



**2014**

**Consolidated Annual Performance  
Evaluation Report**

Prepared by the Sacramento Housing and Redevelopment Agency  
On behalf of the County of Sacramento

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Plan is designed to help local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the four federal Community Planning and Development (CPD) formula block grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME) and the Emergency Solutions Grant (ESG) program. In the CAPER, grantees report on accomplishments and progress toward Consolidated Plan goals in the prior year.

The following overarching goals adopted in the Consolidated Plan guided SHRA in assigning annual community priorities:

- Provide decent housing for low- and moderate-income households, and those with special needs;
- Provide safer, more-livable neighborhoods; and
- Expand economic opportunities.

The table below represents by unit of measure (e.g., housing units, persons assisted, number of beds, etc.) an update of the Consolidated Plan's five-year expected strategic goals and actual program year outcomes. The eCon Plan Suite CAPER software has not adequately pulled the CDBG, HOME or ESG goals and objectives or Source/Amount for this program year. Therefore, the table below has been revised to provide the actual households as provided by a combination of the Con Plan Goals and Accomplishment and the PR-23 Integrated Data Information System (IDIS) reports, data from the 2014 ESG Homeless Management Information Systems (HMIS) Consolidated CAPER and shelter bed nights from information provided by Sacramento Steps Forward (lead agency of the Continuum of Care).

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Expected – Program Year	Actual – Program Year
Agreement Cities	Affordable Housing Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5,000	0	1,000	0
Agreement Cities	Affordable Housing Non-Housing Community Development	Homeowner Housing Rehabilitated	Household Housing Unit	250	99	30	34
Housing Development, Preservation & Homeownership	Affordable Housing	Rental units constructed	Household Housing Unit	180	37	11	15
Housing Development, Preservation & Homeownership	Affordable Housing	Rental units rehabilitated	Household Housing Unit	405	0	11	0
Housing Development, Preservation & Homeownership	Affordable Housing	Homeowner Housing Added	Household Housing Unit	0	1	0	1

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Expected – Program Year	Actual – Program Year
Housing Development, Preservation & Homeownership	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	1,290	442	60	225
Housing Development, Preservation & Homeownership	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	0	1	5	1
Infrastructure and Public Improvements	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	82,000	90,677	6,400	36,043
Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	23,600	7,523	3,500	6,291

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Expected – Program Year	Actual – Program Year
Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	255	50	255
Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Homeless Person Overnight Shelter	Persons Assisted	2,300	47,611	19,345	28,266

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

During the 2014 program year, measurable progress was made on the majority of the five-year goals established in the Five-Year Consolidated Plan, as is outlined in the tables above. In some instances actual accomplishments exceeded the anticipated goals. This was especially true for activities that provided supportive services and housing-related assistance to homeless individuals and families.

Delays were encountered by some physical projects, making it difficult to complete the activity and report total accomplishments by the close of the program year. In addition, a number of affordable housing projects experienced delays primarily due to the need to secure additional financial resources. These projects are still underway and will report accomplishments in subsequent CAPERs.

Please refer to the reports below for additional information:

- Con Plan Goals and Accomplishments (IDIS)
- List of Activities by Program Year and Project (PR02)
- Summary of Activities (PR03)
- Drawdown Report by Voucher Number (PR07)
- Summary of Accomplishments Reports (PR23)
- Financial Summary (PR26)
- Selected CDBG Accomplishments (PR51)
- Shelter Bed Inventory (provided by Sacramento Steps Forward) - Bed Night Availability
- ESG Consolidated CAPER (provided by Sacramento Steps Forward via HMIS)

Note 1: On 2/12/15, the HUD Exchange responded to SHRA's inquiry regarding false data on the PR23. Response back stated that HUD is aware that there are data issues with the report and corrections would be forthcoming on a future IDIS release. SHRA utilized IDIS accomplishment screen shots to verify accomplishments.

Note 2: The number of bed nights has exceeded original expectations. The Continuum of Care partners continue to collaborate on providing emergency shelter beds, rapid re-housing, and other forms of homelessness prevention.

**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).

**2014 - County of Sacramento Racial / Ethnic Categories**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>Total</b>
White	1,703	15	88	1,806
Black or African American	351	3	143	497
Asian	131	-	1	132
American Indian or Alaska Native	43	-	4	47
Native Hawaiian or Other Pacific Islander	36	-	2	38
American Indian/Alaskan Native & White	5	-	-	5
Asian & White	20	-	-	20
Asian & Black/African American	-	-	-	-
Black/African American & White	4	-	-	4
Amer. Indian/Alaskan Native & Black/African American	3	-	-	3
White & American Indian/Alaskan Native	-	-	-	-
White/Black/African American/Asian	-	-	-	-
White/Black/African American/American Indian	-	-	-	-
Other	190	2	3	195
<b>Total</b>	<b>2,486</b>	<b>20</b>	<b>241</b>	<b>2,747</b>
Hispanic	183	2	33	218
Non-Hispanic	2,303	18	208	2,529

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

## **Narrative**

The eCon Plan Suite CAPER software has not adequately pulled the racial and ethnicity data of individuals assisted. In addition, CDBG PR-23 was also not utilized as the response from the HUD Exchange to SHRA's inquiry regarding inaccurate data would be corrected in a future IDIS release. Data source: IDIS accomplishment screens.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Federal Entitlement	14,700,000	2,565,334
HOME	Federal Entitlement	5,000,000	281,439
ESG	Federal Entitlement	1,000,000	206,532

**Table 3 – Resources Made Available**

### Narrative

The table above outlines the Consolidated Plan awarded funding received between January 1, 2014 and December 31, 2014. This table includes only new funds received during the program year and does not account for either unspent prior year funds used for FY14 activities or funds from prior years spent during the 2014 program year. Source of drawn funds is from PR02 (IDIS Run Date: 02/23/2015).

### Narrative

**Please note that the 2014 federal awards were not loaded into IDIS until January 2015.**

CDBG assistance is provided in low- and moderate-income communities, including the incorporated cities of Folsom, Isleton, Galt, the County unincorporated areas, and the city of Citrus Heights (HOME only) upon Board of Supervisor approval. The boundaries of these areas make up five supervisorial districts that are adjusted every Federal census term (10 years). Capital improvement projects are either in targeted areas or low- to moderate- income areas.

Per IDIS report PR26 – CDBG Financial Summary Report (IDIS run date 03/12/2015):

- Low/Mod benefit this reporting period - 87.97%
- Public Service Cap – 13.97%
- Planning and Administration Cap – 11.17%

Most activities undertaken utilize CDBG, HOME and ESG funds in efforts to reduce persons in poverty and improve the quality of life for Sacramento residents; either directly or indirectly. Programs that directly influence the poverty level: job enrichment, development, and placement through education and economic development. Projects that indirectly affect poverty include those that upgrade the community and provide affordable housing. CDBG, HOME and ESG funds are often used as matching funds that also reduce the number of poverty level families.

Examples of completed or underway infrastructure improvement activities:

Completed the first of three phases to rehabilitate and preserve the historic Bing Kong Tong building in

Isleton which will eventually be restored as a community gathering place and museum of Chinese and Chinese American culture and history in the Delta. The second phase design is underway with interior rehabilitation expected to be completed by the end of 2016.

Completed the Franklin Boulevard Streetscape improvement project and began construction on the Old Florintown Street improvement project to create safer pedestrian access and attract more customers to local businesses along Franklin Boulevard and Old Florintown.

Completed the Femoyer Avenue streetscape project which improves connectivity, to the Mather community and neighborhood schools, as well as access to future development opportunities.

In addition, SHRA administers, on behalf of the City and County, activities that support public services for low income residents, including emergency repairs to owner-occupied homes, senior nutrition, homeless programs (emergency shelters, rapid re-housing )and medical detoxification services.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Sacramento shares HUD's goals of using Consolidated Plan funds to seed programs and projects that will ultimately prove financially self-sufficient. Unfortunately, over the past six-years other federal, state, and local public resources for most of the activities eligible for Consolidated Plan funding have been cut severely in order to reduce deficits. Private resources have been similarly limited by reductions in corporate, foundation, and individual giving to nearly all non-profit entities during the same period. As a result, it has been nearly impossible for many organizations that address the priority needs established in the Consolidated Plan to survive without the assistance of the CDBG, HOME and ESG programs.

Listed below are sources of additional funds received in 2014 for community development activities.

### CDBG Program Income and Revolving Loan Funds Revenue

Commercial Rehabilitation - \$165,291

Single-Family Rehabilitation - \$161,634

Multi-Family Rehabilitation - \$13,837

First Time Homebuyers Assistance - \$218,314

Section 108-Auburn Blvd. - \$8,637

County CDBG Program Income - \$1,887,678

Total County CDBG - \$2,455,392

HOME Program Income and Revolving Loan Funds Revenue: \$1,204,023

As a jurisdiction with substantial affordable housing and community development needs, the City needs to leverage its CDBG, HOME, ESG, and HOPWA entitlement grants with a variety of non-CPD funding sources and programs to maximize the effectiveness of available funds. The availability of these local, state, and non-profit resources and programs have greatly improved the County's ability to address community development needs.

In 2014, approximately \$26 million in local, state and federal funds were provided as leverage (data source: 2014 HUD Form 424).

Please refer to the HOME Annual Performance and Match Reports below and Section CR-70 ESG Expenditures for information regarding the match requirements for these programs.

Per IDIS report PR33 - HOME Match Liability Report, FY2014 Match Liability Amount is \$373,375.39. In May 2014 ([www.onecpd.info/resources/documents/FY-2014-HOME-Match-Reductions.xls](http://www.onecpd.info/resources/documents/FY-2014-HOME-Match-Reductions.xls)), the County of Sacramento was not designated as a distressed jurisdiction and is required to meet the full match requirement.

Pursuant to an internal review of HOME match calculation procedures, excess match carried forward from prior years was reviewed and revised as necessary to ensure compliance with HUD regulations. For the 2014 CAPER, no activity was added to the HOME match log as there is sufficient funds from prior years for the obligation.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	1,083,713
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,083,713
4. Match liability for current Federal fiscal year	373,375
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	710,338

**Table 4 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	0	0	0	0	0	0	0	0

Table 5 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
180,695	1,204,023	1,146,379	0	23,833,952

Table6 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	13,000,383	0	0	0	0	13,000,383
Number	1	0	0	0	0	1
<b>Sub-Contracts</b>						
Number	45	0	0	0	6	39
Dollar Amount	11,214,923	0	0	0	554,725	10,660,198
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	44	7	37			
Dollar Amount	11,198,668	988,637	10,210,031			

**Table 7 – Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 8– Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 9 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	50	200
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	3,500	0
<b>Total</b>	<b>3,550</b>	<b>200</b>

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	11	15
Number of households supported through Rehab of Existing Units	113	225
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>124</b>	<b>240</b>

Table 11 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Note that the one-year goal to provide housing to non-special needs individuals was incorrectly added. The goal should have been zero.

In 2014, SHRA housing programs continue to strive to meet the five-year objectives of expanding the supply of and improving the quality of affordable housing for low- and moderate-income households. SHRA programs were utilized both to increase home-ownership opportunities, to provide homeowner repair assistance, to create new units of multifamily housing, and to rehabilitate existing multifamily projects. As can be seen from the above table, the rehabilitation of existing units (owner-occupied and rental) far exceeded expectations. The goal was met Rebuilding Together (countywide owner-occupied

rehabilitation), emergency shelter housing provided by Volunteers of America and The Salvation Army, and the city of Folsom's Seniors Helping Seniors owner-occupied rehabilitation program.

Examples of newly constructed rental housing include Foothill Farms Senior Apartments and Forestwood at Folsom.

In addition to the above, SHRA continued to administer the Neighborhood Stabilization Program (NSP).

The NSP 3 funds were used to rehabilitate homes in low income communities that were severely impacted by the housing crisis. Specifically, SHRA worked with volume builders that are rehabilitating multiple properties and in 2014:

- 8 homes were rehabbed and sold under NSP 3, and four more are currently being rehabbed or are on the market for sale.

**Discuss how these outcomes will impact future annual action plans.**

SHRA will continue to evaluate its programs and adjust as necessary in future One-Year Action Plans. SHRA homebuyer assistance programs were not funded using CDBG or HOME resources in 2014, however in the absence of these resources, SHRA provided homebuyer assistance programs with CalHome funding from the state of California. Rebuilding Together provided residential rehabilitation programs and was funded using CDBG resources. SHRA multifamily new construction and rehabilitation programs were funded with HOME and leveraged dollars from bonds and tax credits, state, local, and private sources.

Where HOME funds were used to assist, our programs met the Section 215 requirements for affordable housing regarding purchase price, income levels served and resale restrictions. Within the County, per IDIS Report PR23 (Run Date: January 21, 2015), there were **15** units of multifamily affordable housing and completed in program year 2014. Also, the City of Citrus Heights assisted **one** first-time home buyer. All units qualified as affordable according to Section 215. The Development Finance team continues to offer loans to affordable developers, both for profit and nonprofit, and to property owners for the rehabilitation of substandard housing and for the development of new affordable housing. The Department's purpose is to invest public funds in new construction or rehabilitation projects that preserve and expand the supply of affordable housing, and lend SHRA's affordable housing policy initiatives in cooperation with the City and County. In 2014, the Department continued to organize the issuance of tax-exempt mortgage revenue bonds, perform credit analyses, and create public financing structures. It provided housing loans to support new construction in growth areas and urban infill development in older neighborhoods, the rehabilitation of deteriorated properties as a revitalization tool, and the continued preservation of existing affordable housing.

## Worst-Case Housing Needs

Worst-case housing needs are defined as low-income renter households who pay more than half their income for rent, live in seriously substandard housing (includes homeless people) or have been involuntarily displaced. Sacramento serves the worst-case needs by working with the Housing Authority, public service agencies and with Sacramento Steps Forward to maintain an umbrella of services to assist residents in their time of need. For further information, please refer to the Continuum of Care report on file with Sacramento Steps Forward for information on how the community addresses emergency housing and assistance services.

## Housing Needs of Persons with Disabilities

All of the County's funded housing developments comply with the Architectural Barriers Act of 1968, the Fair Housing Act of 1988, and Americans with Disabilities Act of 1990.

There are a variety of services for persons with disabilities in the Sacramento Region. An example is the State of California's Department of Developmental Services. This department provides services for children and adults with developmental disabilities, including, living arrangements, advocacy for the protection of legal, civil and service rights. In addition to the State's programs, Disability Rights of California also provides services, including, rights to basic support, personal care, therapy and health care; discrimination in housing, transportation, employment, and access to public and private programs and services.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	82	2
Low-income	85	6
Moderate-income	30	12
<b>Total</b>	<b>197</b>	<b>20</b>

Table 12 - Number of Persons Served

## Narrative Information

The eCon Plan Suite did not adequately pull accomplishments; staff, above data is from IDIS accomplishment screens.

SHRA makes housing options available to all qualified individuals regardless of race, color, religion, sex, familial status, disability, national origin, sexual orientation, and gender identity. SHRA markets its single-family home loan programs to area lenders, who are trained to offer the program to all income-eligible buyers. SHRA also works with professional housing counseling agencies to offer homebuyer

education and counseling to prospective homebuyers. Counseling services include outreach in different languages, and education on fair housing law.

For all multi-family rental projects, SHRA strictly enforces affirmative marketing and Equal Housing Opportunity practices. Each SHRA-funded project is required to report the status of their affirmative marketing practices annually using SHRA'S Affirmative Marketing Compliance Questionnaire. Compliance measures include but are not limited to advertising in both general circulation and minority newspapers, and displaying the Equal Housing Opportunity logo in a prominent location that is visible to both ingress and egress to the property. Finally, annual audits are performed for HOME-funded rental housing projects, and include checking records of advertising and special outreach activities. If a property is found to have a disproportionate make-up of one group, SHRA employs corrective steps including reestablishing a wait list based on remarketing of the units. This procedure insures the property represents the community at large.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Sacramento Steps Forward (SSF) is the lead Agency for the Continuum of Care (CoC) in the Sacramento Region. The CoC Advisory Board oversees all CoC business, facilitating policy and planning to prevent and end homelessness via engaged members and strong committees addressing housing, health, coordinated entry, HMIS & data, Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, and employment/income. In 2014, the CoC Advisory Board approved a Coordinated Entry and Assessment Plan, increased collaboration with adjacent CoCs through Yolo County CoC joining Sacramento's HMIS and taking steps towards a future merger with El Dorado County CoC; increasing awareness of enrollment of homeless persons in Affordable Care Act (ACA) healthcare; and hearing and responding to various issues of CoC Program projects. In 2015, the CoC Advisory Board will complete its SAP and continue the work set forth in its governance charter regarding CoC planning (particularly regarding coordination with ESG) and HMIS policies and procedures.

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

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

ESG and CDBG funding, along with funding from other resources, will continued to provide assistance for emergency shelter needs for homeless individuals and families, including a Comprehensive Alcohol Treatment Center. Refer to section CR-70 below for ESG performance outcomes. As the HEARTH Act was implemented, SHRA, in coordination with the CoC, began reassessing the shelter programs currently receiving ESG funding with the intention of meeting new HEARTH requirements that a portion of ESG funding be moved into rapid re-housing activities. In late 2013, SHRA issued a request for proposals seeking a provider to assume central intake responsibilities for ESG with the eventual inclusion of ESG as part of Coordinated Entry for the CoC. Also in 2014, the CoC and the faith-based community continued to provide 100 additional winter shelter beds/night during inclement weather. Please contact Sacramento Steps Forward for information regarding the Shelter Bed Inventory.

Sacramento's largest transitional housing program is Mather Community Campus. Operated by Volunteers of America (VOA), this transitional housing program provided skill building and job readiness

for individuals and families with children in 2014. Through intensive focus on employment and housing readiness and search activities, VOA has managed to significantly reduce the average length of stay, from two years to one. The Campus has 22 buildings on 31 acres and is home to 320 transitional housing residents.

Lutheran Social Services has adopted a hybrid model of Rapid Re-housing and Transitional Housing for Transition Age Youth (TAY) and families called “Rapid Transitioning,” which requires bi-weekly meeting with clients. This client-driven process includes setting realistic short-term goals in team meetings with clients to remove employment barriers. The case managers and the clients work closely to achieve goals. Rapid Transitioning program model is effective in helping clients gain and maintain employment to reach self-sufficiency, particularly for TAY, and can be used as a best practice model for future rapid re-housing programs.

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

The Veterans Community Support Network (VCSN), a coalition of over 85 public and private organizations, provides a number of services to veterans and their families. Activities include the annual Homeless Veterans Stand Down and Homeless Connect events, focusing on homeless veterans and housing and services. The VCSN also works with Veteran’s Administration (VA) staff to lead an outreach campaign to homeless veterans and their families, and to assist them in applying for VASH vouchers. Sacramento Veteran’s Resource Center (SVRC) provides homeless veterans with an array of services including employment counseling and training, supportive housing and recovery services. Sacramento also has two SSVF programs. SSF’s new Common Cents program also targets veterans and has built a collaborative to coordinate entry of veterans into homeless services through the SVRC.

The County’s Child Protective Services administers the Independent Living Program (ILP), a federally funded program which assists current and former foster youth between the ages of 16 and 21 achieve self sufficiency prior to, and after, exiting the foster care system. Services available to help young people prepare for adulthood include: education resources, assistance with applications for student aid, housing resources, and help in obtaining a job among other services. In addition, to ILP is the Extended Foster Care (AB12) is to assist foster youth in maintaining a safety net of support while experiencing independence in a secure and supervised living environment. The extended time as a non-minor dependent can assist the youth in becoming better prepared for successful transition into adulthood and self-sufficiency through education and employment training.

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.

Sacramento's Integrated Justice Information System (IJIS) was established to improve public safety through the timely and accurate sharing of criminal justice information among various justice related agencies. IJIS projects are designed and implemented to meet the data sharing needs of 19 stakeholder organizations related to adult and juvenile criminal justice activities. Major stake holders, include Criminal Justice Cabinet, Sacramento Sheriff and police departments, Probation, District Attorney, Public Defender, County departments of Human Assistance and Health and Human Services.

In 2013, the CoC launched a Homeless Youth Task Force with the National Association for the Education of Homeless Children and Youth, meeting monthly with providers and youth. The task force includes representation from County Education Office and California Coalition for Youth. An early adopter of the federal Fostering Connections to Success Act, California implemented multiple legislative acts so youth may remain connected to the foster system to age 21. The Children's Receiving Home, Lutheran Social Services, Volunteers of America and the County worked with youth through social workers and workshops to ensure best housing placement options and provide "safety nets."

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

The CoC Advisory Board continues to fund and seeks additional funding to continue helping homeless persons and families make the transition to permanent housing and independent living.

In 2014, on behalf of the Sacramento CoC, CoC lead Agency SSF applied for and was accepted into the national Zero 2016 initiative. Zero 2016 relies upon the Housing First model in its efforts to end Veteran and chronic homelessness by the end of 2016. SSF also developed its implementation plan for a program called Common Cents, which seeks to move homeless Veterans and the chronically homeless into permanent housing using a street outreach model, coupled with a common/shared assessment and coordinated entry into Permanent Supportive Housing for the most vulnerable chronically homeless. Zero 2016 and Common Cents seek to improve and simplify housing and service systems making them and easier to navigate. An immediate connection to permanent supportive housing can ensure that over 80 percent of homeless individuals remain housed, even among clients with severe substance abuse and mental health conditions. Both programs were launched in January 2015.

Over 20 agencies, private and public, in the Sacramento Region offer homeless prevention services that

include employment services, mortgage assistance, rental assistance, fair housing services, and utility assistance. Other private and public agencies offer counseling and advocacy services to assist individuals and families who are homeless or are at risk of becoming homeless. For example, Legal Services of Northern California substantive priorities are: preservation of housing, enhancing economic stability, family safety and stability, health care and civil rights. In addition to this organization, Pacific McGeorge School of Law provides law clinics for low-income residents and some members sit on non-profit boards and provide pro-bono work. Funding for these services comes from a combination of federal, state, local and private sources. Another example is SHRA's First Source Sacramento employment program launching in early 2014. This program is a one-stop clearing house that connects employers and job opportunities with qualified job seekers with a structured path toward employment for people who need help getting the skills, training or certification necessary to successfully compete in the local job market.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authorities' own and/or manage approximately 3,416 housing units within the City and County of Sacramento. Of these, 2,788 of the units were developed under the federal public housing program administered by HUD and are located throughout the Sacramento region with (1,753 units) in the City and (1,035 units) in the County. In addition to the public housing units, the Housing Authority manages another 628 units of local non-public housing.

In 2014, HUD notified SHRA that the City and County Housing Authorities had received high performer status based upon 2013 operating results. Staff is continuing to streamline operations where possible and diligently monitor operating activities to ensure that we continue to maintain these high standards of performance into the future.

2014 highlights include:

- Three Housing Authority residents competed nationally and won financial scholarships to attend school.
- The Housing Authority entered into a lease with Blossom Ridge to provide in home support services for the elderly residents living at this 80 unit apartment complex.
- Received renewal funding from HUD for a city and county Family Self Sufficiency (FSS) Coordinator to develop FSS program. The FSS program is a five year program that assists residents with job searches and links to social services, and allows residents to save a portion of rent subsidy towards future major purchases such as a home, car, or college tuition.
- Submitted the Choice Neighborhoods Initiative Transformation Plan for the Twin Rivers development to HUD.
- The asset repositioning strategies employed by the Housing Authority over the last three years have been successful. In 2014, construction on the Washington Plaza high-rise will be completed and the financing will close for the two other high-rise buildings of Sierra Vista and Sutterview, with construction to commence in early 2015.

### Section 3 / First Source Sacramento

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) (Section 3) requires that employment and other economic and business opportunities are directed to public housing residents and other low-income persons, to the greatest extent feasible, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low- and very low-income persons.

To enhance its Section 3 Program, in 2013, SHRA in partnership with the Greater Sacramento Urban League (Urban League), Sacramento Employment Training Agency (SETA) developed the First Source

Sacramento Program with it launching in 2014. This new program provides pathways to employment for Housing Authority residents, Housing Choice Voucher clients, and other low-income residents of the City and County of Sacramento. It is a one-stop resource for those seeking career counseling, training, certification and employment, and for employers, access to a pool of qualified applicants. First Source Sacramento helps create a competitive workforce, vibrant communities, and a sustainable local economy. The program is currently being piloted by the Housing Authority's resident trainees with the Urban League and SETA providing training and employment opportunities. In 2014 89 housing authority residents registered as well as 12 businesses doing business with SHRA.

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

The Housing Authority encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board (RAB). The RAB is an elected Board representing all of the public housing residents. The RAB serves as an organized spokesperson for the resident body to present resident concerns to the authority and to participate and provide feedback on the Public Housing Agency 5-Year and Annual Plan, policy revisions, and the development of resident programs on behalf of the residents.

Public housing residents are encouraged to participate in homeownership programs.

For example, the Housing Authority is moving forward on the disposition of 76 scattered single family homes under the Property Resale Entity (PRE) which result in the elimination of blight through the complete rehabilitation of the homes and provide homeownership opportunities for qualified low income homebuyers.

### **Actions taken to provide assistance to troubled PHAs**

Not a troubled-PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

SHRA continued to collaboratively work with County staff to implement and revise as necessary existing housing ordinances and policies currently in place through the General Plan. These housing policies aim to expand affordable housing opportunities and 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 Departments and SHRA coordinate on preparation of the Housing Element, with comprehensive housing policies, goals and programs. The Housing Element includes an analysis of existing and projected housing needs; an analysis of potential governmental constraints, residential land inventory, housing policies, programs and quantified objectives to address housing needs.

On February 25, 2014, the Board of Supervisors repealed the existing Affordable Housing Ordinance (AHO) and adopted a new one that went into effect on March 27, 2014. It requires almost every new market rate, residential building permit to either pay a set fee, or comply using a few other options.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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

- Limited availability of funding from federal, state and other sources;
- High cost of housing and conditions in Sacramento which increases the difficulty of meeting affordable housing needs;
- 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:

- Further reductions or frozen funding from federal, state and other sources due to inadequate revenue; and the housing and credit crisis causing a negative ripple effect;
- Though mitigating, high cost of housing in Sacramento increases the difficulty of meeting 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 continued to address the challenges of existing and new obstacles in 2014 by focusing on three programmatic and administrative areas. First and foremost, staff concentrated on project and program delivery. Additionally, SHRA staff continued to research the availability of funding resources and used proactive approaches towards applications for federal and state leverage funds; this assisted SHRA to strategically place future activities in line to address obstacles. An example is the Foreclosure Access Program which provides bank-owned properties to pre-qualified builders to rehabilitate and resell to owner occupants.

Finally, SHRA staff responded to increased programmatic and administrative demands by creating greater internal efficiencies and realigning program and services delivery internally and within its provider network. SHRA staff worked collaboratively with both the City and County elected officials, as well as the Planning, Parks, Transportation, Public Works, Economic Development and General Services Departments to identify projects that met federal community development program eligibility and meet timely draw down requirements. Staff continued to fine-tune this approach to help ensure projects were ready to go and project funds were spent quickly and effectively.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Department of Health and Human Services and SHRA have taken actions to reduce lead-based paint (LBP) hazards in accordance with HUD regulations. Housing units with lead-based paint were identified and actions were taken to remove the hazard.

#### **Childhood Lead Poisoning Prevention Program (CLPPP)**

Outreach and education regarding lead poisoning and prevention practices is provided by the Health Education Unit and public health nurses (PHNs) in the Public Health Nursing Field Services Unit. Health educators and public health nurses 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 are 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.

## **Sacramento Housing and Redevelopment Agency**

### **Public Housing**

The Housing Authority has every unit slated for modernization (and built prior to 1978) tested for LBP by a licensed Environmental Consultant, unless staff already has a report on file. Construction repairs are performed following the guidelines, including HUD and OSHA guidelines, outlined in the Consultant's report. For occupied multi-family housing units not slated for modernization, visual inspections are performed annually by Housing Authority staff. Residents are also provided with information about lead-based paint hazards. If portions of a dwelling unit are showing signs of deterioration of painted surfaces suspected of containing LBP, staff immediately has the unit tested and abated as necessary. Housing Authority staff routinely attends Hazardous Materials awareness trainings and seminars to stay current with current regulations.

### **Housing Choice Voucher**

Property owners, applicants, and participants are provided general information about lead-based paint hazards and stabilization techniques using safe work practices before an inspection is conducted. Housing Choice Voucher staff performs a Housing Quality Standard (HQS) inspection of each pre-1978 unit where a child under the age of 6 is expected to reside. If any defective paint surface is observed, the unit is failed and the owner and tenant are provided with detailed information about stabilizing defective paint surfaces using safe work practices. Information is also provided about required clearances and record keeping. Once the appropriate lead-based paint abatement has taken place the unit is cleared by the HQS inspector.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

SHRA collaborated with the City and County to continue efforts to reduce the number of families and individuals living in poverty. Staff focused primarily on supporting programs that raise household incomes and stabilize housing situations. It also supports the HUD McKinney Vento Grant for which Sacramento Steps Forward, as the Lead Agency of the Continuum of Care, will apply, in hopes of receiving the maximum amount available to support the development of affordable housing for homeless persons to make the transition to permanent housing and independent living.

Eliminating poverty is a clear concern of the City and County. Efforts are constantly underway to improve the quality of life and economic, for example:

- Sacramento Employment & Training Agency (SETA), a joint powers agency of the City and County, 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 to many Sacramento area residents. Annually, SETA serves over 45,000 customers.
- SHRA's First Source Sacramento employment program. This program is targeted towards Public

Housing and Housing Choice Voucher clients and other low-income residents of Sacramento.

The following programs provide needed skills for individuals seeking jobs:

- 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.
- Regional Occupational Program (ROP) offers free job training through the Sacramento County Office of Education (SCOE). ROP classes are open to anyone 16 years of age or older. In fact, only 35 percent of their students are adults. (While high school students are given enrollment priority before adult students, adult enrollment is allowed on a continuous basis for all sessions until filled.)
- 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.
- 2-1-1 Sacramento is free, 24-hour information on community, health and social services. Sacramento 2-1-1 is a one-stop source of information for people looking for community services and resources, especially for those who need essential services, such as food, shelter, counseling, employment assistance, and more. Callers receive personalized information from a live resource specialist. Sacramento 2-1-1 is confidential and available in more than 150 languages.

Like 9-1-1 for emergency services, 2-1-1 has been set aside nationally by the Federal Communications Commission for the public to more easily access community information. 2-1-1 is also a central resource for community information during and in recovery from disasters.

Other organizations working to assist families and individuals living in poverty include, but not limited to: Volunteers of America, the Salvation Army, Sacramento Housing Alliance and Legal Services of Northern California.

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

SHRA's Executive Director provides supportive direction and guidance to the organization in effectively implementing SHRA's mission and core goals. The Executive Director is responsible for developing and maintaining strong supportive relationships with elected officials at all levels of government. It is the Executive Director's responsibility to maintain fiscal integrity, to develop strategic partnerships with housing advocates, private and nonprofit organizations, business and community groups and residents, and to exercise visionary and innovative leadership to ensure that SHRA maintains a leading and proactive position in responding to external environmental factors that impact the future of the

organization and its ability to successfully address Sacramento's housing and community development needs.

SHRA's Executive Cabinet is comprised of the Executive Director, General Counsel, Directors of Administration, Finance and Development, and Public Information Officer for Communications. The Directors are responsible for all SHRA operations, as well as legal, fiscal and personnel management.

The Administrative Support Departments include: Agency Clerk, Information Management Technology Services, Public and Internal Communications and Risk Management, Procurement and Finance.

**The Housing Authority** provides affordable housing in the City and County of Sacramento through the Conventional Public Housing Program, Housing Choice Voucher (HCV) programs, and through the selective use of tax credits and long term bond financed developments for extremely low-, very low-, and low-income families, seniors, and disabled individuals. Through the Conventional Public Housing Program, the Housing Authority provides apartments, duplexes, and some single-family homes to qualified low-income families. This housing is owned, managed and maintained by the Housing Authority, making it one of the largest landlords in Sacramento.

### **The Development Department**

The Department works with various stakeholders to bring about positive change through investments in targeted neighborhoods. The primary responsibilities of the department include redevelopment successor agency assistance to the City and County of Sacramento, federally-funded programs including CDBG, HOME, ESG, HOPWA and NSP, community outreach, various local, state and federal grants, and environmental clearance. The Department also monitors and regulates affordable rents, and implements city and county housing policies and programs.

### **Real Estate and Construction Services (RECS) Department**

The support group for all of HCD's activities is the Real Estate and Construction Services (RECS) group. RECS implements procurement policies required by the various federal, state, and local funding sources; procurement, oversight of construction activities; and handle all real estate transactions.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Annually, SHRA prepares the One-Year Action Plan (Action Plan) on behalf of the City and County of Sacramento. The Action Plan serves as an update to the 2013-17 Consolidated Plan.

To enhance coordination between the public, private housing, health, and social service agencies during the Action Plan development process, SHRA coordinated with a variety of nonprofit organizations, including Sacramento Steps Forward, the Salvation Army, Volunteers of America and partnered with the

County to revitalize low-income communities utilizing NSP, CDBG, HOME, ESG, housing trust funds, mortgage revenue bonds, CalHome, and Mortgage Credit Certificates.

In addition, SHRA staff maintains working partnerships with SETA, the Sacramento Regional Transit District, financial institutions, school districts, community businesses, and public agencies and nonprofits.

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

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

SHRA, on behalf of the City and County of Sacramento, under direction of 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.

As part of the 2012 One-Year Action Plan, and was adopted by Sacramento's City Council and Board of Supervisors in November 2011. The AI will be updated as part of the next Consolidated Plan process which is scheduled to begin in 2016.

The AI consultant concluded, SHRA is, unquestionably, a progressive and forward looking agency, capable of designing and implementing a wide variety of programs which, collectively, meet both the fundamental objectives of the [federal entitlement] programs, and affirmatively furthering fair housing requirements which [those] programs contain [the] AI concluded that two major Impediments to Fair Housing Choice exist within the jurisdiction of the SHRA. Both of these impediments are, in essence, continuing in nature, having been first identified in the 2004 AI, although the specific details attendant to each finding has changed in the intervening years.

*Impediments:*

The region's ongoing foreclosure crisis and the discriminatory subprime lending practices which precipitated it are considered to be a major fair housing impediment. *AI Consultant Recommendation:* SHRA should routinely evaluate the racial/ethnic impact of the programs it designs and implements to address the crisis, and should, to the maximum extent permitted by law, seek to ensure that minorities receive the benefit of these initiatives to an extent commensurate with the impact the [foreclosure]

crisis has had on their communities.

The Human Rights/Fair Housing Commission. Due to funding shortfalls from the Joint Powers Authority (JPA) partners comprising the Commission's Board, the JPA Board, City Council and Board of Supervisors elected to dissolve the JPA and it ceased operation in June 2014. The lack of funding limited the Commission's ability to provide a full range of fair housing services. Over the last year, the non-court programs provided by the Commission primarily consisted of landlord-tenant counseling and mediation services.

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

The Fair Housing Cooperative (Cities of Sacramento, Citrus Heights, Rancho Cordova and Elk Grove and the County of Sacramento met in September 2014 and the members recommended that SHRA issue a request for qualifications (RFQ) for a regional Analysis of Impediments to Fair Housing Choice in 2015 or upon the issuance of the Final rule for Affirmatively Furthering Fair Housing in which HUD proposes replacing the current AI requirements with a new Assessment of Fair Housing (AFH). The intent 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 HUD to administer the Department's housing and urban development programs in a manner to "affirmatively further fair housing."

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To implement effective federal entitlement funded activities are monitored, or technical assistance is provided, on a consistent basis. Monitoring visits assist in determining if the subrecipient is carrying out its program and activities within the timeline denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations.

SHRA's Portfolio Management Division regularly monitors **HOME**-assisted properties to confirm that residents qualify for HOME designated units and borrowers comply with regulatory requirements as outlined in property agreements. Please refer to the HOME section of this report for further detailed information regarding HOME monitoring.

SHRA's **CDBG** administrative staff conduct monitoring reviews of each subrecipient every one to two years to ensure program compliance with HUD regulations. Technical assistance was conducted throughout the 2014 year to various Subrecipients; and the cities of Folsom, Isleton and Galt.

SHRA staff monitors **ESG** contracts monthly for compliance, financial management systems and programmatic activity. DHA, administered the ESG program and funds through 2012, and beginning in 2013 through 2014, reconciled its ESG expenditures through 2012. SHRA made the determination not to draw funds until 2014 to allow DHA time to complete its reconciliation. Additionally, staff is committed to providing accurate non-duplicative demographic information in IDIS to comply with HUD's reporting requirements. Client demographics are entered in HMIS. Please review to the ESG section of this report for further information.

### CDBG 1.5 Requirement

On October 31st of each year, HUD requires that the County have no more than 1.5 times the entitlement in its account. As of October 31, 2014 the 2014 **CDBG** grant was not loaded in IDIS. During 2014, SHRA Finance staff manually kept a log and determined that SHRA met the timeliness requirement by October 31, 2014 and was at 1.38 and by December 31, 2014 was at 1.17. The 2014 grants were loaded into IDIS by HUD staff in January 2015.

SHRA staff performed weekly reviews of expenditures beginning in March and recommended Action Plan amendments to facilitate timely expenditures. In Action Plan amendments, the Board of Supervisors defunded slow-moving activities and reallocated funds to other priority activities that could utilize the funds expeditiously.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Following the approved Citizen Participation Plan, the 2014 CAPER was made available to the public on March 2, 2015. A public notice was published in the *Daily Recorder* and posted on SHRA's website.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City and County have not changed the objectives of its CDBG program and continues to strategically use CDBG funds to maximize leverage for infrastructure and public facility improvements, housing development and homeownership, public services, commercial revitalization, and planning and administration activities. There is a continuous need for CDBG funds to fulfill objectives in all the above categories hence no changes are recommended based on Sacramento’s experiences.

The City and County pursued all potential resources as indicated in the Consolidated Plan by working with developers, non-profits and other governmental agencies to leverage a variety of funds for the construction and rehabilitation of affordable housing projects and programs, opportunities for low- and moderate-income people to become homeowners, assistance to homeless persons, public service programs, job training and education, community development activities directed toward revitalizing neighborhoods and economic development.

In 2014 SHRA staff continued to revise and improve standard practices. Paper and digital filing systems were improved for consistency and accuracy, and standard loan documents now include a comprehensive exhibit package for all projects with HOME funding. Future potential improvements to SHRA’s activities may include program administration and record keeping. SHRA has a very strong knowledge of project implementation from a policy standpoint, and has excellent resources for navigating tax credit markets and financially structuring large multifamily projects.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
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**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

SHRA's Portfolio Management Unit regularly monitors HOME-assisted properties to confirm that residents qualify for HOME designated units and borrowers comply with regulatory requirements as outlined in property agreements. Inspected properties have been entered into IDIS, and are on file with SHRA.

In 2014, **48** onsite compliance monitoring reviews were conducted for HOME-assisted rental housing properties. Compliance monitoring included a sample audit of tenant eligibility documentation, a physical inspection of a sample of HOME-assisted units, a physical inspection of the exterior of the properties, and an assessment of property management performance. In addition, property managers submitted the annual Unit Status Report, Affirmative Marketing Questionnaire, updated Tenant Wait List and Security Questionnaire Report for each property. The Unit Status Report includes a listing of current tenants occupying HOME-assisted units, household annual income, source of income, household size, ethnicity, household type, number of bedrooms, current rent amount, and affordable income designation.

As a result of these onsite compliance monitoring reviews, **30** properties were identified as having exceptions in regards to the tenant eligibility documentation required by the HOME program. Of these, **1** property had file management exceptions, **26** properties (**86%**) had eligibility documentation errors (primarily incorrect income calculations and insufficient verification documentation), and 1 property had property management issues.

For corrective actions, Borrowers received written notifications of file exceptions within seven days of the review and were required to submit corrections and/or Action Plans in a timely manner, thus avoiding non-compliance penalties. As with previous years, although there were errors found during the compliance monitoring reviews, all of the properties were in compliance with the rent and income requirements of the HOME Program.

To determine if the properties were in compliance with all applicable Housing Quality Standards (HQS), onsite physical inspections were conducted on **47** properties by compliance monitoring staff during the period. Of these, **15** properties (**40%**) were found to have one or more failed units, as compared to 18% found in 2013. The increase in failed units can be attributed to a change in the management company at two properties. SHRA continues to closely monitor these properties. All failed items were corrected

in a timely manner, resulting in the projects maintaining compliance with HQS guidelines.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

**92.351(b)**

SHRA makes housing options available to all qualified individuals regardless of race, color, religion, sex, familial status, disability, national origin, sexual orientation, and gender identity. SHRA markets its single-family home loan programs to area lenders, who are trained to offer the program to all income-eligible buyers. SHRA also works with professional housing counseling agencies to offer homebuyer education and counseling to prospective homebuyers. Counseling services include outreach in different languages, and education on fair housing law.

For all multi-family rental projects, SHRA strictly enforces affirmative marketing and Equal Housing Opportunity practices. Each Agency-funded project is required to report the status of their affirmative marketing practices annually using SHRA's Affirmative Marketing Compliance Questionnaire. Compliance measures include but are not limited to advertising in both general circulation and minority newspapers, and displaying the Equal Housing Opportunity logo in a prominent location that is visible to both ingress and egress to the property. Finally, annual audits are performed for HOME-funded rental housing projects, and include checking records of advertising and special outreach activities. If a property is found to have a disproportionate make-up of one group, SHRA employs corrective steps including reestablishing a wait list based on remarketing of the units. This procedure insures the property represents the community at large.

To insure outreach efforts to minority (MBE) and women-owned business enterprises (WBE), SHRA includes MBE/WBEs in bid packages, and advertises in minority newspapers. SHRA also maintains a database of MBE/WBEs, which is made available to recipients of bid packages.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Refer to IDIS reports PR09 – Program Income Summary and PR 23- Summary of Accomplishments for information regarding the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).**

**91.320(j)**

SHRA offers the programs listed below in response to the needs identified above.

SHRA offers the Mortgage Credit Certificate (MCC) Program which provides a 20 percent Federal income

tax credit based on the mortgage interest paid thus providing the homebuyer with more disposable income. Lenders are able to use the anticipated tax savings when they calculate the monthly payment a buyer can afford. The Program Layering Policy allows low-income buyers to combine SHRA assistance programs such as, CalHome First-Time Homebuyer Mortgage Assistance Program and the Mortgage Credit Certificate Program to increase their buying power.

Through Rebuilding Together, the Emergency Repair Program/Accessibility Program (ERP-A) offers grants up to \$5,000 (to very-low income homeowners) to pay for emergency or urgent repairs and grants of up to \$5,000 to low-income disabled residents (owners and renters) to make accessibility modifications to their residence.

The Multi-Family Housing Loan Program requires a set aside of units affordable to targeted income level households in order to provide affordable housing throughout the area. Program offers gap financing in conjunction with Low Income Housing Tax Credits and Mortgage Revenue Bonds.

Unfortunately due to the downturn in the economy, SHRA's Multifamily Lending and Mortgage Revenue Bond Program were closed to new County projects for most of the year. However, multiple projects progressed in Program Year 2012.

On February 25, 2014, the Board of Supervisors repealed the existing Affordable Housing Ordinance (AHO) and adopted a new one that went into effect on March 27, 2014. It requires almost every new market rate, residential building permit to either pay a set fee, or comply using a few other options.

## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	SACRAMENTO COUNTY
Organizational DUNS Number	139400209
EIN/TIN Number	946300529
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Sacramento City & County CoC

##### ESG Contact Name

Prefix	0
First Name	Geoffrey
Middle Name	0
Last Name	Ross
Suffix	0
Title	Program Manager

##### ESG Contact Address

Street Address 1	801 12th Street
Street Address 2	0
City	Sacramento
State	CA
ZIP Code	-
Phone Number	916-440-1393

#### 2. Reporting Period—All Recipients Complete

Program Year Start Date	01/01/2014
Program Year End Date	12/31/2014

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** VOLUNTEERS OF AMERICA

**City:** Sacramento

**State:** CA

**Zip Code:** 95821, 6242

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 5832690

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 413 - Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	66
Children	78
Don't Know/Refused/Other	0
Missing Information	1
<b>Total</b>	<b>145</b>

Table 14 -Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	111
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>111</b>

Table 15 - Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 - Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	177
Children	78
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>255</b>

Table 17 -Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	173
Female	82
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>255</b>

Table 18 - Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	78
18-24	16
25 and over	161
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>255</b>

Table 19 -Household Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	19	0	3	17
Victims of Domestic Violence	10	0	10	0
Elderly	6	0	0	6
HIV/AIDS	0	0	2	0
Chronically Homeless	14	0	4	10
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	41	0	17	24
Chronic Substance Abuse	6	0	3	3
Other Disability	56	0	16	40
Total (Unduplicated if possible)	94	0	32	62

Table 20 - Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	14,600
Total Number of bed-nights provided	14,600
Capacity Utilization	100.00%

Table 21 - Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

#### ESG Reconciliation

In January 2013, SHRA assumed responsibility for administration of ESG from the Sacramento County Department of Human Assistance (DHA). SHRA requested a reconciliation of the ESG accounts.

DHA completed the ESG reconciliation in early 2013 and received Sacramento County Board of Supervisor approval (Resolution 2014-0154) to return inadvertently expended funds to SHRA. SHRA's Federal Programs Manager, in consultation with SHRA's executive team, determined that during the reconciliation period that IDIS draws would be postponed until DHA executive management was satisfied with the reconciliation outcomes. The reconciliation determined that DHA inadvertently drew down the Second Allocation of Emergency Solutions Grant funds. DHA returned the funds to SHRA for deposit into LOCCS. SHRA staff contacted the OneCPD Help Desk for its assistance on returning the funds to the proper ESG account. SHRA Finance staff funded and drew down funds per OneCPD Help Desk instructions.

#### SHRA ESG Program Administration

In 2014, SHRA developed an ESG Desk Guide, and entered into contracts with Volunteers of America for Emergency Shelter and Rapid Re-Housing. Included in the contract's scope of work are performance outcomes and the requirement that client data be entered into HMIS and comply with all ESG requirements. HMIS data (HMIS is administered by SSF) was utilized in reporting client demographics for the CAPER, the Bed Inventory was also supplied by SSF, and financial information is from SHRA's financial accounting system. In 2014, SHRA, as part of its internal accounting requirements, reconciled IDIS draws with its financial accounting system. For the 2014 CAPER, the Salvation Army requested a revision to its 2013 reported Match; SHRA updated 2013 Match column in this report. The Match reported in 2013 was \$938,540 and has been revised to \$955,720 and increase of \$17,180.

Continuum of Care Consultation

In 2014 SHRA consulted with the CoC Advisory Board on funding emergency shelters with CDBG and ESG funds with SHRA staff attending numerous meetings regarding shelters, development of coordinated entry and rapid re-housing. For 2014, the CoC Governance Charter, approved on January 17, 2014, that the CoC to continue to develop plans to coordinate with SHRA on how to evaluate outcomes of ESG and CoC Program Projects and consult with SHRA on allocation of ESG funds and performance evaluation and reporting.

2014 Shelter Bed Inventory

SSF's 2014 Bed Inventory tracks the number of emergency shelter bed-nights funded with ESG that available year-round and seasonal (see above) the following were also available:

- 936 transitional housing beds or 341,640 bed nights
- 3730 permanent supportive housing beds or 996,450 bed nights

**11. Expenditures**

**11a. ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 22 - ESG Expenditures for Homelessness Prevention

### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance	0	0	111,458
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	87,450
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>0</b>	<b>198,908</b>

Table 23- ESG Expenditures for Rapid Re-Housing

### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Essential Services	290,921	75,834	70,852
Operations	0	99,505	106,277
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>290,921</b>	<b>175,339</b>	<b>177,129</b>

Table 24 - ESG Expenditures for Emergency Shelter

### 11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
HMIS	0	0	0
Administration	0	24,860	29,403
Street Outreach	0	0	0

Table 25- Other Grant Expenditures

### 11e. Total ESG Grant Funds

Total ESG Funds Expended	2012	2013	2014
	896,560	290,921	200,199
			405,440

Table 26 - Total ESG Funds Expended

**11f. Match Source**

	<b>2012</b>	<b>2013</b>	<b>2014</b>
Other Non-ESG HUD Funds	78,106	202,770	78,760
Other Federal Funds	72,854	93,638	0
State Government	252,125	0	5,000
Local Government	306,929	259,516	767,494
Private Funds	347,896	56,109	0
Other	1,102,076	343,689	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>2,159,986</b>	<b>955,720</b>	<b>851,253</b>

**Table 27 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
4,863,519	2,450,907	1,155,919	1,256,693

**Table 28 - Total Amount of Funds Expended on ESG Activities**