



2014 Action Plan

County 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

The annual Action Plan is the implementation tool identifying the various programs and projects to be undertaken in support of the Consolidated Plan for HUD Community Planning and Development Grants. 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 for 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. 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 consists of urbanized neighborhoods, suburban cities, and rural communities. 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 has 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. To meet its community's needs, this Consolidated Plan is guided by three overarching goals that are applied according to its community's needs:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.

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

2. Summarize the objectives and outcomes identified in the Plan

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

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.

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.

SHRA measures performance using the Housing, Homeless and Community Development Needs Tables, which project and measure outputs and outcomes for CDBG, 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

The preparation of the One-Year Action 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. SHRA is responsible for coordinating the citizen participation process per its Citizen Participation Plan. The public hearing was noticed in the Daily Recorder and on the SHRA website.

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 received.

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

No public comments received.

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 shelters, 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.

Agency Role	Name	Department/Agency
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

Table 1 – Responsible Agencies

Narrative

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

boundaries for the jurisdictions of the County of Sacramento, and the Cities of Sacramento, Folsom, Isleton, Galt, and Citrus Heights when implementing HUD Office of Community Planning and Development (CPD) programs.

Consolidated Plan Public Contact Information

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

1. Introduction

As part of the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)) 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. SHRA follows its adopted Citizen Participation Plan in the development of the One-Year Action Plan.

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

SHRA consulted with the following agencies/entities:

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.

Participating Jurisdictions: Cities of Folsom, Isleton, and Galt as these jurisdictions are under Cooperative Agreements with SHRA and consultation with the City of Citrus Heights as a member of the Consortium.

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 Action 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 Action 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 administers the ESG program on behalf of the Sacramento Region and is in the process of developing a Desk Guide and Policy and Procedures which include performance standards and evaluation of program outcomes. SSF, as the Lead Agency for the CoC, was consulted during the development of the 2014 Action Plan that in part allocates Community Development Program funds to various eligible activities, including ESG, and updates the Consolidated Plan. SHRA will continue to participate with the CoC in the development of the centralized/coordinated assessment/entry system per HUD guidelines. SHRA will design, in coordination with the CoC, and fully implement the revisions (prevention and rapid re-housing) to the ESG program over the next five-years. SHRA will continue to support the CoC to seek additional funding systems to help make the rapid re-housing/prevention program(s) more comprehensive to assist in reducing homelessness in the Sacramento Region.

SSF administers the HMIS system on behalf of the CoC and below are its policies and goals:

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 reports
- All 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 basis
- Report 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 HMIS
- Compare HMIS reports to provider data
- 100 percent of providers correct inaccurate data before reporting deadline

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

1	Agency/Group/Organization	CARES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and CARES staff met on an ongoing basis to discuss the 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.
2	Agency/Group/Organization	COMMUNITY LINK
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization and SHRA staff met to 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.
3	Agency/Group/Organization	LEGAL SERVICES OF NORTHERN CALIFORNIA
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and LSNC staff met on an ongoing basis to discuss the 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 Sacramento community residents.
4	Agency/Group/Organization	REBUILDING TOGETHER
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and Rebuilding Together staff met on an ongoing basis to discuss the 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 preserving homes for low-income, elderly and the disabled residents.
5	Agency/Group/Organization	SACRAMENTO HOUSING ALLIANCE
	Agency/Group/Organization Type	Housing Regional organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and SHA staff met on an ongoing basis to discuss the 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 affordable housing.
6	Agency/Group/Organization	SACRAMENTO AREA COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA staff consulted with SACOG its regional planning efforts in the six-county region: transportation, affordable housing, market analysis, fair housing. This organization is also a member of the CoC.
7	Agency/Group/Organization	SACRAMENTO COUNTY BOARD OF SUPERVISORS
	Agency/Group/Organization Type	Other government - County Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Sacramento County Board of Supervisors is the governing body for the jurisdiction. SHRA staff met with the executive staff as the Action Plan was being developed.
8	Agency/Group/Organization	SACRAMENTO COUNTY MUNICIPAL SERVICES
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and County of Sacramento staff met on an ongoing basis to discuss the development of the Action Plan.
9	Agency/Group/Organization	SACRAMENTO COUNTY DEPT OF HUMAN ASSISTANCE
	Agency/Group/Organization Type	Other government - County Grantee Department

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and County of Sacramento staff met on an ongoing basis to discuss the development of the Action Plan.
10	Agency/Group/Organization	SACRAMENTO REGION COMMUNITY FOUNDATION
	Agency/Group/Organization Type	Services-homeless Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and Foundation staff met on an ongoing basis to discuss the 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 funding for public services. This organization is also a member of the Coc.
11	Agency/Group/Organization	SACRAMENTO STEPS FORWARD
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Sacramento Steps forward is the lead agency for the Continuum of Care in the Sacramento Region. SHRA and SSF staff met on an ongoing basis to discuss the development of the Action Plan.
12	Agency/Group/Organization	TLCS
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and TLCS staff met on an ongoing basis to discuss the 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.
13	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and TSA staff met on an ongoing basis to discuss the 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 homeless prevention services. This organization is also a member of the CoC.
14	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and VOA staff met on an ongoing basis to discuss the 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 homeless prevention services. This organization is also a member of the CoC.
15	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO
	Agency/Group/Organization Type	PHA Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHRA and Housing Authority staff met on an ongoing basis to discuss the 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 affordable, safe and decent housing to public housing residents.
16	Agency/Group/Organization	THE CLOUDBURST GROUP
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Business Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provided technical assistance in the areas of homelessness strategy and HOPWA.

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 Forwards meet 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. The public notice is published in the Sacramento Daily Recorder 15 days prior to the scheduled public hearing dates, and 30 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 County Board of Supervisors.

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 Residents of Public and Assisted Housing	A public hearing is to be 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

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)
2	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing	The Sacramento Board of Supervisors to approve the One-Year Action Plan on October 22, 2013 and on March 25, 2014.	No comments received.	N/A	
3	Meeting Notification	Non-targeted/broad community	SHRA notified Legal Services of Northern California that the One-Year Action Plan was available for public comments.	No comments received.	N/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)
4	Consultation	Non-targeted/broad community Homelessness Prevention	Sacramento Steps Forward (SSF) and the Sacramento County Department of Human Assistance met bi-monthly with SHRA staff to discuss homeless services including the ESG program. In addition, SHRA staff updated the Continuum of Care on a regular basis.	SSF provided narrative for homeless section of the Action Plan.	N/A	
5	Consultation	Non-targeted/broad community	SHRA and County staff met to discuss the One-Year Action Plan goals and strategies in relation to public infrastructure improvements, economic development, public services and affordable housing.	County staff provided its goals and strategies to assist SHRA in developing the One-Year Action Plan.	N/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	Consultation	PERSONS WITH HIV/AIDS	Discussed the HOPWA program and services with the HOPWA providers.	Providers will continue to implement the program and will work with SHRA on new strategies to assist additional clients.	N/A	
7	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 board's approval meetings.	The Housing Authority provided its goals and strategies. Please refer to the Public Housing sections for further information.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	4,815,600	557,374	0	5,372,974	14,700,000	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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,005,044	1,011,952	0	3,016,996	5,000,000	Anticipated Annual Allocation
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	392,047	0	0	392,047	1,000,000	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 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, 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	Non-Housing Community Development	CDBG: \$1,402,422	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6400 Persons Assisted
2	Housing Development, Preservation & Homeownership	2013	2017	Affordable Housing	Sacramento Region Priority Areas Countywide Administration	Affordable Housing	CDBG: \$1,800,088 HOME: \$2,741,439	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 60 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted

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 Agreement Cities	Homelessness Prevention Non-Housing Community Development	CDBG: \$725,396 ESG: \$392,047	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 19345 Persons Assisted
4	Agreement Cities	2013	2017	Affordable Housing Non-Housing Community Development	Agreement Cities	Affordable Housing Non-Housing Community Development	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Homeowner Housing Rehabilitated: 30 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure and Public Improvements
	Goal Description	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	Goal Name	Housing Development, Preservation & Homeownership
	Goal Description	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	Goal Name	Public Services
	Goal Description	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, and for ESG, HUD limits funding for administration of the public service at 7.5 percent of entitlement.
4	Goal Name	Agreement Cities
	Goal Description	Provides CDBG funding allocations to the cities of Folsom, Isleton and Galt. The cities of Rancho Cordova, Elk Grove and Citrus Heights receive CDBG directly from HUD.

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	Circulation Improvements
2	Walnut Grove ADA Restroom Project
3	South Sacramento Lighting Project
4	Capital Improvement Project Scoping
5	Public Improvements Delivery
6	Multi-Family Housing Acquisition and Rehabilitation
7	Multi-Family Housing New Construction
8	City of Citrus Heights First-Time Homebuyer Program
9	Emergency Repair Program/Accessibility Grant Program (ERP-A)
10	Minor Repair & ADA for Seniors and Low-Income Homeowners Program
11	Housing Programs Delivery
12	Meals on Wheels
13	Emergency Solutions Grant
14	Homeless Activities
15	Folsom - Seniors Helping Seniors Handyman Program
16	Galt - Railroad Quiet Zone Improvements
17	Consolidated Planning
18	HOME Program Administration
19	Section 3 Program Delivery
20	CDBG Planning and Administration
21	Capital Reserve
22	Environmental Services Delivery

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	Circulation Improvements
	Target Area	Sacramento Region Priority Areas Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$300,000
	Description	Installation of ADA curb, gutter, and sidewalk improvements; as well as streetscape improvements in low- and moderate-income areas to improve the mobility of eligible residents throughout the unincorporated county.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,617 low- and moderate-income people will benefit from this activity.
	Location Description	See Target Areas Included below.
	Planned Activities	See Description above.
2	Project Name	Walnut Grove ADA Restroom Project
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$350,000
	Description	Design and construction of ADA bathrooms and associated signage, lighting and landscaping.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 213 low- and moderate-income people will benefit from this activity.
	Location Description	The community of Walnut Grove.
	Planned Activities	See Description above.
3	Project Name	South Sacramento Lighting Project
	Target Area	Sacramento Region Priority Areas
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$525,000
	Description	Funds to provide engineering design, right-of-way acquisition, fence relocation and installation of approximately 57 streetlights in the low-income neighborhood roughly bounded by Palmer House Drive, Flamingo Way, Samantha Way, Power Inn Road and Loucreta Drive.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6,900 low- and moderate-income persons will benefit from this activity.
	Location Description	See Description above.
	Planned Activities	See Description above.
4	Project Name	Capital Improvement Project Scoping
	Target Area	Sacramento Region Priority Areas Countywide
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Funding for scoping, cost estimates, conceptual design, eligibility review and/or environmental review for proposed CDBG projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis.

	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	See Description above.
	Planned Activities	See Description above.
5	Project Name	Public Improvements Delivery
	Target Area	Sacramento Region Priority Areas Countywide Administration Agreement Cities
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$203,000
	Description	Staffing and administration for Section 3 related activities and capital improvement projects in 2014.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	See Description above.
	Planned Activities	See Description above.
6	Project Name	Multi-Family Housing Acquisition and Rehabilitation
	Target Area	Sacramento Region Priority Areas Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,360,206 HOME: \$1,292,590

	Description	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 housing units will be rehabilitated.
	Location Description	Location to be determined.
	Planned Activities	See Description above.
7	Project Name	Multi-Family Housing New Construction
	Target Area	Sacramento Region Priority Areas Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,292,590
	Description	Provides loans for the construction of low- and moderate-income multi-family housing.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 housing units to be constructed.
	Location Description	To be determined.
	Planned Activities	See Description above.
8	Project Name	City of Citrus Heights First-Time Homebuyer Program
	Target Area	Agreement Cities
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$156,260
	Description	Provides down payment assistance, closing costs, homeownership education and counseling to income eligible first-time homebuyers.
	Target Date	12/31/2014

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 low- and moderate-income households will benefit from this activity.
	Location Description	Eligible households in the city of Citrus Heights.
	Planned Activities	See Description above.
9	Project Name	Emergency Repair Program/Accessibility Grant Program (ERP-A)
	Target Area	Sacramento Region Priority Areas Countywide
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000
	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	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 72 homeowner housing to be rehabilitated.
	Location Description	To be determined.
	Planned Activities	See Description above.
10	Project Name	Minor Repair & ADA for Seniors and Low-Income Homeowners Program
	Target Area	Countywide
	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	Approximately 100 homeowner housing units to be rehabilitated.
	Location Description	To be determined.
	Planned Activities	See Description above.
11	Project Name	Housing Programs Delivery
	Target Area	Sacramento Region Priority Areas Countywide Administration Agreement Cities
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$293,882
	Description	Supportive services for affordable/multi-family rehabilitation/new construction, 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	N/A
	Location Description	See Description above.
	Planned Activities	See Description above.
12	Project Name	Meals on Wheels
	Target Area	Sacramento Region Priority Areas Countywide Agreement Cities
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$378,778

	Description	Provides meals to homebound seniors and to non-homebound seniors at over 22 dining sites.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 meals to be served to elderly clients.
	Location Description	Countywide
	Planned Activities	See Description above.
13	Project Name	Emergency Solutions Grant
	Target Area	Countywide Administration
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	ESG: \$392,047
	Description	Funds to provide homelessness 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	Approximately 43 beds provide 15,695 bed nights, and approximately 100 persons to be rapidly re-housed.
	Location Description	To be determined.
	Planned Activities	See Description above.
14	Project Name	Homeless Activities
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$346,619

	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	Approximately 100 homeless persons will benefit from this activity.
	Location Description	Emergency shelters and Medical Detox facility.
	Planned Activities	See Description above.
15	Project Name	Folsom - Seniors Helping Seniors Handyman Program
	Target Area	Agreement Cities
	Goals Supported	Agreement Cities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	Funds to be used for the City's Seniors Helping Seniors Handyman Program.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 homeowner housing units to be rehabilitated.
	Location Description	City of Folsom eligible homeowners.
	Planned Activities	See Description above.
16	Project Name	Galt - Railroad Quiet Zone Improvements
	Target Area	Agreement Cities
	Goals Supported	Agreement Cities
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000
	Description	Funds to be used to implement Railroad Quiet Zone improvements in CDBG eligible areas of Galt.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,229 low- to moderate-income persons will benefit from this activity.
	Location Description	City of Galt eligible areas.
	Planned Activities	Funds to be used to implement Railroad Quit Zone improvements in CDBG eligible areas of Galt.
17	Project Name	Consolidated Planning
	Target Area	Sacramento Region Priority Areas Countywide Agreement Cities
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services Agreement Cities
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Planning related to affordable housing, homeless/HEARTH Act activities and public improvements.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	To be determined.
	Planned Activities	See Description above.

18	Project Name	HOME Program Administration
	Target Area	Sacramento Region Priority Areas Countywide Administration Agreement Cities
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$275,556
	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	N/A
	Location Description	See Description above.
	Planned Activities	See Description above.
19	Project Name	Section 3 Program Delivery
	Target Area	Sacramento Region Priority Areas Countywide Administration Agreement Cities
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Agreement Cities
	Needs Addressed	Affordable Housing Non-Housing Community Development
	Funding	CDBG: \$104,000
	Description	Supportive services for First Source and Section 3 related activities in 2014.
	Target Date	12/31/2014

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	See Description above.
	Planned Activities	See Description above.
20	Project Name	CDBG Planning and Administration
	Target Area	Sacramento Region Priority Areas Countywide Administration Agreement Cities
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services Agreement Cities
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$282,688
	Description	Administrative and Planning services for CDBG projects and programs in 2014.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	See Description above.
	Planned Activities	Refer to Description above.
21	Project Name	Capital Reserve
	Target Area	Sacramento Region Priority Areas Countywide

	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services Agreement Cities
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$556,503
	Description	Reserve account for overruns in capital improvement activities and to fund budgeted activities in 2014 if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities.
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Refer to Description above.
22	Project Name	Environmental Services Delivery
	Target Area	Sacramento Region Priority Areas Countywide Administration Agreement Cities
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services Agreement Cities

Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
Funding	CDBG: \$50,000
Description	Staffing and supportive services for environmental review activities in 2014.
Target Date	12/31/2014
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Countywide
Planned Activities	See above.

AP-50 Geographic Distribution - 91.220(f)

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

SHRA provides CDBG assistance in low- and moderate-income communities countywide that include the incorporated cities of Folsom, Isleton and Galt and the County unincorporated areas. The boundaries of these areas make up five supervisorial districts that are adjusted every Federal census term (10 years). The Sacramento Region Priority Areas includes infrastructure improvement activities; see below for the percentage of funds for the target areas. This percentage does not include the cities of Folsom, Isleton or Galt.

Geographic Distribution

Target Area	Percentage of Funds
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) and the city of Folsom for its Seniors Helping Seniors Handyman Program. CDBG funds will also provide funding for the DHA Medical Detoxification program, homeless activities (includes ESG funding), and the Meals on Wheels Program.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	0
Special-Needs	3,500
Total	3,550

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	113
Acquisition of Existing Units	0
Total	124

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. These programs are 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 County of Sacramento Affordable 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's Multifamily Lending and Mortgage Revenue Bond Programs and the long-term rent restrictions placed on SHRA-subsidized units, property owners are required to offer their tenants units at an affordable rent, reducing the tenants' rent burden. In addition, a reduction of overcrowding may occur due to the production of unit sizes ranging from one to four bedrooms.

Other assistance may include:

Assistance with the issuance of tax-exempt Mortgage Revenue Bonds 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 HA 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 Housing Authority 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

In 2013, SSF's Bed Inventory 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 (City and County of Sacramento), 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.

Another example is the Mather Community Campus. DHA operated the transitional housing program on the Mather Community Campus from 1993 to March 2010. Due to recent budgetary reductions, DHA is no longer the sponsor of services under HUD but remains the fiscal agent. Volunteers of America, Sacramento Area Emergency Housing Center and Crossroads assumed sponsorship in April 2010. The Mather Community Campus' transitional housing program provides skill building and job readiness for individuals and families with children. The Campus has 22 buildings on 31 acres and is home to 320 transitional housing residents.

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 2013 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-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

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

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 County to implement and revise as necessary existing housing ordinances and policies currently in place through the General Plan. These housing policies aim to expand affordable housing opportunities and strategies for extremely low-, very low-, low-, and moderate-income households, and provide additional supportive services and homeless assistance throughout the Sacramento Region.

The County Planning Department and SHRA are coordinating on preparation of the County's Housing Element, with comprehensive housing policies, goals and programs. The Housing Element to include an analysis of existing and projected housing needs; an analysis of potential governmental constraints, residential land inventory, housing policies, programs and quantified objectives to address the County's housing needs.

The County's Affordable Housing Ordinance, adopted in 2004, requires 15 percent of units constructed in new development projects to be affordable to low-, very low-, and extremely low-income buyers or renters. In the next program year, SHRA will continue to review and approve Affordable Housing Plans and Agreements required under the ordinance. SHRA, through its Multifamily Lending and Mortgage Revenue Bond Policies historically has provided reduced-interest-rate gap financing to multifamily housing projects that are developed to meet the ordinance's requirements. Due to the closure of SHRA's lending programs there are limited plans to finance new projects next year. SHRA uses HOME program funds Housing Trust Funds, and Tax Increment Funds, as well as its capacity as an issuer of mortgage revenue bonds to provide gap financing.

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 both

the City and County of Sacramento, 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 additional funds of \$4.6 million of NSP3 funding in 2010 the funds were used to continue the most effective aspects of the NSP1 programs.

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 County 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

The 2013-17 Consolidated Plan lists the following obstacles to meeting underserved needs such as:

- Limited availability of funding from federal, state and other sources;
- High cost of housing and conditions in Sacramento which increases the difficulty of meeting affordable housing needs;
- 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 federal, state and other sources due to inadequate revenue; and 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 focusing on three programmatic and administrative areas. First and foremost, staff will concentrate on project and program delivery utilizing the remaining economic stimulus funds from the HERA and ARRA. Additionally, SHRA staff will continue to research the availability of funding resources and will use proactive approaches toward future applications for potential federal and state 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 local public service providers are caught in the compounded predicament of significant loss of local and other funding while their client numbers 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 work collaboratively with both the City and County elected officials, as well as the Planning, Parks, Transportation, Public Works, Economic Development and General Services Departments to identify projects that 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 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 for discussion on the County's Affordable Housing strategy and goals.

Actions planned to reduce lead-based paint hazards

SHRA will coordinate activities with the County 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'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 plans to visually inspect the multi-family and single-family housing units in 2013. 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.

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 launching 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

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 2014, 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 county.

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	557,374
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
Total Program Income:	557,374

Other CDBG Requirements

1. The amount of urgent need activities	0
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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 County 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 County may use for housing activities include CDBG, NSP, and other local funds.

In addition, the Board of Supervisors 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 County 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 County's recapture and resale clauses are included in the County's security documents for HOME-funded loans and identify the events that trigger either recapture of County 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 County 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 County'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:

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.

4. 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.

5. 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 Continuum. SHRA will continue to collaborate with the CoC 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.

The CoC is tasked with developing and 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 Board of Supervisors.
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