



# **2014 Action Plan**

## **City of Sacramento**

Prepared by the Sacramento Housing and Redevelopment Agency

Approved: October 22, 2013 and amended on March 25, 2014

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# Executive Summary

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

### 1. Introduction

HUD transformed the Consolidated Plan into a tool for priority-setting and targeted investment planning for housing and community development. These tools are designed to support need-driven, place-based decisions and informed public participation in guiding funding decisions in the next five years of specific federal funds (Community Development Block Grant, Neighborhood Stabilization Program, HOME Investment Partnership Program, Emergency Solutions Grant and Housing Opportunities for Persons with AIDS) to identify needs and adopt strategies to address those needs, focusing primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, homeless individuals and others. The Sacramento Housing and Redevelopment Agency (SHRA) was selected by the U.S. Department of Housing and Urban Development (HUD) to participate as a community to create a pilot regional Consolidated Plan covering the City and County of Sacramento for the period covering 2013-17. This regional Plan includes the Sacramento Urban County Agreement Cities of Folsom, Isleton and Galt, and the Consortium of the unincorporated County that includes the City of Citrus Heights. SHRA administers the Consolidated Plan on behalf of the City and County of Sacramento. The County of Sacramento (County) is the eighth most populated county in the State of California, consisting of urbanized neighborhoods, suburban cities, and rural communities. The range of issues confronting the County is as diverse as its residents. The County encompasses approximately 994 square miles in the middle of the 400-mile long Central Valley, which is California's prime agricultural region. According to the U.S. Census, the County has a population of over 1.4 million residents, of whom approximately 553,900 live in the Urban County area. The Urban County consists of the cities of Folsom (approximately 72,000), Isleton (approximately 800) and Galt (approximately 23,650), and the unincorporated communities of the County. The City of Sacramento (City) has a population of approximately 466,740 people. The diverse population of the Sacramento Region is also accompanied by divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Sacramento is struggling to balance limitations on available resources and the need to address some very critical issues including: a severe shortage of housing affordable to low- and moderate-income residents, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment. A segment of the population faces increasingly challenging issues as the regional economy continues to grow and the housing costs continue to rise faster than local incomes. To meet its community's needs, the Consolidated Plan is guided by three overarching goals that are applied according to its community's needs. The three overarching goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive

housing for those with special needs, and transitioning homeless persons and families into housing.

- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

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

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

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There is an ongoing gap within Sacramento, in various degrees, in the availability of services across most categories of special need. This includes seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers. The Consolidated Plan proposes that the public infrastructure funds be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community. Several potential funding sources have been identified to implement the objectives and outcomes of the Consolidated Plan. Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Potential programs include: housing rehabilitation, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers or public services. Neighborhood Stabilization Program (NSP): Consistent with the objectives of the CDBG program, the goals of NSP include rapidly arresting the decline of targeted low-income neighborhoods negatively affected by abandoned, foreclosed, or vacant properties and the subsequent stabilization of these neighborhoods through improved economic opportunities, the provision of decent, affordable housing, and the development of a sustainable living environment. HOME Investment Partnership Program (HOME): The HOME program

provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote a suitable living environment, decent and affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, removal of architectural barriers and tenant-based rental assistance. Emergency Solutions Grant (ESG): The ESG program provides homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds can be used for a variety of activities, including: rapid re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities, essential supportive services, and homeless prevention. Housing Opportunities for Persons with AIDS (HOPWA): The HOPWA Program provides grant funds to design long-term, comprehensive strategies for meeting the decent and affordable housing sustainable living environment needs for low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

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

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

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

SHRA measures performance using the Housing, Homeless and Community Development Needs Tables, which project and measure outputs and outcomes for CDBG, NSP, HOME and ESG. These tables summarize key data related to each of the Consolidated Plan goals.

These goals include:

- Develop, preserve, provide, and maintain affordable housing;
- Revitalize the low- and moderate-income neighborhoods with various infrastructure improvements including park, street, sidewalk, and sewer improvements; and
- Provide assistance to various public services, including homeless, youth, and senior programs.

HUD implemented this ongoing performance evaluation process to assess productivity, cost effectiveness, and the impact of projects and programs in City and County neighborhoods. SHRA prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, SHRA and its partners have been successful in implementing its public improvement and community service projects and programs and meeting the

objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

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

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

The preparation of the Consolidated Plan began with "in-reach" among public agencies in the City and County. SHRA sought first to identify potential needs, services gaps and key issues on which to focus the community outreach process. The City and County of Sacramento encourages community participation in the development of the five-year Consolidated Plan. With focused starting points of issues and needs, an extensive community outreach program was implemented. SHRA is responsible for coordinating the citizen participation process for Sacramento. Community meetings were advertised in newspapers of general circulations and on the SHRA website. They were also advertised public announcements made in newspapers of general circulation.

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

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

No public comments were received.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

#### **7. Summary**

The overall priority for these federal funds is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. Sacramento is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low-incomes (less than 30 percent of area median income), are particular priorities. Sacramento has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities. Priorities can be achieved through a combination of 1) decent and affordable housing; 2) investment in community development activities in targeted lower-income and deteriorating neighborhoods and in

facilities that serve lower-income populations; and 3) supportive services to maintain independence. Sacramento, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional decent and affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for Sacramento's lowest income residents;
- Programs that improve community facilities and services laying the foundation for increased private investment, particularly in low-income areas;
- A network of shelter, housing, and services that prevent homelessness, including rapid re-housing and permanent housing, and the elimination of homelessness along the lines detailed in the 10-Year Plan to end chronic homelessness;
- Programs that promote economic development and create jobs and programs that increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	Sacramento Housing and Redevelopment Agency	Community Development
CDBG Administrator	Sacramento Housing and Redevelopment Agency	Community Development
HOME Administrator	Sacramento Housing and Redevelopment Agency	Development Finance
ESG Administrator	Sacramento Housing and Redevelopment Agency	Community Development
HOPWA Administrator	Sacramento Housing and Redevelopment Agency	Community Development

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

La Shelle Dozier, Executive Director, (916) 440-1319

Geoffrey Ross, Program Manager, (916) 440-1393



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

### **1. Introduction**

As part of the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)) include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdictions housing and non-housing community development issues.

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

SHRA consulted with the following agencies/entities in preparing the Consolidated Plan:

**Health Services:** County of Sacramento's Department of Health and Human Services (DHHS) and nonprofit health service providers.

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

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

**Lead-Based Paint Hazards:** DHHS-Public Health Division's Childhood Lead Poisoning Prevention Program (CLPP).

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

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

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

**Social Services:** State Department of Social Services and nonprofit social service agencies.

**State of California:** Requested information from the State on housing and non-housing community development concerns.

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

Significant aspects of the Consolidated Plan development process included meetings with Sacramento Steps Forward (lead agency for the Continuum of Care in the Sacramento Region), City and County staff, as well as agencies and organizations that serve Sacramento's residents. These meetings helped identify priority needs and the level of need for various community development, housing, homeless, and economic development needs. The development of the Consolidated Plan also included active citizen and agency participation, as described later in the Citizen Participation section.

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

SHRA will be the administrator of the ESG program and will contract with SSF, as the Lead Agency for the CoC, to design the implementation of the ESG program. In addition, as part of the implementation of Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), SSF will coordinate the development of a centralized assessment system for adoption by the CoC Advisory Board per HUD guidelines. SSF also will design and fully implement the revisions (prevention and rapid re-housing) to the ESG program over the next five-years. Collaborating with other funding systems can help make the rapid re-housing/prevention program(s) more comprehensive to assist in reducing homelessness in the Sacramento Region.

**HMIS: Administrative Policies and Procedures**

**Strategy 1:** Coordinate the efforts of all service providers in the Sacramento Region.

Action Step 1: Providers enter all required data fields. Benchmarks: 100 percent of data entered in required fields.

Action Step 2: Increase data quality. Benchmarks: 100 percent of providers correct inaccurate data within two weeks of null report.

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

Action Step 1: Identify the performance measures and establish baseline measures as related to Housing First goals which focuses on moving households experiencing homelessness from shelters and transient housing into permanent housing as quickly as possible. Benchmarks: Providers will ensure all data is

entered by the 15th of each month to ensure the accuracy of reportsAll providers report to the SSF on performance measures semi-annually.

Action Step 2: Review results to evaluate the performance toward achieving outcomes in the plan and preventing and ending homelessness. Benchmarks: Establish a process to review, analyze and report key performance measures on a regular basisReport community progress to the CoC Advisory Board and SSF Board.

Action Step 3: Access accurate HUD required reports directly from HMIS. Benchmarks: Pull all HUD required reports directly from HMISCompare HMIS reports to provider data100 percent of providers correct inaccurate data before reporting deadline.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

1	<b>Agency/Group/Organization</b>	AIDS HOUSING ALLIANCE
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization which is dedicated to providing housing and/or other support services that prevent homelessness among people with AIDS or HIV related illnesses in a way that enhances the dignity and independence of all participants. This organization is also a member of the Continuum of Care (CoC).
2	<b>Agency/Group/Organization</b>	AREA 4 ON AGING
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization which provides a comprehensive and coordinated system of services for persons 60 years of age and over.

3	<b>Agency/Group/Organization</b>	CARES
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing health services to persons with AIDS and HIV related illnesses.
4	<b>Agency/Group/Organization</b>	COMMUNICARE HEALTH CARE
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with an existing HOPWA provider.
5	<b>Agency/Group/Organization</b>	COMMUNITY LINK
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA staff sit on the advisory board for this organization. This organization and SHRA staff discuss its past role in the Homelessness Prevention and Rapid Re-Housing program as central intake, also discussed depending on availability of funds, its role in the providing similar services to the CoC.
6	<b>Agency/Group/Organization</b>	COMMUNITY SERVICES PLANNING COUNCIL
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan.
7	<b>Agency/Group/Organization</b>	FIRST FIVE CALIFORNIA
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization which is dedicated to providing services for families with children.
8	<b>Agency/Group/Organization</b>	Florin Road Partership
	<b>Agency/Group/Organization Type</b>	Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA staff sit on the board of the Florin Road Partnership.
9	<b>Agency/Group/Organization</b>	LEGAL SERVICES OF NORTHERN CALIFORNIA
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in public workshops/presentations. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for Sacramento community residents.
10	<b>Agency/Group/Organization</b>	MCGEORGE SCHOOL OF LAW
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote fair housing within the Sacramento Region.
11	<b>Agency/Group/Organization</b>	REBUILDING TOGETHER
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by preserving homes for low-income, elderly and the disabled residents.
12	<b>Agency/Group/Organization</b>	SACRAMENTO HOUSING ALLIANCE
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation were to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing affordable housing.
13	<b>Agency/Group/Organization</b>	SACRAMENTO REGION COMMUNITY FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation are to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing funding for public services. This organization is also a member of the Coc.
14	<b>Agency/Group/Organization</b>	SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Public participation and hearing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Sacramento Housing and Redevelopment Commission acts as the public hearing for the Action Plan. They also submit their recommendations Sacramento City Council.
15	<b>Agency/Group/Organization</b>	SACRAMENTO AREA COUNCIL OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA staff consults with SACOG in its regional planning efforts related to transportation, affordable housing, market analysis, fair housing. This organization is also a member of the CoC.
16	<b>Agency/Group/Organization</b>	SACRAMENTO CITY COUNCIL
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Grantee
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Sacramento City Council is the governing body for the jurisdiction. SHRA staff meet with executive staff regularly as the Action Plan is being developed.
17	<b>Agency/Group/Organization</b>	CITY OF SACRAMENTO
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and City of Sacramento staff meet on an ongoing basis to discuss their program(s) and the development of the Action Plan.
18	<b>Agency/Group/Organization</b>	COUNTY OF SACRAMENTO DEPARTMENT OF HUMAN ASSISTANCE
	<b>Agency/Group/Organization Type</b>	Other government - County Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and County of Sacramento staff meet on an ongoing basis to discuss their program(s) and the development of the Action Plan.
19	<b>Agency/Group/Organization</b>	SACRAMENTO STEPS FORWARD
	<b>Agency/Group/Organization Type</b>	Services-homeless Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan.
20	<b>Agency/Group/Organization</b>	SACRAMENTO EMPLOYMENT AND TRAINING AGENCY
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing educational and employment opportunities.
21	<b>Agency/Group/Organization</b>	COUNTY OF SACRAMENTO DEPT OF EDUCATION
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet as needed to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing educational and employment opportunities.
22	<b>Agency/Group/Organization</b>	TRANSITIONAL LIVING AND COMMUNITY SUPPORT (TLCS)
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing services for persons with disabilities and HIV/AIDs.
23	<b>Agency/Group/Organization</b>	THE CLOUDBURST GROUP
	<b>Agency/Group/Organization Type</b>	Technical Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Cloudburst provided SHRA with technical assistance on its various programs related to homelessness.
24	<b>Agency/Group/Organization</b>	VOLUNTEERS OF AMERICA
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation is to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing homeless prevention services. This organization is also a member of the CoC.
25	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan.
26	<b>Agency/Group/Organization</b>	SIERRA FOOTHILLS AIDS FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation are to improve coordination with an existing HOPWA provider.
27	<b>Agency/Group/Organization</b>	SACRAMENTO AREA REGIONAL TECHNOLOGY
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA staff sit on the board for this organization. The anticipated outcomes of the consultation are to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing technological resources and services to the Sacramento Region.
28	<b>Agency/Group/Organization</b>	ASIAN COMMUNITY CENTER
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet on an ongoing basis to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation are to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing nutrition services to the elderly in the Sacramento Region.

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

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

All groups were either consulted or invited to participate. There was no decision to exclude any group.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	SHRA and Sacramento Steps Forward meet bi-monthly to discuss the ongoing goals of the Consolidated Plan and its Strategic Plan

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

**Narrative**

Organizations were consulted on an individual and group basis, as well as part of a public workshop and through written correspondence. The goal was that by providing a more detailed explanation of the data that the information would be better contextualized and more meaningful for groups to use to provide comments.



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

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

SHRA staff followed the requirements for citizen participation as outlined in the "Consolidated Plan –Citizen Participation Plan" adopted in 2014.

Efforts to reach out to the community and neighborhood population for citizen comments began during the 2013-2017 Consolidated Plan process, continued through the 2013 Action Plan. Draft copies of the 2014 Proposed One-Year Action Plan Activities were displayed for public comment on the SHRA web site located at [www.shra.org](http://www.shra.org). The public notice was published in the Sacramento Daily Recorder 15 days prior to the scheduled public hearing dates and 30 days prior to adoption of the Action Plan. Public comments are also received by the SHRA's Community Development Department. The Action Plan is then presented to the Sacramento Housing and Redevelopment Commission during a public hearing and subsequent final approval by the Sacramento City Council.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing was held on October 2, 2013 and on March 5, 2014 before the Sacramento Housing and Redevelopment Commission.	No comments received.	n/a	www.shra.org
2	Internet Outreach	Non-targeted/broad community	Draft Action Plan was posted on SHRA's website for review and comment.	No comments received.	n/a	www.shra.org
3	Public Meeting	Non-targeted/broad community	The Sacramento City Council heard and approved the One-Year Action Plan on October 22, 2013 and on March 25, 2015.	No comments received.	n/a	www.cityofsacramento.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Meeting Notification	Non-targeted/broad community	SHRA notified Legal Services of Northern California that the One-Year Action Plan was available for public comment.	No comments received.	n/a	
5	Consultation	Residents of Public and Assisted Housing	SHRA and Housing Authority staff met to discuss the needs of residents of the public and assisted housing. Resident Advisory Board members were invited to the public hearing and governing boards approval meetings.	The Housing Authority provided its goals and strategies. Please refer to the Public Housing sections for further information.	n/a	<a href="http://www.shra.org">www.shra.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	A public notice was posted in the Daily Recorder noticing the community of a public hearing that was held on October 2, 2013 and at the March 5, 2014 at the Sacramento Housing and Redevelopment Commission.	No comments received.	n/a	www.shra.org
7	Public Notice	Non-targeted/broad community	A public notice was posted at SHRA's main building noticing the community of a public hearing that was held on October 2, 2013 and March 5, 2014 at the Sacramento Housing and Redevelopment Commission.	No comments received.	n/a	www.shra.org

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

SHRA anticipates that over the course of the Annual Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdiction. Along with these entitlements, the jurisdictions anticipate the capacity for up to \$24 million in Section 108 borrowing, \$45 million of Low-Income Housing Tax Credits to support housing development, housing funds in the amount of \$1.5 million from the State of California. Due to recent legislative changes in California, the 80 percent redevelopment tax increment funding will no longer be available for development or matching funds. However, there may be some redevelopment 20 percent housing set-aside funding available for a limited time to support affordable housing development. While it is unclear at this point, the California Legislature could restore redevelopment housing funding in some form or devise other ways to provide local development funding sources such as Infrastructure Finance Districts, loans from the California Infrastructure and Economic Development Bank, or other local tax-district funding. The local Housing Trust Fund monies have been depleted as commercial development which generates these funds has stalled in recent years, but it is possible over a five-year period for commercial development to increase thereby generating growth in the trust funds to use for projects or matches.

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

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. Funding within California and federal and private funding sources for housing and community development programs is and will remain limited for the foreseeable future due to the current economic situation.

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

One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. Funding within California and federal and private funding sources for housing and

community development programs is and will remain limited for the foreseeable future due to the current economic situation.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,269,759	406,318	0	4,676,077	11,387,292	Anticipated Annual Allocation
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,909,711	331,362	0	2,241,073	5,245,129	Anticipated Annual Allocation



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	901,050	0	0	901,050	2,631,012	Anticipated Annual Allocation
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	348,183	0	0	348,183	921,542	Anticipated Annual Allocation

Table 5 - Expected Resources – Priority Table

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

The sources and types of matching funds are more limited now with the demise of California redevelopment tax-increment funds and housing set-aside funds and the draw-down of local housing trust funds. However, as in the past, the jurisdictions will be as creative as possible to find other sources of funding from state, federal, private developer, state tax-credit, California Infrastructure and Economic Development Bank Loans, or local funding, such as the housing trust funds, local transportation improvement funds and Choice Neighborhoods, in order to develop and deliver efficient and cost effective projects.

SHRA will comply with applicable federal regulations for the matching requirements for the HOME and ESG programs, and the match for both programs will be reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER).

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

SHRA does have a limited inventory of publicly owned developable land, including both residential and commercial sites, within the Sacramento Region. To the extent possible, and conditioned upon adequate funding sources and development opportunities, these properties may be developed to meet the purposes of the Strategic Plan. The real estate assets previously owned by the Redevelopment Agency that might have represented developable sites to be funded with CDBG or HOME dollars have been transferred to the successor agency of the City and County for disposal under the Redevelopment Dissolution Law AB 26X. These sites will generally no longer be available for development to meet the goals of the Strategic Plan.

**Discussion**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Improvements	2013	2017	Non-Housing Community Development	Sacramento Region Priority Areas Citywide	Non-Housing Community Development	CDBG: \$890,415	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
2	Housing Development, Preservation & Homeownership	2013	2017	Affordable Housing	Sacramento Region Priority Areas Citywide	Affordable Housing	CDBG: \$1,571,099 HOME: \$2,027,148	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2013	2017	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Sacramento Region Priority Areas Countywide Citywide Eligible Metropolitan Service Area (EMSA)	Homelessness Prevention Non-Housing Community Development	CDBG: \$586,418 HOPWA: \$869,753 ESG: \$322,069	Public service activities other than Low/Moderate Income Housing Benefit: 7900 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 19345 Persons Assisted HIV/AIDS Housing Operations: 51 Household Housing Unit

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Infrastructure and Public Improvements
	<b>Goal Description</b>	The infrastructure and public improvement projects recommended in the Consolidated Plan are determined by priority need within targeted low- and moderate-income areas in the Sacramento Region.
2	<b>Goal Name</b>	Housing Development, Preservation & Homeownership
	<b>Goal Description</b>	Provides loans for the construction acquisition and rehabilitation of low- and moderate-income multi-family housing; emergency repair/accessibility grants; provides loans or grants to owner-occupant low- and moderate-income homeowners; and minor repair and ADA for seniors and low-income homeowners.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provides funding to support human assistance programs in the Sacramento Region. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and program income, for ESG, HUD limits funding for administration of the public service at 7.5 percent of entitlement; and for HOPWA, HUD limits funding for administration to 3 percent for HOPWA grantee and 7 percent for Project Sponsor.

## AP-35 Projects - 91.220(d)

### Introduction

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

The adopted Five-Year Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, and ESG funds for the period 2013-17. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development. Below are the proposed 2014 Action Plan activities.

#	Project Name
1	River District / 12th Street
2	Meadowview / Manorside Traffic Signal
3	Capitol Improvement Project Scoping
4	Public Improvements Delivery
5	Emergency Repair Program / Accessibility Grant Program (ERP-A)
6	Multi-Family Housing Acquisition and Rehabilitation
7	Multi-Family Housing New Construction
8	Minor Repair & ADA for Seniors and Low Income Homeowners Program
9	Housing Programs Delivery
10	Meals on Wheels
11	Homeless Activities
12	Consolidated Planning
13	Downtown SRO Supportive Services
14	HOPWA STRMU
15	HOPWA Housing Operations
16	HOPWA Supportive Services
17	HOPWA Provider Administration
18	HOPWA TBRA
19	HOPWA Housing Placement Services
20	HOPWA Program Administration
21	HOME Program Administration
22	Section 3 Program Delivery
23	Section 108 Loan Repayment

#	Project Name
24	CDBG Planning and Administration
25	Capital Reserve
26	Emergency Solutions Grant
27	Colonial Heights Library Improvements
28	Environmental Services Delivery
29	River District/Twin Rivers CNI Environmental Consulting Services

**Table 7 – Project Information**

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

Due to the recent economic downturn, the Sacramento Region has a high unemployment rate. SHRA will continue to focus on supporting programs/projects that raise household incomes and stabilize housing situations within the region. Refer to AP-85 Other Actions for a description of poverty demographics.

## AP-38 Project Summary

### Project Summary Information

1	Project Name	River District / 12th Street
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$300,000
	Description	Funds will be used for the engineering design and installation of streetscape and pedestrian improvements along 12th Street between C Street and Richards Boulevard.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	496 l/m people.
	Location Description	See above description.
	Planned Activities	See above description.
	2	Project Name
Target Area		Sacramento Region Priority Areas
Goals Supported		Infrastructure and Public Improvements
Needs Addressed		Non-Housing Community Development
Funding		CDBG: \$100,000
Description		Funds will be used to design and construct new traffic signal at the intersection.
Target Date		12/31/2015
Estimate the number and type of families that will benefit from the proposed activities		It is estimated that 9,253 l/m people will benefit.
Location Description		See above description.
Planned Activities		See above description.
3		Project Name
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Funding for early cost estimates, conceptual design, and/ or environmental for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility of activity.
	Target Date	12/31/2014



	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the project will benefit 1,617 l/m people.
	Location Description	Citywide.
	Planned Activities	N/A
4	Project Name	Public Improvements Delivery
	Target Area	Administration Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$190,415
	Description	Staffing and supportive services for capital improvement projects.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that it will benefit 1,000 l/m people.
	Location Description	Citywide
	Planned Activities	N/A
5	Project Name	Emergency Repair Program / Accessibility Grant Program (ERP-A)
	Target Area	Sacramento Region Priority Areas Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$300,000
	Description	This program provides grants of up to \$5,000 each to very-low income homeowners for emergency health and safety repairs as well as grants to low-income disabled residents for accessibility modifications.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	75 housing units.
	Location Description	Citywide.
	Planned Activities	See above description.
6	Project Name	Multi-Family Housing Acquisition and Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$956,317 HOME: \$1,013,574
	Description	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 11 multi-family units will be assisted.
	Location Description	Citywide
	Planned Activities	See above description.
7	Project Name	Multi-Family Housing New Construction
	Target Area	Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,013,574
	Description	Provides loans for the construction of multi-family housing.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 11 new multi-family units will be constructed.
	Location Description	Citywide.
	Planned Activities	See above description.
8	Project Name	Minor Repair & ADA for Seniors and Low Income Homeowners Program
	Target Area	Sacramento Region Priority Areas Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$46,000
	Description	Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Home Assistance Repair Program for Seniors (HARPS).
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 units will be assisted.
	Location Description	Citywide Program.
	Planned Activities	See above description.
9	Project Name	Housing Programs Delivery
	Target Area	Administration Citywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$268,782

	Description	Supportive services for affordable housing/multi-family rehabilitation/new construction, Section 3 related activities and emergency repair/accessibility programs in 2014.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,000 l/m people will be assisted.
	Location Description	Citywide.
	Planned Activities	See above description.
10	Project Name	Meals on Wheels
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$431,625
	Description	Provides meals to homebound seniors and to non-homebound seniors at 22 dining sites citywide.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2,000 meals will be served.
	Location Description	Citywide
	Planned Activities	See above description.
11	Project Name	Homeless Activities
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$34,793
	Description	Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, medical and counseling services, and the provision of food.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 800 people will be assisted.
	Location Description	Citywide.
	Planned Activities	See above description.
12	Project Name	Consolidated Planning
	Target Area	Sacramento Region Priority Areas Citywide
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services

	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Planning related to public facility and infrastructure improvements, affordable housing and homeless/HEARTH Act activities.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	Project Name	Downtown SRO Supportive Services
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$120,000
	Description	Provides coordination of health and human services, crisis intervention, independent living skills, drug and alcohol recovery, and community building activities at four downtown hotels.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 175 people will be assisted.
	Location Description	
	Planned Activities	See above description.
14	Project Name	HOPWA STRMU
	Target Area	Countywide Citywide Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention
	Funding	HOPWA: \$231,311
	Description	Provides for short-term emergency housing assistance for persons with HIV/AIDS in the City of Sacramento and Counties of Sacramento, Yolo, Placer and El Dorado.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 360 people will be assisted.
	Location Description	See above.
	Planned Activities	See above description.

15	Project Name	HOPWA Housing Operations
	Target Area	Countywide Citywide Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	HOPWA: \$150,822
	Description	Provides for operations assistance for emergency, transitional, short-term and permanent housing.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	51 units of housing available.
	Location Description	Various locations.
	Planned Activities	See above description.
16	Project Name	HOPWA Supportive Services
	Target Area	Countywide Citywide Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	HOPWA: \$441,627
	Description	Provides funding for case management and supportive services for persons with HIV/AIDS in the City of Sacramento and Counties of Sacramento, Yolo, Placer and El Dorado.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 250 persons will be assisted.
	Location Description	See above description.
	Planned Activities	See above description.
17	Project Name	HOPWA Provider Administration
	Target Area	Administration
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	HOPWA: \$45,993
	Description	Provides funding for provider administration of the HOPWA program.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
18	Project Name	HOPWA TBRA
	Target Area	Countywide Citywide Eligible Metropolitan Service Area (EMSA)
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	HOPWA: \$2,149
	Description	Provides funding for tenant-based rental assistance used to help participants obtain permanent housing in the private rental housing market.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 households will be assisted.
	Location Description	See above description.
	Planned Activities	See above description.
	19	Project Name
Target Area		Countywide Citywide Eligible Metropolitan Service Area (EMSA)
Goals Supported		Public Services
Needs Addressed		Non-Housing Community Development
Funding		HOPWA: \$2,148
Description		Provides funding to help eligible persons establish a new residence where ongoing occupancy is expected to continue.
Target Date		12/31/2014
Estimate the number and type of families that will benefit from the proposed activities		It is estimated that 6 households will be assisted.
Location Description		See above description.
Planned Activities		See above description.
20	Project Name	HOPWA Program Administration
	Target Area	Administration
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	HOPWA: \$27,000
	Description	Administrative services for the implementation of HOPWA-funded activities in 2014.
	Target Date	12/31/2014

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
21	Project Name	HOME Program Administration
	Target Area	Sacramento Region Priority Areas Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$213,925
	Description	Administrative services for the implementation of HOME-funded activities in 2014.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
22	Project Name	Section 3 Program Delivery
	Target Area	Sacramento Region Priority Areas Countywide Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing Non-Housing Community Development
	Funding	CDBG: \$130,000
	Description	Supportive services for First Source and Section 3 related activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
23	Project Name	Section 108 Loan Repayment
	Target Area	Administration
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$344,664

	Description	Annual debt service payment on Section 108 loan funds. If program income is utilized towards the debt service payment then unused entitlement funds will be utilized towards project costs.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
24	Project Name	CDBG Planning and Administration
	Target Area	Administration
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$297,014
	Description	Administrative & Planning services for CDBG programs.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
25	Project Name	Capital Reserve
	Target Area	Sacramento Region Priority Areas Citywide
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$506,467
	Description	The reserve is available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of activities.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	



	Location Description	Citywide.
	Planned Activities	See above description.
26	Project Name	Emergency Solutions Grant
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	ESG: \$348,183
	Description	Funds to provide homeless prevention and rapid re-housing in addition to emergency housing/shelters, operations and maintenance of facilities and essential supportive services per ESG regulations.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15,785 people will be assisted.
	Location Description	
	Planned Activities	See above description.
27	Project Name	Colonial Heights Library Improvements
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000
	Description	Funds will be used to design and rehabilitate the library's kitchen and community room and installation/construction of a shed in the community garden.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,617 l/m people will benefit.
	Location Description	See above description.
	Planned Activities	See above description.
28	Project Name	Environmental Services Delivery
	Target Area	Administration Citywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000
	Description	Staffing and supportive services for environmental review activities.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,000 l/m people will be assisted.
	Location Description	Citywide.

	Planned Activities	See above description.
29	Project Name	River District/Twin Rivers CNI Environmental Consulting Services
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000
	Description	Issue an RFP and award a contract for environmental consulting services in support of CNI.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 496 l/m people will be assisted.
	Location Description	See above description.
	Planned Activities	See above description.

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

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

SHRA provides CDBG assistance in low- and moderate-income communities citywide. The boundaries of these areas make up eight city council districts that are adjusted every Federal census term (10 years).

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Sacramento Region Priority Areas	85

**Table 8 - Geographic Distribution**

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

CDBG funds for capital improvements are allocated based on the percentage of low- and moderate-income persons within each district. The percentage of funds could change depending on completion date of projects.

### **Discussion**

Refer to the Consolidated Plan Section SP-10 Geographic Priorities for a detailed description of the geographic areas and Section NA-50 Non-Housing Community Development Needs how needs are determined and to view the Priority Area map.

## Affordable Housing

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

#### Introduction

Lower-income households continue to pay a higher percentage of their income for housing, compared to other income groups. A large proportion of lower income renter-households also tend to experience other housing problems such as overcrowding and inadequate housing conditions. In order to help provide decent and affordable housing, and improve the social and economic status for extremely low-, very low-, low-, and moderate-income households in the County of Sacramento, the following programs will be available during the next program year: HOME-funded new construction and rental rehabilitation, and allocation of CDBG to Rebuilding Together (homeowner housing rehabilitation). HOPWA will provide assistance to approximately housing subsidy assistance to 480 individuals and 350 with supportive services. CDBG funds will also provide funding for homeless activities (includes ESG funding), and the Meals on Wheels Program.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	50
Non-Homeless	0
Special-Needs	5,000
Total	5,050

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	75
Acquisition of Existing Units	0
Total	86

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

## Discussion

SHRA will continue to provide homeownership assistance programs such as:

- 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.
- HERA and ARRA Programs: Property Recycling Program, NSP 3. This program is designed to return foreclosed, vacant and blighted homes to owner occupancy by partnering with local builders and non-profits in targeted areas. The programs provide a developer incentive fee to be paid after homes are rehabilitated and sold to owner-occupants.
- SHRA's Multifamily Lending and Mortgage Revenue Bond Program for projects of 12 units or more, offers various forms of financing to affordable housing developers, both for-profit and non-profit, in order to preserve and expand the supply of affordable housing. The priorities of the division are outlined below:
  - Preservation of projects, which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions.
  - Substantial rehabilitation of projects with affordability restrictions, including projects that have reached the expiration of their 15-year tax credit compliance period, but only in conjunction with new mortgage revenue bonds, tax credits, and/or other affordable housing resources to the greatest extent feasible.
  - New construction to meet inclusionary housing requirements under the City of Sacramento Mixed Income Housing Ordinance, but only in conjunction with mortgage revenue bonds, tax credits, a state subsidy, and/or a contribution of land and monetary financial assistance from the master developer. Substantial rehabilitation of other projects and new construction of affordable housing including low-income, mixed-income, or workforce housing, with preference to projects in census tracts where the poverty rate is less than 30 percent; projects located within one-quarter mile of a transit hub; or development of sites identified as being appropriate for affordable housing in the Housing Element. SHRA has adopted these priorities in order to reduce the housing cost burden and overcrowding for tenants. As a result of SHRA Multifamily Lending and Mortgage Revenue Bond Programs and the long-term rent restrictions placed on SHRA-subsidized units, property owners are required to offer their tenants units at an affordable rent, reducing the tenant's rent burden. In addition, a reduction of overcrowding may occur due to the production of unit sizes ranging from one to four bedrooms.

Other assistance may include:

- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds to be used as a financing tool for qualified multifamily projects;
- CHDO set-aside funds for the development of new rental housing through direct financial assistance;
- Affordable, low-interest loans with long-term affordability restrictions for housing preservation, recapitalization, and rehabilitation of substandard housing; and
- Affordable, low-interest loans with long-term affordability restrictions for new construction of multifamily housing.

## **AP-60 Public Housing - 91.220(h)**

### **Introduction**

The Housing Authority (HA) provides affordable housing for over 6,300 residents through its Public Housing Program and serves over 11,000 extremely low-, very low- and low-income families, seniors, and disabled individuals through the Housing Choice Voucher Program. The HA implemented a series of internal audits and monitoring systems. The HA will manage assets by continuing to reposition public housing units and implement site-based waiting lists that remains open to allow for greater resident unit selection and a more efficient lease-up and housing administrative process. In 2007, the HA retained CSG Advisors and Abt Associates Inc. to provide a property assessment to evaluate the immediate and long-term financial viability of units in the public housing portfolio. The assessment prioritized the public housing units by which ones should be maintained, developed, renovated, disposed of or otherwise repositioned in order to achieve long-term financial sustainability. In 2014, the HA will continue to develop and implement repositioning strategies outlined in the plan and will use innovative techniques to leverage limited existing resources providing the greatest potential return on investment to the HA.

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

**Asset Repositioning:** As a requirement from HUD the HA has developed an asset repositioning strategy for long term operation, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. Today, to be successful, a HA must apply asset management principles in the same way that a private investors does. As a result of the asset repositioning study SHRA has: Extended the useful life of some aging properties. Altered and/or retrofitted facilities to consolidate space or accommodate new functions and technologies. Improved residential property-based standards for safety, environmental quality, and accessibility. Disposed of excess property. Found innovative ways and technologies to maximize limited resources. **2014 Initiatives:** Implement the expansion of HUD approved home ownership opportunities through the sale of public housing single family homes subsidized by NSP funds and Purchase and Resale Entity (PRE) initiative. Complete the Choice Neighborhood Planning Grant requirements. Submit a Choice neighborhood Implement Grant Application for up to \$50,000,000 for the Twin Rivers public housing development.

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

Focusing on resident initiatives continues to be a priority for the HA. The large public housing developments such as Marina Vista and Alder Grove as well as various high rises in the downtown Sacramento area utilize resident committees as the main tool for tenant involvement. A Resident Advisory Board is organized to support all of the committees. Resident committees provide input on the development of funding for the modernization of public housing units. Two public housing residents currently serve on the Sacramento Housing and Redevelopment Commission, which serves as the advisory panel to SHRA related to Housing Authority activities as well as serves as a liaison between City

Council and the County Board of Supervisors. The HA contracts with residents to serve in the capacity of caretakers for their housing developments when there is no on-site HA management; duties include policing the grounds, light cleanup, and informing management of problems related to their complex. The HA coordinates a resident training program which provides training in three employment areas: commercial painting, janitorial/custodial, and office/clerical work. Public housing residents and/or Housing Choice Voucher Program participants work with SHRA staff to gain experience and acquire the requisite skills for full-time regular employment. HA programs are reviewed on an annual basis and new programs are added or deleted based on requests from residents or in response to legislation. Resident Services staff strives to stay knowledgeable about what services are available in the community to assist residents and to bring the services to the developments whenever possible. The following programs are currently available to residents in the family and senior/disabled developments: Quarterly newsletter with information about services available in the community Neighborhood Security Homeownership Program Senior Nutrition Program Summer recreation and lunch programs Robertson Family Center (Twin Rivers, Marina Vista and Alder Grove)

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

The PHA is not designated as a troubled agency.

**Discussion**

The HA provides affordable housing in the Sacramento Region through the Public Housing Program, Housing Choice Voucher (HCV) Program, and through the selective use of tax credit and long term bond financed developments for extremely low-, very low-, and low-income families, seniors, and disabled individuals. The HCV Program makes privately-owned properties affordable for very low-income families through rent subsidies paid to private owners. The Public Housing Program provides apartments, duplexes, and some single-family homes to qualified low-income families. This housing is owned, managed and maintained by the HA, making it one of the largest landlords in Sacramento. As of April 1, 2011 the County of Sacramento transitioned the Shelter Plus Care Program to the HA of the County of Sacramento. This program provides permanent supportive housing to approximately 530 homeless, disabled persons and their families in Sacramento. In order to provide additional affordable housing units and to improve its fiscal condition, the HA created the Sacramento Housing Authority Repositioning Program, Inc. (SHARP). During 2010 SHARP acquired 153 units for rehabilitation and subsequent occupancy by low- and very low-income households and will acquire 78 additional units by 2014. These units will have a contract with HUD for project-based vouchers which require tenants to pay no more than 30 percent of their income for housing. Households which pay a reasonable amount for living quarters (no more than 30 percent) are more able to meet other needs such as medical, transportation, education, and healthy food.



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

### **Introduction**

Over \$23 million has been budgeted to assist homeless and other special needs activities. The following sources of funds will be used to address homeless issues in the Sacramento Region:

- federal resource funds including CDBG, ESG, HOPWA, Supportive Housing Program and Shelter Plus Care
- local funds from the City of Sacramento, SHRA and the County of Sacramento
- state funds provided through the Mental Health Services Act

As funding allows, public and private monies, will continue to be utilized for the jurisdiction's current and proposed Continuum of Care Programs. Any new funding acquired through McKinney-Vento will be used to create additional beds in permanent supportive housing programs.

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

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

Sacramento Steps Forward (SSF), as the lead Agency for the Continuum of Care, will continue to meet with the Continuum of Care Advisory Board to discuss how best to reach out to homeless persons and how to assess individual needs.

Homelessness prevention objectives in 2014 include: 1) support efforts to continue the Continuum of Care (CoC) System for homeless through the provision of emergency shelters, transitional housing, and permanent supportive housing services, including housing for the chronically homeless, and, 2) provide community and supportive services for low- and moderate-income persons and those with special needs, including the homeless and persons living with HIV/AIDS.

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

Per Sacramento's 2013 Point-in-Time Count, the summary of unduplicated homeless persons by subpopulation characteristics is:

- Chronically Homeless – 432
- Severely Mentally Ill – 677
- Chronic Substance Abuse – 993

- Veterans – 302
- Persons with AIDS – 39
- Victims of Domestic Violence – 504
- Unaccompanied Youth (Under 18) – 8
- Unaccompanied Transition Age Youth (18-24) – 141

SSF reported that there are a total of 578 year round beds (combination of family and adult-only beds) with an additional 198 seasonal beds. ESG funding along with funding from the City and County of Sacramento will continue to provide assistance for emergency shelter needs for homeless persons throughout the Sacramento Region. As Homeless Emergency and Rapid Transition to Housing (HEARTH) is implemented in the Sacramento Region), SHRA , in consultation with the CoC, will be reassessing the programs currently receiving ESG funding with the intention of meeting new requirements that a portion of ESG funding be moved into homeless prevention and rapid re-housing activities in addition to emergency housing. It will be the goal of the community to align ESG and CoC funding in a seamless and integrated system. The community is continuing to work on a plan for additional winter shelter beds during inclement weather. New partnerships are being developed with the faith-based community to strategize the loss of local funding that was used in the past for winter shelter beds. As part of the 2014 Action Plan, CDBG, ESG and HOPWA funding is expected to continue for established programs such as the Comprehensive Alcohol Treatment Center, emergency shelters, rapid re-housing and numerous HOPWA programs.

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

The Continuum of Care Advisory Board via SSF expects to apply for new funding for permanent supportive housing in the 2013 Continuum of Care Program Competition application to continue helping homeless persons and families make the transition to permanent housing and independent living. SHRA and the CoC are committed to rapidly re-house individuals and families utilizing ESG and other public and private funding as available.

Examples include:

Connections - 18-year round beds

Quinn Cottages – 20 family beds and 50 adult only beds

McClellan Park Permanent Supportive Housing - 284 family beds and 83 adult only beds

Palmer Apartments – 48 adult only beds

Mather Community Campus – 167 family beds and 184 adult only beds

Tubman House – 16 family beds

Shelter Plus Care: Shasta Hotel 18 adult only beds

Shelter Plus Care: Tenant Rental Assistance (TRA) – 321 family beds and 460 adult only beds

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

Over 20 agencies, private and public, in the Sacramento Region offer homeless prevention services that include mortgage assistance, rental assistance, utility assistance, offer counseling and advocacy services to assist individuals and families who are at risk of becoming homeless. Legal Services of Northern California provides defense against evictions to low-income households. Funding for these services comes from a combination of federal (including Community Services Block Grant), state, local, and private sources. The City and County of Sacramento have a number of policies and that represent significant homeless prevention strategies including the City's Single Room Occupancy (SRO) hotel preservation and replacement policy and the City and County's Inclusionary Zoning policies.

The County Board of Supervisors adopted a policy in 2010 which states that discharge policies are to be formulated for all county-funded institutions and systems of care. Current discharge planning is focused on hospital, jail and prison discharge.

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

Another community-based organization, WellSpace, coordinates nursing and social services to support clients in their recuperation and help them move out of homelessness. The WellSpace case manager links clients with mental health services, substance abuse recovery, housing workshops and provides

disability application assistance. WellSpace also serves as the lead agency for the program. Sutter Medical Center and WellSpace have created and implemented the T3 Program (Triage, Transport, and Treat) for frequent users of emergency rooms.

Refer to the 2012 City and County of Sacramento Continuum of Care application submitted to HUD for further information.

The California Department of Corrections and Rehabilitation's (CDCR) Division of Rehabilitation Programs (DRP) top priority is to provide rehabilitative programming and skills to inmates and parolees in an effort to reduce their likelihood of reoffending by the time they return to their homes and communities. Below is a partial list of rehabilitative programs and services offered in prison and during parole.

- Adult Basic Education
- CalTrans Parolee Work Crew Program
- Career Technical Education Programs
- General Education Development
- High School Diploma Program

DPR also offers the Residential Multi-Service Centers provide substance abuse treatment, housing, sustenance, and life skills. The RMSC's primary goal is to end substance abuse and long-term homelessness among the parolee population, and to help parolees transition into productive members of society. The program targets parolees who are homeless or living in at-risk environments. Services include housing, substance abuse treatment, literacy training, job preparation and placement, anger management classes, and individual and group counseling.

## **Discussion**

In addition to the above, the Department of Human Assistance (DHA) administers various federal, state and local government programs designed to provide temporary cash aid, food assistance, employment training, and health insurance for eligible low-income Sacramento County residents, including the homeless. For a full list of services, contact DHA, a summary of services follow: The Cal-Learn Program is a program for pregnant or parenting teens under the age of 19 on welfare, is a statewide, mandatory program designed to help them graduate from high school and become self-sufficient. The County Medically Indigent Services Program (CMISP) program provides medically necessary care to all eligible indigents who are residents of Sacramento County. The General Assistance Program (GA) is a repayable program designed to provide short-term assistance to indigent adults who are at least eighteen (18) years of age, unemployed or verified unemployable and who have no other means of support. The LIHP (Health Programs) is a managed care health plan that will allow Sacramento County residents who do not qualify for Medi-Cal to receive health care coverage until, thanks to the Affordable Care Act, the

Medicaid program expands to all non-Medicare eligible individuals in 2014. Sacramento County has contracted with Molina Healthcare to manage the LIHP program. The Affordable Care Act requires that most people have health care coverage. Enroll now for new health insurance options for you and your family, some at no cost to you. Medi-Cal: Beginning in 2014, eligibility for Medi-Cal will be expanded to include people who are non-disabled, non-elderly and qualifying adults aged 19-64 with income levels at or below 138% the Federal Poverty Level. The Laverne Adolfo Housing Programs for Former Foster Youth (Adolfo program) provides transitional housing and supportive services to former foster youth in the age range of 18 years and up to the 24th birthday for Transitional Housing and through 24 years for Permanent Supportive Housing. DHA has a Subsidized Employment Program in partnership with Sacramento Employment and Training Agency (SETA). Through this program, California Work Opportunity and Responsibility to Kids (CalWORKs) Welfare to Work participants may be placed in paid On the Job Training (OJT) positions. Any job-ready eligible CalWORKs participant who is unemployed or underemployed, including those in Job Club and the Community Work Experience programs, can qualify. Job Talks are offered throughout the county for CalWORKs Welfare to Work participants. Job Talks are designed to connect employers with potential employees. Job Talk workshops offer referrals to current job openings, provide one-on-one job search assistance and give local employers the opportunity to personally speak to job seekers about current openings.

### AP-70 HOPWA Goals - 91.220 (I)(3)

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	360
Tenant-based rental assistance	6
Housing placement services	6
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	39
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	12
<b>Total</b>	<b>423</b>

## **AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)**

### **Introduction**

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

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Staff continues to collaboratively work with the City to implement and revise as necessary existing housing ordinances and policies currently in place through the General Plans. These housing policies aim to expand affordable housing opportunities and strategies for extremely low-, very low-, low-, and moderate-income households, and provide additional supportive services and homeless assistance throughout the Sacramento Region. SHRA has been coordinating responses to the foreclosure crisis since October 2007. Initially, efforts focused on 1) compiling data and research to address the causes of foreclosure, 2) proactive measures, including workshops, to assist residents to stay in their homes, 3) tracking federal and state initiatives and responses, and 4) establishing a multi-jurisdictional taskforce to deal with nuisances and blight associated with foreclosed properties. SHRA's role was to provide leadership in partnership with the City, nonprofits, and the Sacramento Regional Partnership in Homeownership to create a collaborative and multi-faceted effort to address the foreclosure crisis. As a result of SHRA's involvement in responding to the foreclosure crisis, it was in position to quickly mobilize a strategy for deployment of resources when in July 2008 Congress passed the \$3.9 billion Housing and Economic Recovery Act of 2008 (HERA) establishing the Neighborhood Stabilization Program (NSP1). When HUD awarded the County \$4,595,671 of NSP3 funding in 2010 the funds were used to continue the most effective of the NSP1 programs. To ensure convenient access to housing, jobs, school, recreation and critical services such as banking, medical care and shopping requires a regional transportation system. The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba as well 22 cities incorporated within the counties. City Housing Element SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle network and clean air.

## Discussion

In addition to the above, SHRA will continue to collaborate with SACOG partners to use a grant from HUD for regional planning to accelerate transit-oriented development. A Regional Plan for Sustainable Development (RPSD) will be the outcome of collaborative work with local governments, community and advocacy groups, and the public. The focus is on improving quality of life through creating more complete communities and reducing overall cost of living. During 2014, SACOG will complete the plan with production of a Regional Plan for Sustainable Development that provides for more transportation choices, promotes equitable, affordable housing, enhances economic competitiveness, supports existing communities, and coordinates policies that leverage public investment through this new comprehensive and integrated approach to planning. Through this project, SACOG is working to develop a Regional Plan for Sustainable Development concurrent with the update of the Metropolitan Transportation Plan (MTP2035) and the development of the Sacramento region's first Sustainable Communities Strategy (SCS), consistent with policy efforts in California to reduce greenhouse gas emissions.



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

### **Introduction**

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

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

SHRA will continue to implement housing and community development activities that meet the underserved needs in the City of Sacramento. The 2013-17, Consolidated Plan lists the following obstacles to meeting underserved needs as: - Limited availability of funding from both federal, state and other sources; - High cost of housing and provisions in Sacramento which increases the difficulty of meeting affordable housing needs; - Ordinances and regulations limiting housing for low-and moderate-income households and special needs groups. However, over the past several years, the economic climate changed dramatically and new obstacles emerged: - Reduced or frozen funding from state and other sources due to inadequate state revenue; the housing and credit crisis causing a negative ripple effect; - High rate of unemployment and foreclosures continue to strain the ability to meet affordable housing needs; and, - Credit crisis has limited the availability of capital to develop housing for low-and moderate-income households and special needs groups. SHRA staff will address the challenges of existing and new obstacles in 2014 by focus in four programmatic and administrative areas. First and foremost, staff will concentrate on project and program delivery of the funds including rapid deployment of economic stimulus funds from the HERA and ARRA. Additionally SHRA staff will continue to research availability of future funding resources and use proactive approaches toward future applications for potential leverage funds; this will assist SHRA to strategically place future activities in line to address obstacles. Second, SHRA staff will use CDBG and other funds as leverage for both City and the County administered programs and support services that serve the burgeoning needs of low- and moderate-income residents. Unfortunately, many in the SHRA network of public service providers are being caught in the compounded predicament of significant loss of local and other funding while the numbers of their clients are growing. SHRA staff will work diligently to the extent feasible to keep services and programs intact and available. Third, SHRA staff will respond to increased programmatic and administrative demands by creating greater internal efficiencies and realigning program and services delivery within its provider network. SHRA staff collaboratively works with both the City and County elected officials, as well as the Planning, Parks, Transportation, Public Works, Economic Development and General Services Departments to identify projects that also meet federal community development program eligibility and meet timely draw down requirements. Staff will continue to fine-tune this approach to help ensure projects are ready to go and project funds will be spent quickly and effectively. Finally, SHRA in coordination with City Council District 2, and District 3 potentially, and the Sacramento Urban League, launched a pilot targeted hiring, recruitment, referral and placement of prequalified City Council District 2 low-income residents. This pilot program has four priority levels: Finally, SHRA launched a pilot targeted hiring, recruitment, referral and placement of prequalified low-income residents. This pilot program has four priority levels: 1) A resident of the SHRA housing site

within the targeted area; 2) a low or very low-income resident of Choice Neighborhoods outside the targeted area; 3) a resident of any SHRA housing site; and 4) a low or very-low income resident of the Sacramento Region.

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

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

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

SHRA will coordinate activities with the County of Sacramento's Department of Health and Human Services to reduce lead-based paint hazards in accordance with federal regulations. Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard. The County of Sacramento's Health Education Unit and Public Health Nurses (PHNs) in the Public Health Nursing Field Services Unit provide outreach and education regarding lead poisoning and prevention practices. Health Educators and PHNs train community-based agency staff and medical providers on lead screening protocols and testing services. Additional outreach efforts include health fairs and media campaigns. PHNs provide case management and follow-up for children with elevated blood lead levels detected by the Public Health Lab Lead Testing Program and all tests reported to the State Childhood Lead Poisoning Prevention Branch. Children with elevated blood lead levels meeting the State Branch case definitions receive comprehensive/specific case management and follow-up by PHNs. Home visitation assessments/ investigations by the PHN and a contracted Registered Environmental Health Specialist are done to determine possible causes of lead poisoning. Outreach and education is provided to children with elevated blood lead levels that do not meet case definitions. Lead Poisoning Prevention is a collaborative effort between Childhood Lead Poisoning Prevention Program and Childhood Illness and Injury Prevention Program. The Real Estate and Construction Services Department routinely tests and abates lead from all pre-1978 units whenever structural improvements are made. The Housing Authority will continue to visually inspect the multi-family and single-family housing units. Residents are provided with information about lead-based paint hazards. Staff attends training and seminars to stay current with State of California Lead Awareness Training requirements. All lead-based paint testing and abatement is performed using qualified consultants and abatement contractors. SHRA contracts with lead-based paint inspection services to provide inspection service for program participants. The services include but are not limited to localized paint testing, full risk assessment and clearance testing. As part of the rehabilitation process, lead-based paint hazards are minimized or removed. The Housing Choice Voucher division provides property owners, applicants, and participants with information about lead-based paint hazards and stabilization techniques using safe work practices before an inspection is conducted. Housing Choice Voucher staff will perform a Housing Quality Standard (HQS) inspection of each pre-1978 unit where a child under the age of six is expected to reside. If any defective paint surface is observed, the unit is failed and the owner and tenant are provided with detailed information about stabilizing defective paint surfaces using safe work practices.

Also included is information about required clearances and record keeping. Once the appropriate lead-based paint abatement has taken place the unit is cleared by the HQS inspector. Entities contracting with SHRA are required to follow lead-based paint safe work practices. For example, Rebuilding Together, a nonprofit, offers training and literature on lead-based paint safe work practices to the volunteers assisting with rehabilitation and handicapped accessibility programs.

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

Poverty Data: In February 2013, the State of California, Department of Housing and Community Development published the Official State 2013 Income Limits. Sacramento County is shown as having a median income of \$76,100 (four person household); extremely low-income is shown as \$16,000 for a single person household, \$22,850 for a four person household and \$30,200 for an eight person household. In January 2012, the Federal Poverty Guidelines were released by the United States (US) Department of Health and Human Services defining poverty as income of \$11,490 or less for a single person household, \$23,550 or less for a four person household, and \$39,630 for an eight person household. Poverty Reduction Strategy: Eliminating poverty is a clear concern in the Sacramento Region. Efforts are continually underway to improve the quality of life and economic well being of the residents through collaborative efforts of the following agencies. Their programs provide needed skills and training for individuals seeking jobs and thereby assisting them out of poverty:

- Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County of Sacramento has been an effective force in connecting people to jobs, business owners to quality employees, education and nutrition to children, assistance to refugees, and hope for many Sacramento area residents. Annually, SETA serves over 45,000 customers.
- SETA is the designated Community Action Agency for Sacramento County for the provision of Community Services Block Grant (CSBG) services. CSBG funding originates with the U.S. Department of Health and Human Services and remains one of the last remaining efforts of the War on Poverty. The purpose of the CSBG program is to reduce the incidence and effects of poverty and empower low-income families and individuals to become self-sufficient. The program operates through neighborhood-based organizations that provide resources and services to produce measurable impacts on the causes and symptoms of poverty experienced by challenged families and communities.
- One Stop Career Center System is designed to offer universal access to customers through a system of Sacramento Works One Stop Career Centers. The Centers integrate employment, education, and training resources from over 17 federally funded, employment and training-related programs, and offer an array of services designed to enhance the effectiveness and coordination of employers and job seekers.
- Sacramento County Office of Education (SCOE) plays a leadership role in the delivery of quality education to the students in Sacramento County. SCOE directly educates more than 30,000

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

- SHRA's First Source Sacramento employment program launched in early 2014. This program is a one-stop clearing house that connects employers and job opportunities with qualified job seekers with a structured path toward employment for people who need help getting the skills, training or certification necessary to successfully compete in the local job market.

Other organizations working to assist families and individuals living in poverty include: Sacramento Valley Organizing Committee, Sacramento Housing Alliance, Transitional Housing and Community Support and Sacramento Mutual Housing Association.

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

The SHRA Institutional Structure provides the foundation for guidance and leadership of all aspects of operations. The ED office receives its policy direction from the Sacramento County Board of Supervisors with advice from the Sacramento Housing and Redevelopment Commission and assumes responsibility for insuring successful development and execution of all SHRA programs. SHRA's institutional structure for 2014 is organized into three general departments: Executive Director and Administration, the Housing Authority, and Housing and Community Development.

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

The Housing Authority provides affordable housing for over 6,500 residents through its Public Housing Program and serves over 11,000 extremely low-, very low- and low-income families, seniors, and disabled individuals through the Housing Choice Voucher Program.

The Housing and Community Development (HCD) Department formally separated into two distinct departments:

Community Development includes planning and project delivery for the CDBG, ESG, HOPWA and Neighborhood Stabilization Program (NSP) The Community Development Department coordinates with community and business stakeholders to establish development priorities in targeted neighborhoods and to cultivate business proposals. Economic and commercial development is accomplished through loans and exterior rebates that upgrade commercial buildings in the older commercial corridors of the

county.

Development Finance group includes planning and project delivery for the following sources of funds: HOME, local Housing Trust Funds, multi-family development related to NSP, and Tax Increment Low/Mod Housing Set-aside (TI L/M). The group underwrites and monitors loans to subsidize strategic developments, promotes homeownership, and provides affordable loans and grants for single-family housing rehabilitation to expand the supply of affordable housing. It also manages a portfolio of loans and real estate assets. They assist the County to develop and implement the required multi-year Housing Element strategic plan.

The Real Estate and Construction Services Department includes: Real Estate, Design and Construction, Procurement Services and Homeownership Services. They provide real estate services including appraisals, negotiations, documentation and closing of transactions for real property leases, and property purchased and sold on behalf of SHRA. The Construction Services division provides oversight of construction activities. The Procurement Services division provides standardized procurement procedures as well as outreach and labor compliance across SHRA. The Homeownership Services division provides a variety of programs and services that include both the first-time homebuyer programs and single family rehabilitation loans and grants.

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

SHRA will continue to collaborate with public and private housing and social service agencies to meet the goals and objectives of the Consolidated Plan. This could be from ongoing meetings, special meetings and/or tasks force.

### **Discussion**

N/A

## Program Specific Requirements

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

#### Introduction

SHRA administers the CDBG program on behalf of the City of Sacramento. CDBG funds will only be used for eligible activities as described in the CDBG regulations (24CFR§ 570 Subpart C-Eligible Activities).

The approved 2013-2017 Consolidated Plan adopted the following non-housing community development needs:

- Public Improvements and Community Facilities: park improvements, youth facilities; community facilities, infrastructure improvements, and accessibility improvements.
- Economic Development: infrastructure improvements in designated commercial corridors as identified by the County as low- and moderate-income areas.
- Community Services: senior services, youth services, job training and placement services, information and referral services, and fair housing services. Only 15 percent of CDBG funds may be used toward public services.

In 2013, SHRA will allocate CDBG funds for capital improvement projects that include: streetscape, infrastructure and public facility improvements located in CDBG income eligible areas in the city.

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	406,318
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>406,318</b>

## Other CDBG Requirements

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

### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)**

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

SHRA administers the HOME program on behalf of the City of Sacramento. HOME funds will only be used for eligible activities as described in the HOME regulations (24CFR§ 92.205). During the 2014 Program Year, other forms of investment not described in §92.205(b) which the City may use for housing activities include CDBG, NSP, and other local funds.

In addition, the City Council adopted the Analysis of Impediments (AI) to Fair Housing Choice in 2011. This planning document identifies the most significant barriers to fair housing choice in the Sacramento Region and outline specific steps for the Sacramento Region to address and overcome the effects of any impediments. This analysis has been a comprehensive review accounting for changes in the market since the onset of the housing collapse in 2008.

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

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

The terms of recapture are structured after the HOME Program Period of Affordability requirement and are based on the amount of HOME subsidy provided to the borrower. If the recapture method is chosen, the City will recapture the amount then due on the Loan, including all principal and interest, except where there are no net proceeds or where the net proceeds are insufficient to repay the full

amount of the assistance. Additionally the City's security documents for HOME-funded loans specify that the recapture provisions will terminate in the event of a foreclosure or deed in lieu of foreclosure by a senior lien holder.

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

Resale provisions shall be followed if a new homebuyer qualifies for a loan under the HOME Program and the First-Time Homebuyer Program, and intends to occupy the property as their primary residence. To qualify for a loan, the buyer shall have a household income (as adjusted for the buyer's household size) which does not exceed eighty percent (80 percent) of the median income for the Sacramento Metropolitan Statistical Area as determined by HUD, and shall agree in writing to loan terms established by SHRA.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Per SHRA's program guidelines; it will permit the use of HOME funds to refinance existing debt on a multifamily housing development under the following conditions:

#### **1. Purpose**

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

Refinancing shall be conditioned on adoption of management practices that will ensure the housing's long term habitability and sound financial operations.

Tenant services will be required of all projects which include involvement by a non-profit owner and will be encouraged in other projects. Types of tenant services include after-school programs for children, English as a second language classes, job training/development and placement assistance, day-care, counseling, parenting classes, other activities appropriate to the population housed.

#### **2. General Eligibility Rules**

Multifamily developments within the Sacramento Region will be eligible for refinancing. Priority will be given to acquisition and rehabilitation of deteriorated properties including preservation of existing at-risk affordable housing.

Applications for refinancing will be subject to SHRA's Multifamily Lending and Mortgage Revenue Bond Policies. Applications are reviewed according to the standards outlined, including



requirements for a rehabilitation scope of work and cost estimates. SHRA's Development Finance Division's loan underwriting standards will be used to determine the feasibility of the refinancing plan.

### **3. Rehabilitation Requirements**

Rehabilitation must be a component of any refinancing activity. Rehabilitation requirements are below:

Projects must provide substantial rehabilitation of at least \$15,000 per unit of hard construction costs excluding overhead, profit, and general conditions.

All major systems have an expected life of at least 15 years upon completion of the renovation.

### **5. Affordability Requirements**

Housing preserved through refinancing and rehabilitation shall carry a regulatory agreement that is consistent with HOME program rules.

At least 20 percent of all assisted units must be affordable to persons earning no more than 50 percent of the area median income; the balance of assisted units shall house persons earning no more than 65 percent of the area median income.

### **6. Management Practices**

A thorough review of the applicant's management practices and financial records will be part of the application process to determine that no distributions or withdrawals of equity have taken place, and that the property's operating costs are reasonable and comparable to similar projects. The project's income and expense statements and owner's tax returns will be required as part of the application package.

If deficiencies are found in the property's management systems (financial, maintenance, work order efficiency, tenant screening, etc.), SHRA may require the replacement of the property manager or place other conditions to ensure that the physical and financial needs of the housing in question are met.

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

1. Include written standards for providing ESG assistance (may include as attachment)  
In August 2012, DHA formally requested that SHRA become the recipient/administrator of the ESG funds beginning January 2013. In the late fall of 2013, SHRA issued a request for qualifications (RFQ) for providers to implement the rapid re-housing and prevention components of the ESG program. These contracts are in addition to the subrecipient emergency shelter contracts SHRA has with Volunteers of America and the Salvation Army. ESG funds will only be used for eligible activities as described in the ESG regulations (24CFR§ 576). ESG Subrecipient agreements will not exceed the federal mandated cap of 60 percent for rapid re-housing /prevention activities and 40 percent towards emergency shelter activities.

The Sacramento Region's ESG program will follow similar priority of HPRP: all clients, regardless of who assessed them, would receive the same eligibility determination based on a standardized assessment and scoring criteria. Eligibility will be determined based on the household's income, barriers to housing and available resources; the household's unique combination of strengths and challenges will be weighted to produce a score.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.  
In September 2013, SHRA contracted with Focus Strategies to develop coordinated entry / assessment system for ESG, Shelter Plus Care and HOPWA programs administered by SHRA. The system will launch in January 2014 and will serve as a pilot coordinated entry / assessment for the CoC. SHRA will continue to collaborate with SSF on developing a coordinated entry / assessment system throughout the CoC. The core system services to include: assessment, eligibility, calculating assistance, housing search and location, provision of financial assistance, case management/stabilization services, reassessment and exiting.

SHRA will include in SSF's 2014 contract, the task of implementing a centralized intake / assessment system to be utilized within the CoC. Also in the contract will be a stipulation that SSF continue to work with its system of partners to ensure that the appropriate clients are reached, assessed and served in an efficient and effective manner.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).  
The rapid re-housing and prevention component of ESG will be awarded through a competitive process following federal guidelines in the fall of 2013. The shelter component funding is allocated as part of the One-Year Action Plan approval process which includes a public hearing before the Sacramento Housing and Redevelopment Commission and approval by the City Council.

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

N/A

5. Describe performance standards for evaluating ESG.

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

## **Discussion**

N/A