



# **2015 Action Plan**

## **County of Sacramento**

Prepared by the Sacramento Housing and Redevelopment Agency

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# Table of Contents

Executive Summary..... 3

    AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) ..... 3

    PR-05 Lead & Responsible Agencies - 91.200(b) ..... 7

    AP-10 Consultation - 91.100, 91.200(b), 91.215(l) ..... 8

    AP-12 Participation - 91.105, 91.200(c) ..... 24

Expected Resources ..... 28

    AP-15 Expected Resources - 91.220(c)(1,2) ..... 28

Annual Goals and Objectives ..... 32

    AP-35 Projects - 91.220(d) ..... 35

    AP-38 Project Summary ..... 37

    AP-50 Geographic Distribution - 91.220(f) ..... 53

Affordable Housing ..... 54

    AP-55 Affordable Housing - 91.220(g) ..... 54

    AP-60 Public Housing - 91.220(h) ..... 57

    AP-65 Homeless and Other Special Needs Activities - 91.220(i) ..... 61

    AP-75 Action Plan Barriers to Affordable Housing - 91.220(j) ..... 66

    AP-85 Other Actions - 91.220(k) ..... 68

Program Specific Requirements..... 73

# 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**

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**

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**

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 on Behalf of the County of Sacramento	
CDBG Administrator	Development Department/Federal Programs	
HOME Administrator	Development Department/Housing Finance	
ESG Administrator	Development Department/Federal Programs	

**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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County of Sacramento  
Annual Action Plan  
2015

7

## **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 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 city and county of Sacramento and has developed a Desk Manual which include performance standards and evaluation of program outcomes per 24 CFR 576.107 and 24 CFR 576.500. SHRA requires emergency shelter and rapid re-housing providers to enter client demographics into the Homeless Management Information System (HMIS) which is then utilized to complete the Consolidated Annual Performance Report (CAPER). SSF was consulted during the development of the 2015 Action Plan that in part allocates federal 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. In 2014, SHRA implemented its ESG Rapid Re-Housing program that utilizes coordinated entry, and continues to participate in the CoC Coordinated Entry subcommittee. 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

In January 2014, the Sacramento CoC Advisory Board approved its first HEARTH-required Governance Charter. The Charter outlines necessary first steps in increasing the CoC's engagement in decision-making related the ESG.

The Sacramento CoC Advisory Board's Housing Committee has recently convened an Emergency Shelter subcommittee to ensure the CoC is aware of and engaged in issues faced by ESG subrecipients and all emergency shelter providers in Sacramento.

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

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

1	<b>Agency/Group/Organization</b>	CARES
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and 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	<b>Agency/Group/Organization</b>	COMMUNITY LINK
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	MCGEORGE SCHOOL OF LAW
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and LSNC McGeorge 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	<b>Agency/Group/Organization</b>	REBUILDING TOGETHER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and 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	<b>Agency/Group/Organization</b>	RIO LINDA RECREATION AND PARK DISTRICT
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and District staff met to discuss capital improvements to its kitchen which serves as a Meals on Wheels site for the senior nutrition program.
6	<b>Agency/Group/Organization</b>	SACRAMENTO AREA COUNCIL OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA 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	<b>Agency/Group/Organization</b>	SACRAMENTO COUNTY MUNICIPAL SERVICES
	<b>Agency/Group/Organization Type</b>	Other government - County Grantee Department Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and County of Sacramento staff met on an ongoing basis to discuss the development of the Action Plan.

8	<b>Agency/Group/Organization</b>	SACRAMENTO COUNTY DEPARTMENT OF HUMAN ASSISTANCE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County Grantee Department Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and County of Sacramento staff met on an ongoing basis to discuss the development of the Action Plan.
10	<b>Agency/Group/Organization</b>	SACRAMENTO STEPS FORWARD
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
11	<b>Agency/Group/Organization</b>	SOUTHGATE RECREATION AND PARK DISTRICT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization provided input on capital improvements that would assist with economic development in the community.
12	<b>Agency/Group/Organization</b>	WALNUT GROVE MERCHANT AND HOMEOWNERS ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization provided input on capital improvements that would assist with economic development in the community.
13	<b>Agency/Group/Organization</b>	ISLETON BRANNON-ANDRUS HISTORICAL SOCIETY
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Neighborhood Organization



	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization provided input on capital improvements that would assist with economic development in the community.
14	<b>Agency/Group/Organization</b>	SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local Regional organization Planning organization Business and Civic Leaders Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Sacramento Housing and Redevelopment Commission acts as the public hearing for the Action Plan. They also submit their recommendations Sacramento Board of Supervisors.

16	<b>Agency/Group/Organization</b>	SACRAMENTO SELF-HELP HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and Sacramento Self Help Housing met to discuss impediments to fair housing and homeless related issues.
17	<b>Agency/Group/Organization</b>	SACRAMENTO EMPLOYMENT AND TRAINING AGENCY
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - Local Regional organization Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA AND SETA IN PARTNERSHIP WITH THE GREATER SACRAMENTO URBAN LEAGUE DEVELOPED FIRST SOURCE SACRAMENTO A PROGRAM THAT CREATES PATHWAYS TO EMPLOYMENT FOR HOUSING AUTHORITY RESIDENTS AND OTHER LOW-INCOME PERSONS OF SACRAMENTO.

18	<b>Agency/Group/Organization</b>	GREATER SACRAMENTO URBAN LEAGUE
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Regional organization Business and Civic Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA AND THE GREATER SACRAMENTO URBAN LEAGUE IN PARTNERSHIP WITH SETA DEVELOPED FIRST SOURCE SACRAMENTO A PROGRAM THAT CREATES PATHWAYS TO EMPLOYMENT FOR HOUSING AUTHORITY RESIDENTS AND OTHER LOW-INCOME PERSONS OF SACRAMENTO.
19	<b>Agency/Group/Organization</b>	RIO LINDA WATER DISTRICT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA AND THE RIO LINDA WATER DISTRICT MET TO DISCUSS INFRASTRUCTURE NEEDS OF THE COMMUNITY.
20	<b>Agency/Group/Organization</b>	SACRAMENTO DEPT OF HEALTH AND HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy HOPWA Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and this organization meet as needed to discuss their program(s) and development of the Action Plan. The anticipated outcomes of the consultation was to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for the Sacramento community by identifying, developing and providing health and safety.
21	<b>Agency/Group/Organization</b>	RENTAL HOUSING ASSOCIATION OF SACRAMENTO VALLEY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA MET WITH RENTAL HOUSING ASSOCIATION OF SACRAMENTO VALLEY TO DISCUSS SOLUTIONS IMPEDIMENTS TO FAIR HOUSING CHOICE.
22	<b>Agency/Group/Organization</b>	LEGAL SERVICES OF NORTHERN CALIFORNIA
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and LSNC McGeroge 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.
23	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and the Salvation Army staff met to discuss homelessness prevention and shelter issues.
24	<b>Agency/Group/Organization</b>	VOLUNTEERS OF AMERICA
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA and VOA staff met to discuss homelessness prevention, shelter, veteran and rapid re-housing issues.
25	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO
	<b>Agency/Group/Organization Type</b>	PHA Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SHRA staff consulted with the PHA throughout 2014 on resident issues; most notably the enhancement of the Section 3 program with the development of the First Source Sacramento employment/training program.

**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.

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**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 with the development of the 2015 Action Plan. Draft copies of the 2015 Proposed One-Year Action Plan Activities were displayed for public comment on the SHRA web site located at [www.shra.org](http://www.shra.org). The public notice 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 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.



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**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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: various</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	N/A	No public comments received	N/A	www.shra.org
2	Newspaper Ad	Non-targeted/broad community	N/A	No public 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)
3	Internet Outreach	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	No public comments received	N/A	<a href="http://www.shra.org">www.shra.org</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

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

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

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

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

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

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

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,071,618	886,307	0	5,957,925	9,600,000	Annual Allocation
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,858,975	810,443	0	2,669,418	3,800,000	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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	429,246	0	0	429,246	780,000	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.

## 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 Countywide Agreement Cities	Non-Housing Community Development	CDBG: \$3,436,094	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
2	Housing Development, Preservation & Homeownership	2013	2017	Affordable Housing	Countywide Agreement Cities	Affordable Housing	CDBG: \$1,524,882 HOME: \$2,453,105	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 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	Countywide	Homelessness Prevention	CDBG: \$675,043 ESG: \$348,183	Public service activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 14600 Beds
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: 1100 Persons Assisted Homeowner Housing Rehabilitated: 30 Household Housing Unit

Table 6 – Goals Summary

## Goal Descriptions

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

**Table 7 – Goal Descriptions**

## 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 2015 Action Plan activities.

#	Project Name
1	Twin Rivers (Dos Rios) TOD and Light Rail Station Project
2	Neighborhood Livability Initiative
3	Public Facility Notice of Funding Availability (NOFA)
4	Capital Improvements Scoping
5	Public Improvements Delivery
6	Folsom - Seniors Helping Seniors Handyman Program
7	Galt - Central Corridor Street Improvements
8	Multi-Family Housing Acquisition and Rehabilitation
9	Multi-Family Housing New Construction
10	City of Citrus Heights First-Time Homebuyer Program
11	Veterans/Multi-Family Housing Rehabilitation Program
12	Emergency Repair Program/Accessibility Grant Program (ERP-A)
13	Minor Repair & ADA for Seniors and Low-Income Homeowners Program

#	Project Name
14	Housing Programs Delivery
15	Emergency Solutions Grant
16	Homeless Activities
17	Meals on Wheels
18	Consolidated Planning
19	Analysis of Impediments to Fair Housing Choice (AI)
20	HOME Program Administration
21	Section 3 Program Delivery
22	CDBG Planning and Administration
23	Capital Reserve

**Table 8 – 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

Table 9 – Project Summary

1	<b>Project Name</b>	<b>Twin Rivers (Dos Rios) TOD and Light Rail Station Project</b>
	<b>Target Area</b>	Sacramento Region Priority Areas
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$950,000
	<b>Description</b>	Funds to provide for costs related to delivery, environmental review/clearance, real property acquisition, environmental remediation, predevelopment costs and infrastructure planning and analysis.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	660 Housing Authority residents
	<b>Location Description</b>	Twin Rivers Housing Authority site and surrounding neighborhood
	<b>Planned Activities</b>	See description above.
2	<b>Project Name</b>	<b>Neighborhood Livability Initiative</b>
	<b>Target Area</b>	Sacramento Region Priority Areas
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$1,333,004

	<b>Description</b>	Funds to provide streetlight conversion to LED in the Avenues neighborhood, asphalt pavement replacement and ADA compliant sidewalk ramp installation in South Oak Park area, install new curb/gutter/sidewalk (Watt Ave - Shady Ln to Sierra View Ln, Hurley Way - between Jonas Ave and Morse Ave, north side only), 44th Ave pedestrian over crossing community outreach.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10,000 low-to moderate income households will benefit from these activities.
	<b>Location Description</b>	<p><b>NLI Project includes:</b></p> <ul style="list-style-type: none"> <li>• Avenues Streetlight Conversion Project</li> <li>• South Oak Park Enhancement Project (Parker Avenue-44th Street to Stockton Blvd.;45th Street-Roosevelt Avenue to Parker Avenue; 48th Street-Roosevelt Avenue to Parker Avenue; 49th Street-Roosevelt Avenue to Parker Avenue; and Del Norte Blvd.-Fruitridge Avenue to 23rd Avenue)</li> <li>• Watt Avenue Pedestrian Enhancement Project (Watt Avenue between Shady Lane and Sierra View Lane)</li> <li>• Hurley Way Pedestrian Enhancement Project (North side of Hurley Way between Jonas Avenue and Morse Avenue)</li> <li>• 44th Avenue Pedestrian/Beautification Project (44th Avenue to Hwy 99)</li> </ul>
	<b>Planned Activities</b>	See description above.
<b>3</b>	<b>Project Name</b>	<b>Public Facility Notice of Funding Availability (NOFA)</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Infrastructure and Public Improvements

	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	SHRA to issue and award a NOFA for CDBG-eligible capital improvements to a public facility located in low- and moderate-income area.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD after eligible activity is selected.
	<b>Location Description</b>	tbd
	<b>Planned Activities</b>	See description above.
<b>4</b>	<b>Project Name</b>	<b>Capital Improvements Scoping</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility.
	<b>Target Date</b>	12/31/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
<b>5</b>	<b>Project Name</b>	<b>Public Improvements Delivery</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$203,090
	<b>Description</b>	Staffing and supportive services for Choice Neighborhoods Initiative, Section 3 related activities, environmental and capital improvement projects in 2015.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
<b>6</b>	<b>Project Name</b>	<b>Folsom - Seniors Helping Seniors Handyman Program</b>
	<b>Target Area</b>	Agreement Cities
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership



	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Funds to be used for the City's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30
	<b>Location Description</b>	City of Folsom
	<b>Planned Activities</b>	See description above.
<b>7</b>	<b>Project Name</b>	<b>Galt - Central Corridor Street Improvements</b>
	<b>Target Area</b>	Agreement Cities
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Funds to be used for the design of complete street improvements on 4th Street and C Street in Historic Old Town and Downtown. Improvements consist of enhanced pedestrian, landscaping and drainage improvements.
	<b>Target Date</b>	12/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1100
	<b>Location Description</b>	City of Galt
	<b>Planned Activities</b>	See description above.
<b>8</b>	<b>Project Name</b>	<b>Multi-Family Housing Acquisition and Rehabilitation</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,127,041
	<b>Description</b>	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	See description above.	
<b>9</b>	<b>Project Name</b>	<b>Multi-Family Housing New Construction</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,127,043
	<b>Description</b>	Provides loans for the construction of low- and moderate-income multi-family housing.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
<b>10</b>	<b>Project Name</b>	<b>City of Citrus Heights First-Time Homebuyer Program</b>
	<b>Target Area</b>	Agreement Cities
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$148,392
	<b>Description</b>	Provides down payment assistance, closing costs, homeownership education and counseling to income eligible first-time homebuyers.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3
	<b>Location Description</b>	City of Citrus Heights

	<b>Planned Activities</b>	See description above.
<b>11</b>	<b>Project Name</b>	<b>Veterans/Multi-Family Housing Rehabilitation Program</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$700,000
	<b>Description</b>	Provides loans and/or grants to rehabilitate low- and moderate-income multi-family housing units.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See description above.
<b>12</b>	<b>Project Name</b>	<b>Emergency Repair Program/Accessibility Grant Program (ERP-A)</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Provides funds for the program and its administration, staffing and delivery. This program provides grants of up to \$5,000 each to very-low income homeowners for emergency health and safety repairs and grants of up to \$5,000 each to low-income disabled residents for accessibility modifications.

	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
13	<b>Project Name</b>	<b>Minor Repair &amp; ADA for Seniors and Low-Income Homeowners Program</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$46,000
	<b>Description</b>	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).
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.

<b>14</b>	<b>Project Name</b>	<b>Housing Programs Delivery</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$293,882
	<b>Description</b>	Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, Section 3 related activities, environmental and emergency repair/accessibility programs in 2015.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
<b>15</b>	<b>Project Name</b>	<b>Emergency Solutions Grant</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	ESG: \$429,246
	<b>Description</b>	Funds to provide homelessness prevention, rapid re-housing, emergency housing/shelters, delivery, administration, operations and maintenance of facilities and essential supportive services per ESG regulations.

	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<b>Approximately 200 persons for 14,600 bed nights and 75 rapid re-housing clients.</b>
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
16	<b>Project Name</b>	<b>Homeless Activities</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	CDBG: \$355,000
	<b>Description</b>	Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and the provision of food.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 400 persons to be served in the Medical Detoxification program and 200 people receive assistance in a homeless shelter
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.

<b>17</b>	<b>Project Name</b>	<b>Meals on Wheels</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$430,000
	<b>Description</b>	Provides meals to homebound seniors and to non-homebound seniors at over 20 dining sites.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,700
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
<b>18</b>	<b>Project Name</b>	<b>Consolidated Planning</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention Non-Housing Community Development
	<b>Funding</b>	CDBG: \$100,000



	<b>Description</b>	Planning related to public facility and infrastructure improvements, affordable housing and homeless/HEARTH Act activities.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
19	<b>Project Name</b>	<b>Analysis of Impediments to Fair Housing Choice (AI)</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Provides funds for the solicitation and award of a consultant contract to develop the Analysis.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.

<b>20</b>	<b>Project Name</b>	<b>HOME Program Administration</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$266,942
	<b>Description</b>	Administrative services for the implementation of HOME-funded activities in 2015.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
<b>21</b>	<b>Project Name</b>	<b>Section 3 Program Delivery</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Supportive services for First Source Sacramento and Section 3 related activities in 2015.
	<b>Target Date</b>	12/31/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	See description above.
<b>22</b>	<b>Project Name</b>	<b>CDBG Planning and Administration</b>
	<b>Target Area</b>	Administration
	<b>Goals Supported</b>	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services Agreement Cities
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention Non-Housing Community Development
	<b>Funding</b>	CDBG: \$282,688
	<b>Description</b>	Administrative and Planning services for CDBG projects and programs in 2015.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countwide
	<b>Planned Activities</b>	See description above.

<b>23</b>	<b>Project Name</b>	<b>Capital Reserve</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Infrastructure and Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$549,261
	<b>Description</b>	Reserve account for overruns in capital improvement activities and to fund budgeted activities in 2015 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.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide.
	<b>Planned Activities</b>	See description 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).

### **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.

### **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, CDBG-funded multifamily/veterans housing, allocation of CDBG to homeowner housing rehabilitation and the city of Folsom for its Seniors Helping Seniors Handyman Program. In addition, CDBG and ESG will provide funding for homeless shelters and the rapid re-housing program; an estimated 200 persons in the emergency shelters and 75 persons receiving rapid re-housing assistance.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	275
Non-Homeless	0
Special-Needs	0
Total	275

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	51
Acquisition of Existing Units	0
Total	62

**Table 11 - 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:

- 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;
- Affordable, low-interest loans with long-term affordability restrictions for new construction of multifamily housing;
- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds to be used as a financing tool for qualified multifamily projects;
- Please note when combining HOME with Mortgage Revenue Bonds HOME funds may be disbursed for HOME eligible expenses and held in a non-bearing interest account by senior lender until IRS disbursement requirements have been met for the bond issuance.



## 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 has implemented a series of internal audits and monitoring systems. The HA will manage assets by continuing to strategically reposition public housing units and implement site-based waiting lists that remain open to allow for greater resident unit selection and a more efficient lease-up and housing administrative process. Both of these actions will help the HA maintain high occupancy rates.

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 2015, 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.

The HA will implement the revised Equal Access Rule per HUD Guidance issued September 2014:

The Equal Access Rule applies to all HUD-assisted and HUD-insured housing, including, but not limited to Public Housing, Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and Moderate Rehab programs. The rule also applies to PHAs under Moving to Work (MtW) agreements and the Rental Assistance Demonstration (RAD) program. In addition, the Equal Access Rule applies to private owners that participate in housing programs funded under Section 8 of the U.S. Housing Act of 1937. Private owners that participate in the HCV program are subject to the rule when the owner executes a housing assistance payment (HAP) contract with the PHA.

In order to comply with federal eligibility requirements, PHAs must revise their Admissions and Continued Occupancy Policies (ACOP) and/or Administrative Plans and policies to include federal definitions for “sexual orientation,” “gender identity,” and “family” as described in 24 CFR 5.403. *Sexual Orientation* means homosexuality, heterosexuality or bisexuality. *Gender identity* means actual or perceived gender-related characteristics. *Family* includes, but is not limited to the following, **regardless of actual perceived sexual orientation, gender identity, or marital status:**

1. A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or
2. A group of persons residing together and such group includes, but is not limited to:

- A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
- An elderly family;
- A near-elderly family;
- A disabled family;
- A displaced family; and
- The remaining member of a tenant family.

See 24 CFR 5.403 to define the terms disabled family, elderly family, and near-elderly family.

## **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 investor 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.

### **2015 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 the HA and 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)

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

N/A

## 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 acquired 79 additional units by 2014. These units have contracts 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 \$20 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; Continuum of Care program competition: permanent and supportive housing which includes the Shelter Plus Care program administered by SHRA
- 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 2015 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.

SSF is currently engaged in development of a Strategic Action Plan to End Homelessness in our community. This Action Plan, to be completed by December 2014, will be data-driven and results-oriented and based on best practices. The Action Plan will serve as a road map for local decision-making and priority-setting.

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

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

subpopulation characteristics is:

- Chronically Homeless – 432
- Severely Mentally Ill – 677
- Chronic Substance Abuse – 993
- Veterans – 302
- Persons with AIDS – 39
- Victims of Domestic Violence – 504
- Unaccompanied Youth (Under 18) – 8
- Unaccompanied Transition Age Youth (18-24) – 141

SSF's 2014 Bed Inventory reported that there are a total of 621 year round beds (combination of family and adult-only beds) with an additional 218 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 (City and County of Sacramento). As part of implementing the Homeless Emergency and Rapid Transition to Housing Act (HEARTH) in the Sacramento Region, SHRA continues to consult with the CoC on the programs currently receiving ESG funding. Beginning in 2014, and continuing in 2015, SHRA contracts with Volunteers of America (VOA) for the ESG funded Rapid Re-Housing Program and its emergency shelter. It continues to be the goal of the community to align ESG and CoC funding in a seamless and integrated coordinated entry system. SHRA will continue to attend and participate in the CoC committee and sub-committees to launch this effort. Continuing in 2015, the Winter Sanctuary will provide an 18-week emergency shelter program, operating through March 31st. It is funded through private grants and donations to SSF and operated by Capital Christian Center. The program is for adult men and women who do not have any other options during the coldest months of the year. The participants meet nightly at an intake center and are transported to the participating congregation where they are greeted by volunteers.

Twenty five faith-based congregations participate in the program, volunteering to host guests for a few nights to a couple of weeks at a time. The congregations welcome more than 100 guests each night, offering the participants hot meals, transportation, sleeping bags, sense of community and a safe place to sleep.

As part of the 2015 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, numerous HOPWA programs, and other actions related to the prevention of homelessness.

Other examples are the Mather Community Campus and the newly Continuum of Care Program funded Mather Veterans Village Phase 1. 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.

In 2014, Mather Veterans Village Phase 1 was awarded \$158,428 in Continuum of Care Program funds to house chronically homeless veterans in a 50-unit permanent supportive housing project.

**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 applied for new funding for permanent supportive housing in the 2014 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.

## **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

### **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 current Affordable Housing Ordinance, adopted in 2013, requires all newly constructed market rate residential developments to pay an affordability fee, or enter into a development agreement or other form of agreement which leads to the production of affordable housing in an amount at least equivalent to the affordable housing fee. In the next program year, SHRA will continue to review and approve agreements required under the ordinance. SHRA, through its Multifamily Lending and Mortgage Revenue Bond Policies historically has historically 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.

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## **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 2015 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 continues to visually inspect

their multi-family and single-family housing units. Residents are provided with information about lead-based paint hazards. Staff attends training and seminars to stay current with State of California Lead Awareness Training requirements. All lead-based paint testing and abatement is performed using qualified consultants and abatement contractors.

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

Poverty status is determined by comparing annual income to a set of dollar values called poverty thresholds that vary by family size, number of children, and age of householder. If a family's before tax money income is less than the dollar value of their threshold, then that family and every individual in it are considered to be in poverty. For people not living in families, poverty status is determined by comparing the individual's income to his or her poverty threshold. Per the Census Sacramento Quick Facts, the estimated 2013 population for Sacramento is 1,462,131 (includes the unincorporated county and cities) of which 16.5 percent of the population (approximately 241,251 people) is below the poverty level.

Eliminating poverty is a clear concern in the Sacramento Region. Efforts are continually underway to improve the quality of life and economic well being of the residents through collaborative efforts of the following agencies. Their programs provide needed skills and training for individuals seeking jobs and thereby assisting them out of poverty:

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

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

- SHRA's First Source Sacramento employment program launched in 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.

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

SHRA's 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 is organized into three general departments: Executive Director and Administration, the Housing Authority, and the Development Department.

The Executive Director and Administration Department includes an Executive Cabinet comprised of the Executive Director, General Counsel, Directors of Administration, Development and Finance, and the Public Information 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. 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.

In 2014 the Housing and Community Development (HCD) Department was reorganized and renamed Development Department:

Federal Programs Division includes planning and project delivery for the CDBG, ESG, HOPWA and Neighborhood Stabilization Program (NSP). This Division 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 Division 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.

Choice Neighborhoods group includes planning and project delivery for the Choice Neighborhoods (Twin Rivers, Marina Vista and Alder Grove). This group provides public outreach, planning and implementation to these public housing authority communities and nearby neighborhoods.

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**

SHRA will continue its involvement with cap-and-trade which is a market based regulation that is designed to reduce greenhouse gases (GHGs) from multiple sources. Cap-and-trade sets a firm limit or “cap” on GHGs and minimize the compliance costs of achieving state of California AB 32 goals. The cap will decline approximately three percent each year beginning in 2013. Trading creates incentives to reduce GHGs below allowable levels through investments in clean technologies. With a carbon market, a price on carbon is established for GHGs. Market forces spur technological innovation and investments in clean energy. Cap-and-trade is an environmentally effective and economically efficient response to climate change.

SHRA may apply for a loan if a project is identified in a community identified as priority area as part of the 2013-17 Consolidated Plan. Under the Consolidated Plan, census tracts that are predominantly low- and moderate-income (a tract where more than half of the population are 80-percent of the Area Median Income or less) and where existing facilities suffer from heavy use or deferred maintenance leading to disrepair, are being targeted for capital improvement funding. By targeting capital improvements to these communities the goal is to concentrate efforts for maximum SHRA housing programs, the totality of activity covered under the Consolidated Plan seeks to increase economic opportunities, access to jobs and services, and create strategic and visible impacts that promote positive changes in the community. Cap-and-Trade funding would significantly bolster and complement these efforts.



## Program Specific Requirements

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

#### Introduction

##### Fair Housing

SHRA, on behalf of the City and County of Sacramento, under direction of the U.S. Dept. of Housing and Urban Development (HUD), has a responsibility to affirmatively further fair housing within the City of Sacramento, as well as in the Unincorporated County of Sacramento, and the cities of Citrus Heights, Folsom, Isleton, and Galt (Elk Grove and Rancho Cordova receive their own CDBG and HOME entitlements). SHRA strives through the implementation of its programs and outreach efforts to reduce housing discrimination in the housing rental, sales and lending on the basis of race, sex, color, religion, national origin, familial status, gender identity, or disability, in compliance with the Fair Housing Act.

##### *Regional Analysis of Impediments to Fair Housing Choice*

The Fair Housing Cooperative met in September 2014 and an outcome of this meeting is the recommendation that SHRA issue a request for proposal (RFP) for a regional Analysis of Impediments to Fair Housing Choice (AI). The intent of the RFP is for SHRA; the cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova and Elk Grove; and the unincorporated County of Sacramento to select a professional consulting firm with proven expertise and understanding of the Fair Housing Act which requires the U.S. Department of Housing and Urban Development (HUD) to administer the Department's housing and urban development programs in a manner to "affirmatively further fair housing." HUD in large part carries this obligation out by requiring its grantees to affirmatively further fair housing through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs, and as one part of the Consolidated Plan (five-year planning document with performance measures reported annually). HUD is committed to enforcing the federal Fair Housing Act and other civil rights laws with the fundamental goal of making housing opportunities available to all.

HUD requires grantees to conduct an analysis to identify impediments to fair housing choice (the AI); take appropriate actions to overcome the effects of any impediments identified through the analysis; and maintain records reflecting the analysis and actions taken in this regard.

This regional AI's analysis area is defined as the incorporated cities of Sacramento, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova and Elk Grove; and the unincorporated County of Sacramento.

In 2015, SHRA will issue a request for proposals to contract with a consultant to update the AI. Staff

expects to submit the AI to HUD in November 2016. Additionally, SHRA will continue to refine its referral process and update its website as needed to provide residents with information on how to obtain assistance for fair housing issues. The One-Year Action Plan also includes funding in support of Fair Housing Activities. This funding is intended to support partnerships with other jurisdictions and agencies as part of a larger more holistic framework reflective of what each community is doing and to fully explore how to leverage all the various components of fair housing being undertaken.

#### Status of Agreement Cities

The CDBG Cooperation Agreements with Folsom, Isleton and Galt will expire on December 31, 2017 and the next renewal year begins on January 1, 2018. The HOME consortium agreement with the city of Citrus Heights will expire on December 31, 2017 and the next renewal year begins on January 1, 2018.

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**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	43,064
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>43,064</b>

**Other CDBG Requirements**

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

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

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

SHRA administers the HOME program on behalf of the 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:

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

- a. 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.

- b. 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.

- c. 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.

d. 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.

e. 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

SHRA utilizes its ESG Desk Manual to administer the ESG program per 24 CFR Parts 91 and 576. In early 2014, after a competitive bid process, SHRA awarded a contract to Volunteers of America to implement the rapid re-housing component of the ESG program. This contract is in addition to the 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. 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. SHRA requires that its Subrecipients enter client demographic data into HMIS in a timely fashion. HMIS client data is utilized to completed the CAPER.

The Sacramento Region's ESG program will follows similar priority of Homlessness Prevention and Rapid Re-Housing Program (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 2014 SHRA launched a coordinated entry / assessment system for ESG. In 2015, this system will continue to 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 component of ESG was launched in 2014 after being competitively bid. 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.
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.