.

The Housing Authority of the County of Sacramento is actively working on a development schedule to convert all of its Public Housing assets to the Project-Based Section 8 platform. The main mechanisms for these conversions include utilizing the Department of Housing and Urban Development's (HUD) Section 18 disposition process or, in most cases, the Rental Assistance Demonstration Program. To date the Housing Authority of the City of Sacramento, and the Housing Authority of the County of Sacramento have converted 682 units through RAD blended

projects, and an additional 215 units through the Section 18 disposition process.

The Housing Authorities will be focusing on the County for the next few projects, with 104 units multifamily County units converting through RAD in the Auburn Falls project. Construction will begin in early 2025 once the project closes financially.

The Housing Authority of the County of Sacramento continues to manage its existing portfolio and transition some properties to the Rental Assistance Demonstration (RAD) program. A RAD application will be submitted annually, until all scheduled units are converted. For the RAD program, In the County predevelopment is underway and we will be Closing Auburn Falls LP project in early 2025. This project is a multifamily, 5 site scattered site project consisting of 104 units.

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)

2024 - County of Sacramento Racial / Ethnic Categories			
	CDBG	HOME	Total
White	719	-	719
Black or African American	153	-	153
Asian	112	-	112
American Indian or Alaska Native	20	-	20
Native Hawaiian or Other Pacific Islander	7	-	7
American Indian/Alaskan Native & White	4	-	4
Asian & White	2	-	2
Asian & Black/African American	-	-	-
Black/African American & White	3	-	3
Amer. Indian/Alaskan Native & Black/African American	12	-	12
Other	428	-	428
Total	1,460	-	1,460
Hispanic	140		
Non-Hispanic	1,245		

2024 County ESG Client Demographic

Notes:

-Refer to ESG SAGE for ESG Demographics
 -CR-65 IDIS screen is no longer used, ESG SAGE has replaced it

Unduplicated Individuals	Total	Percent
<i>White</i>	160	47%
<i>Black or African American</i>	130	38%
<i>Asian</i>	7	2%
<i>American Indian or Alaska Native</i>	8	2%
<i>Native Hawaiian or Other Pacific Islander</i>	6	2%
<i>Other</i>	29	9%
Total	340	100%

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 table 1 than 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 standalone 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	\$7,695,500	TBD
HOME	public - federal	\$3,265,817	TBD
ESG	public - federal	\$522,569	TBD

Table 3 - Resources Made Available

Narrative

The table above outlines the allocations and expenditures between January 1, 2024, and December 31, 2024, Final draws have not been submitted. And the amount expended numbers above will be provided with the final CAPER Submittal to HUD. Note: CDBG information above is pulled from IDIS report PR 26, HOME information is pulled from PR 23 HOME, and ESG information is Pulled from Sage. 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 2024. The 2024 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
N/A	N/A	N/A	N/A

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, including the incorporated cities of Folsom, Isleton, Galt, the County unincorporated areas, and the city of Citrus Heights (HOME only) upon Board of Supervisor approval. The boundaries of these areas cover five supervisorial 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 – tbd%

Public Service Cap – tbd%

Planning and Administration Cap –td%

Most activities undertaken utilize CDBG, HOME, and ESG 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 continues to serve as the State's Administrative Entity for ESG for Sacramento County to provide rapid re-housing services countywide to their respective jurisdictions. SHRA and the Sacramento County Child Protective Services (CPS) continued the Bringing Families Home Program; ESG is utilized as match to assist in reunifying homeless or at-risk homeless families.

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 County leverages non-Federal funds such as State, Local, Program Income and, Other sources of funds to leverage CDBG, HOME, ESG, and HOPWA funding in the 2024 Annual Action Plan projects. The Housing Authority has a vacant lot disposition strategy which prioritizes and prepares land assets to be developed for affordable housing. Requests for development proposals were issued for two sites.

The status of the two affordable housing projects is outlined below:

- 1) The Cornerstone, site is 7 acres, and will create 108 1, 2, and 3-bedroom affordable multi-family units, and 18 single family homes. The project is now completed and fully leased up.
- 2) San Juan Opportunity Site, site is 5.5 acres, located in the City and the County. The City and County received approval in February of 2023 for Phase 1 of the development. Construction began in Summer 2024 with construction completion anticipated for Summer 2026.

As a jurisdiction with substantial affordable housing and community development needs, the County needs to leverage its CDBG, HOME and ESG 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 County's ability to address community development needs.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	5,881,391.24
2. Match contributed during current Federal fiscal year	10,724,031.06
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	16,605,422.30
4. Match liability for current Federal fiscal year	900,370.08
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	15,705,052.22

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
Arden Star	3/29/2024	10,416,592.92	307,438.14					10,724,031.06

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 \$
TBD	TBD	TBD	TBD	TBD

Table 7 – Program Income

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	15,412,168	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	36		2	0	6	28
Dollar Amount	0	0	1,012,500	0	4,657,022	8,126,223
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	1			
Number	0	0	15,412,168			
Sub-Contracts						
Number	3	0	33			
Dollar Amount	603,869	0	13,191,876			

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	242
Number of Non-Homeless households to be provided affordable housing units	72	287
Number of Special-Needs households to be provided affordable housing units	150	
Total	242	529

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	287
Number of households supported through The Production of New Units	11	287
Number of households supported through Rehab of Existing Units	211	0
Number of households supported through Acquisition of Existing Units	0	287
Total	242	529

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals. Discuss how these outcomes will impact future annual action plans.

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

For special needs clients, deeply subsidized affordable rentals are a priority need yet challenging to build and operate without adequate funding. All programs are doing their due diligence to meet those they serve and conduct outreach to market the availability of their respective programs.

In 2024, 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 home-ownership opportunities, to provide rapid re-housing assistance to the homeless, homeowner repair assistance, to create new units of multifamily housing, and to rehabilitate existing multifamily projects.

The rehabilitation of existing units (owner-occupied and rental) exceeded expectations. The goal was met with the countywide owner-occupied rehabilitation program, multi-family rehabilitation projects, and the City of Folsom’s Seniors Helping Seniors owner-occupied rehabilitation program.

Auburn Falls LP received project will submit an application for California State revenue bond and preservation tax credit funding in 2024 and construction is anticipated to begin Fall 2025. Sunrise Pointe and Mutual on the Boulevard are both permanent supportive housing developments that completed construction and fully leased up in 2024 and were under construction in 2023. Cornerstone North and South also were under completion construction in 2023 and are fully leased up and anticipated to be completed in 2024.

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	736	0
Low-income	196	0
Moderate-income	47	0
Total	979	0

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, and sex. 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. 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.

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 Sacramento Coordinated Access System (CAS) plays a critical role in assessing the needs of homeless individuals and connecting them to appropriate housing and support services. The housing assessment process evaluates eligibility and various factors to determine housing needs and barriers, ensuring a comprehensive understanding of each individual's circumstances. Eligibility considerations include housing status, the presence of minor dependents, and the availability of support systems to prevent homelessness.

The assessment is divided into two parts. The first part collects information about the applicant's current residence, household members, joint custody of children, welfare benefits, pregnancy status, citizenship, disability, income, recent relocations, and institutional exits. It also considers specific situations such as fleeing domestic violence or having been in foster care after age 16, focusing on the applicant's ability to meet basic needs and potential housing barriers.

The second part examines experiences with the criminal justice system, child welfare, childhood homelessness, trauma, eviction history, and unsheltered living conditions. It also explores access to food, health care, preventative services, housing discrimination, and safety concerns, alongside the applicant's level of education, duration of homelessness, and specific housing preferences such as location and pet considerations. Applicants can also express their need for assistance in areas such as case management, employment, childcare, and education.

Assessments are conducted by trained 2-1-1 Care Coordinators or other CAS Assessors with HMIS (Homeless Management Information System) access and take, on average, less than 10 minutes. While these assessments are valid for 90 days, the limited availability of shelter units—only ~25% of the demand—is a significant challenge. However, the system prioritizes the most vulnerable clients, with wait times of less than two weeks for shelter placement for those with the greatest need. This comprehensive approach ensures that housing needs and barriers are thoroughly evaluated, enabling CAS to provide tailored support and housing solutions effectively.

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

In 2024, the CoC had over 771 year-round TH beds and 2,490 shelter 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.

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.

The Homeless Youth Task force continued meeting monthly throughout 2024 to further collaboration and information sharing between various Transition Age Youth (TAY)-serving entities throughout the area. Additionally, in early 2024, several agencies in our community launched their HUD-funded Youth Homelessness Demonstration Projects (YHDP). The five new federally funded, client-facing programs have significantly enhanced our community's capacity to house and support TAY youth in need of services. Waking the Village, Sacramento Steps Forward and Lutheran Social Services's YHDP programs are designed to serve community's that often go under served: LGBTQ+ youth experiencing homelessness, TAY college students experiencing homelessness, TAY families with dependents children 0-5, TAY street outreach, system-level TAY navigation and referral supports and housing for youth in need to mental health supportive services. In addition to these new and exciting opportunities, our CoC formally adopted a Coordinated Community Plan (CCP) for YHPD. One of the goals outlined in the CCP is to utilize recently set aside HHAP funds for TAY prevention efforts. The Sacramento Youth Action Board (YAB), a committee of the CoC Board dedicated to ensuring youth with lived experience are included and heard, has been working with the provider community to identify a meaningful approach to TAY prevention & diversion with the goal of informing an upcoming Request for Proposal for those HHAP set aside funds. The YAB's active role in this process will help ensure that resources are strategically directed to impactfully prevent youth 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

To shorten the time individuals and families experience homelessness, the CoC uses a continuous quality improvement framework to enhance the Homeless Response System (HRS). The Sacramento CoC's Coordinated Access System (CAS), including its Housing Problem Solving (HPS) diversion efforts, provides support to literally homeless households and those at imminent risk of homelessness when they first make contact with the system. Households unable to benefit from HPS to avoid literal homelessness, and who cannot be connected to a shelter bed immediately, are referred to the CAS Coordinated Access Navigator (CAN) Team. This team provides support while individuals or families await shelter placement or work toward resolving their episode of homelessness.

To ensure those most in need are prioritized, our CoC employs the Extremely Vulnerable Households (EVH) policy. This policy immediately prioritizes households scoring in the top ~10% on the housing or crisis assessment tool for the next available and appropriate shelter unit. By using this scoring system, the CoC quickly identifies and addresses the needs of the most vulnerable individuals and families, ensuring they receive timely assistance.

Our community provides financial assistance for rent and utility payments, helping families and individuals remain in their homes during crisis situations. We offer mediation services for families facing eviction.

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.

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 645 units in the County 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, Sacramento Housing Authority Repositioning Program Inc. (SHARP), owns and manages three project-based voucher high-rise properties consisting of 231 elderly-only units, 274 scattered-site project-based units, and 449 Rental Assistance Demonstration (RAD) &/or project-based units.

FUND, Inc received six proposals for funding approval from SHRC 1) Family Self Sufficiency HCV Program, 2) Marina Vista-Alder Grove “A National Night Out”, 3) Veteran’s Affairs Supportive Housing (VASH).

An additional \$60 million in funding awarded through the State of California Housing Accelerator and Mixed-Income Housing Programs. In total, nearly \$300 million of public and private funds have been assembled to complete the Mirasol Village project including neighborhood improvements.

By December 2024, 300 new units have been leased including 65 returning households who formerly lived in the public housing units, and that have now been certified as Tax Credit eligible households. To improve connectivity, 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.

Significantly, after 20 years of community efforts, all funds needed to develop a new light rail station were secured and construction of the station began in October 2024. This amenity will directly connect residents to citywide and regional employment, education, cultural amenities and all required services.

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

N/A; 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 County 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 County 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 Affordable Housing Ordinance requires almost every new builder of market rate housing to either pay a set fee or comply using a few other options to increase affordable housing. The County initiated an update to the Housing Element update in 2020. SHRA staff provides input on the policies and strategies. The updated Housing Element for the period of 2021-2029 was approved in July of 2021.

Sacramento County has two ordinances that relate to the production of affordable housing which are administered by SHRA.

The County Affordable Housing Ordinance (AHO) which was adopted in 2005 and created a standard affordable housing fee on residential contraction and provides a variety of other options for developers to satisfy affordable housing obligations. On February 25, 2014, the Sacramento County Board of Supervisors (Board) adopted a revised Ordinance (Ordinance and Affordable Housing Program Guidelines were approved by the Board on June 9, 2015, which was adopted in 2005 and updated in 2014). Over 750 units of affordable housing have been created using AHO funding, combined with other affordable housing resources.

The County Housing Trust Fund (HTF) ordinance authorizes the collection of fees on non-residential construction to fund very-low-income housing. The HTF ordinance was adopted in 1990 to raise local financing for affordable housing near employment centers and updated in January 2022. Over 2900

units of affordable housing have been developed using HTF combined with other affordable housing resources.

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)

SHRA's Lead Hazard Reduction Program (LHRP) is the primary program for lead hazard reduction. In this program, a state certified lead paint inspector tests homes for lead paint and lead dust. When lead is found, contractors are hired to remediate the lead hazards per LHRP guidelines. Upon completion the projects were cleared by a state certified lead paint inspector.

SHRA consistently promotes 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 program; Job Plus Program; and Family Self-Sufficiency program that enables residents to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

Programs for Individuals Seeking Jobs:

- SETA Sacramento Works One-Stop Career Centers offer universal access to employers and job seekers. The centers integrate employment, education, and training resources from over 17 federally funded, employment and training-related programs.
- Regional Occupational Program (ROP) offers free job training through the Sacramento County Office of Education (SCOE). ROP classes are open to anyone 16 years of age or older.
- SCOE plays a leadership role in the delivery of quality education to the students in Sacramento County. SCOE directly educates more than 30,000 children and adults, and provides support services to over 247,000 students in 13 school districts.
- Sacramento 211 is a free, one-stop source of information for people looking for community services and resources, especially for those who need essential services, such as food, shelter, counseling, employment assistance, and more. Callers receive personalized information from a live resource specialist. It is confidential and available in more than 200 languages. Like 911 for emergency services, 211 has been set aside nationally by the Federal Communications Commission for the public to access community information more easily.
- Other organizations working to assist families and individuals living in poverty include, but not limited to: Volunteers of America (VOA), AmeriCorps Vista, the Salvation Army, Sacramento Housing Alliance and Legal Services of Northern California.

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

Development of institutional structure is primarily accomplished through SHRA's Executive Director (ED) and Administration Department activities.

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, Deputy Directors, General Counsel, 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.

The 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 and partnered with the County to revitalize low-income communities utilizing, CDBG, HOME, ESG, 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, and 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 and the John Stewart Company.

To better link services to the targeted population, SHRA staff also maintains relationships with various organizations, and local, state and federal agencies including but not limited to, the County Departments of Health and Human Services (DHHS) and Human Assistance (DHA), California's State Department of Housing and Community Development and the State's Housing Finance Agency, and HUD.

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, 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 continues to follow its fair housing policy
- Housing Authority developed and implemented Landlord Incentives for new and returning landlords
- SHRA/City/County continues 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 provides 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

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. 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. Staff monitors CDBG and ESG 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. 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 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 2024 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 County to 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 County of Sacramento did not meet the CDBG timeliness performance requirement but will put an expanded effort into working diligently with its sub-recipients on timely invoicing. SHRA and County 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.

2024 CAPER Noticing

Following the approved Citizen Participation Plan, the 2024 draft CAPER was made available to the public for 15-days. Public comment period began on March 3, 2025 at 8 a.m. and ended on March 18 2025 at 5:00 p.m. 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, in both Spanish and Russian.

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 County 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.

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 and ESG.

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 2024, 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, and 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 updated Affirmative Marketing Guidelines for all SHRA-funded 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/WBEs 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 in a timely manner, 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)

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, PLHA and 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 Homekey Plus 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 Homekey awards for six projects, three of which are located in the City, and will be submitting-applications for two more in 2025, one of which is also located in the City.

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 \$10,755,000.

HUD HOME-ARP Allocation Plan was submitted and approved by HUD. Funds to be utilized to construct of Madison Square Studios.

County Properties

Property Name	HOME Units	Total Units	File/ Unit Insections completed 2024	Under Construction
Acacia Meadows	12	140	x	
Arbor Creek Family	11	102	x	
Arbor Creek Senior	45	60	x	
Anton Arcade	11	148	x	
Ardenaire Apts.	12	52	x	
Asbury Place	11	104	x	
Ashford Heights (The Oaks)	33	300	x	
Bell Street Apts.	18	18	x	
Breckenridge Village	15	160	x	
Cardosa Village	20	20	x	
Cascades, The (Village East Apts)	22	112	x	
Centennial Place	8	15	x	
Colonia San Martin	11	59	x	
Cottage Estates Apts.	11	152	x	
Courtyard Inn	11	92	x	
Creekview Manor Sr. (Folsom Dr)	3	138	x	
Crossroad Gardens (Florn Woods)	11	70	x	
Diogenes Youth Center	2	2	x	
El Paraiso	3	36	x	
Ethan Terraoe Apartments	11	92	x	
Folsom Oaks	3	19	x	
Foothill Farms Sr.	11	136	x	
Forestwood at Folsom	4	55	x	
Garden Village (Willow Pointe)	11	195	x	
Greenbriar Apts.	5	138		
Greenway Village	28	54	x	
Grizzly Hollow III	7	54	x	
Hastings Park	39	242	x	
Ladi Sr. (Ladan Dr. Apts)	11	147	x	
La Loma	5	34	x	
Los Robles (Sky Parkway)	11	80	x	
Lotus Landing (Azure Park)	207	220	x	
Morse Glen Estates	4	50	x	
Mutual on the Boulevard	35	127	x	
Normandy Park Sr.	11	116	x	
Northview Pointe	17	67		x
Los Olivos (Olivewood)	11	68	x	
Pacific Rim	10	32	x	
RAD Phase 1	5	70	x	
Rosswood Manor	11	97	x	
Saybrook	20	88		x
Serna Village	8	83	x	
Shiloh Arms	11	106	x	
Sienna Vista Apts.	146	296	x	

Sierra Creek	11	144	x	
Sierra Sunrise Sr.	5	119	x	
Sierra Sunrise Sr.-Phase 2	2	20	x	
Sky Parkway Terraces Sr.	11	80	x	
Southwind Apartments	11	88	x	
Sunrise Pointe	17	47	x	
Sutter Place	5	47	x	
Terracina Park Meadows	11	144	x	
Varena Sr. Apts.	11	152	x	
Verandas, The	6	180	x	
Vintage Woods Sr.	11	185	x	
Walgera Road	24	1	x	
Waterman Square	2	84	x	

2024 CAPER- HOME

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 14 – 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 15 – Qualitative Efforts - Number of Activities by Program

Narrative

For 2024, 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.

The above table 16 is still in progress will be finalized in SHRA’s final submittal to HUD.

2024 County CR-10

Notes:

- CR-65 is not to be filled out, data collected via SAGE
- Since 2015 ECART used for ESG demographics
- HOME data from PR-23 and FTHB info
- See attached SAGE for ESG data from HMIS
- City of Sac receives HOPWA on behalf of City and County

2024 - County of Sacramento Racial / Ethnic Categories			
	CDBG	HOME	Total
White	719	-	719
Black or African American	153	-	153
Asian	112	-	112
American Indian or Alaska Native	20	-	20
Native Hawaiian or Other Pacific Islander	7	-	7
American Indian/Alaskan Native & White	4	-	4
Asian & White	2	-	2
Asian & Black/African American	-	-	-
Black/African American & White	3	-	3
Amer. Indian/Alaskan Native & Black/African American	12	-	12
Other	428	-	428
Total	1,460	-	1,460
Hispanic	140		
Non-Hispanic	1,245		

2024 County ESG Client Demographic

Notes:

- Refer to ESG SAGE for ESG Demographics
- CR-65 IDIS screen is no longer used, ESG SAGE

Unduplicated Individuals	Total	Percent
<i>White</i>	165	43%
<i>Black or African American</i>	158	41%
<i>Asian</i>	8	2%
<i>American Indian or Alaska Native</i>	9	2%
<i>Native Hawaiian or Other Pacific Islander</i>	6	2%
<i>Other</i>	38	10%
Total	384	100%



Motivation, Inc. Compliance Management System

41334 US Highway 19 N #1087, Tarpon Springs, FL 34689
877.882.8832 www.motivation-inc.com

Sacramento Housing Redevelopment Agency [4]

Sacramento, CA

Economic Opportunities for Low and Very Low Income Persons

Project-Vendor Hours Worked [H1V]
Sec3, Targeted, Not Targeted
Single Organization

**Sec3 Hours Worked By Project-Vendor
01/01/2024 thru 12/31/2024**

Project Vendor	Sec3 Hours This Period	Sec3 Hours 25%	Targeted Sec3 Hours	Targeted Sec3 Hours 5%	Not Sec3 Hours	Total Hours This Period
113-127 Seavey Circle [23]						
DK Enterprises Inc [164]	0.00	0.0%	0.00	0.0%	358.00	358.00
1517-1525 Bell Street [10]						
DK Enterprises Inc [164]	0.00	0.0%	0.00	0.0%	522.50	522.50
TOTAL PROJECT:	0.00	0.0%	0.00	0.0%	880.50	880.50
197305A Under 10K [46]						
Comfort Systems Construction Inc [155]	11.00	68.8%	0.00	0.0%	5.00	16.00
230301 Qualified PHA Rehabs [51]						
American River Flooring And Painting [160]	1,118.20	100.0%	0.00	0.0%	0.00	1,118.20
TOTAL PROJECT:	1,129.20	99.6%	0.00	0.0%	5.00	1,134.20
230302 Qualified PHA Rehabs [52]						
Barker and Associates dba Star Constr. [161]	9.00	1.0%	0.00	0.0%	854.50	863.50
230304 Qualified PHA Rehabs [53]						
Collins Comfort Systems Construction [162]	207.00	33.7%	0.00	0.0%	407.50	614.50
TOTAL PROJECT:	216.00	14.6%	0.00	0.0%	1,262.00	1,478.00
240204 Qualified PHA Rehabs [56]						
Fruitridge Construction [165]	340.50	100.0%	0.00	0.0%	0.00	340.50
49-63 Seavey Circle [15]						
DK Enterprises Inc [164]	0.00	0.0%	0.00	0.0%	315.50	315.50
TOTAL PROJECT:	340.50	51.9%	0.00	0.0%	315.50	656.00
Arden Way Complete Streets [18]						
Advance Roofing [299]	0.00	0.0%	0.00	0.0%	29.00	29.00
Aero Pacific Inc. [304]	0.00	0.0%	0.00	0.0%	128.00	128.00
Anchor Singh Painting Inc. [300]	350.00	15.3%	0.00	0.0%	1,943.00	2,293.00
Austerman Inc. [91]	0.00	0.0%	0.00	0.0%	16.00	16.00
Central Concrete Supply Co. Inc. [307]	0.00	0.0%	0.00	0.0%	4.45	4.45
Coffey Building Group [81]	0.00	0.0%	0.00	0.0%	4,138.00	4,138.00
El Dorado Iron Works Inc [72]	0.00	0.0%	0.00	0.0%	160.75	160.75
Elite Power Inc. [303]	16.00	50.0%	0.00	0.0%	16.00	32.00
Elite Ready Mix [85]	0.00	0.0%	0.00	0.0%	37.00	37.00
Elite Service Experts Inc. [305]	0.00	0.0%	0.00	0.0%	96.00	96.00
EMCOR Services Mesa Energy [75]	8.00	0.9%	0.00	0.0%	923.00	931.00
Frontier Fire Protection Inc [73]	46.00	30.7%	0.00	0.0%	104.00	150.00
John Jackson Masonry [306]	24.00	10.8%	0.00	0.0%	197.50	221.50
Motivation Inc [80]	135.00	100.0%	135.00	100.0%	0.00	135.00
Nor Cal Concrete Cutting Inc [79]	403.00	91.5%	0.00	0.0%	37.25	440.25
Pacific Performance Enterprise Inc. [84]	0.00	0.0%	0.00	0.0%	616.50	616.50
PARC Environmental [70]	2,210.00	100.0%	0.00	0.0%	0.00	2,210.00
Penhall Company [86]	0.00	0.0%	0.00	0.0%	29.00	29.00

PeopleReady Inc. [83]	0.00	0.0%	0.00	0.0%	1,069.50	1,069.50
Sacramento Control System Inc [76]	0.00	0.0%	0.00	0.0%	346.04	346.04
SED Electric Inc [77]	4,166.50	67.8%	0.00	0.0%	1,975.50	6,142.00
Skyline Scaffold Inc. [87]	0.00	0.0%	0.00	0.0%	32.00	32.00
Tricorp Group Inc [78]	2,723.66	29.1%	0.00	0.0%	6,628.01	9,351.67
Trinity Renovation Inc. [88]	0.00	0.0%	0.00	0.0%	135.31	135.31
Universal Flooring Inc. [89]	15.00	8.3%	0.00	0.0%	165.50	180.50
WEBER General Engineering Inc [90]	48.00	7.0%	0.00	0.0%	637.00	685.00
Your Energy Source [308]	0.00	0.0%	0.00	0.0%	48.00	48.00
TOTAL PROJECT:	10,145.16	34.2%	135.00	0.5%	19,512.31	29,657.47
Broadway and 39th [42]						
Deacon Construction LLC [150]	0.00	0.0%	0.00	0.0%	42,700.04	42,700.04
Central City II TI - Big Trees Apartments [54]						
CNW Construction Inc. [158]	216.00	1.8%	0.00	0.0%	11,965.75	12,181.75
TOTAL PROJECT:	216.00	0.4%	0.00	0.0%	54,665.79	54,881.79
Elevator Maintenance Services [47]						
Elevator Industries Inc [156]	0.00	0.0%	0.00	0.0%	80.25	80.25
Marisol Village Early Child Ed Center [11]						
Saboo Inc. [163]	0.00	0.0%	0.00	0.0%	4,628.70	4,628.70
TOTAL PROJECT:	0.00	0.0%	0.00	0.0%	4,708.95	4,708.95
On Broadway Apartments [43]						
Brown Construction, Inc. [151]	3,370.75	5.0%	213.25	0.3%	64,549.38	67,920.13
RAD III Riverview Plaza Rehab [50]						
CNW Construction Inc. [158]	280.00	0.7%	0.00	0.0%	42,147.79	42,427.79
TOTAL PROJECT:	3,650.75	3.3%	213.25	0.2%	106,697.17	110,347.92
Rodeway Inn [39]						
Bullard, Inc. [97]	0.00	0.0%	0.00	0.0%	11,375.66	11,375.66
San Juan Apartments [38]						
Arrow Fence Company [98]	0.00	0.0%	0.00	0.0%	6.25	6.25
Blazona Concrete Construction [102]	6,921.50	100.0%	6,921.50	100.0%	0.00	6,921.50
EZ Electric [111]	0.00	0.0%	0.00	0.0%	413.00	413.00
JR Pierce Plumbing Co. [119]	0.00	0.0%	0.00	0.0%	2,071.50	2,071.50
LB Construction, Inc. [121]	0.00	0.0%	0.00	0.0%	44.50	44.50
Western Engineering Contractors [135]	0.00	0.0%	0.00	0.0%	9,086.07	9,086.07
TOTAL PROJECT:	6,921.50	23.1%	6,921.50	23.1%	22,996.98	29,918.48
The Sequoia Hotel [24]						
Midstate Construction Corp [157]	1,698.33	21.7%	0.00	0.0%	6,128.42	7,826.75
Twin Rivers Marisol Village Block D [49]						
Midstate Construction Corp [157]	13,651.29	21.2%	0.00	0.0%	50,794.07	64,445.36
TOTAL PROJECT:	15,349.62	21.2%	0.00	0.0%	56,922.49	72,272.11
Twin Rivers Ph 3 Mirasol Village Block C [48]						
Midstate Construction Corp [157]	368.40	1.2%	64.00	0.2%	29,341.11	29,709.51
Twin Rivers Triangle Construction Access Cover [13]						
Pacific States Environmental Contractors [166]	0.00	0.0%	0.00	0.0%	45.00	45.00
TOTAL PROJECT:	368.40	1.2%	64.00	0.2%	29,386.11	29,754.51
Unit Turn Contractors [55]						
Collins Comfort Systems Construction [162]	239.75	40.3%	0.00	0.0%	355.75	595.50

Walnut Grove ADA Restroom [16]						
Quality Telecom Consultants [159]	0.00	0.0%	0.00	0.0%	1,296.11	1,296.11
TOTAL PROJECT:	239.75	12.7%	0.00	0.0%	1,651.86	1,891.61
TOTAL ALL PROJECTS:						
	38,576.88	11.4%	7,333.75	2.2%	299,004.66	337,581.54