

City of Sacramento Consolidated Plan 2025-2029



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Executive Summary

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

1. Introduction

This document is the Five-year Consolidated Plan which provides a vision, goals, and intentions for allocating federal housing and community development block grants provided by the U.S. Department of Housing and Urban Development (HUD). The Plan is administered by the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the City of Sacramento.

The primary purpose of the Consolidated Plan is to strategize and implement how funds will be allocated to housing and community development activities during the five-year planning period.

The Consolidated Plan is also a tool for priority-setting and targeted investment planning for housing and community development. These tools are designed to support need-driven, place-based and community informed decisions through broad public participation in guiding funding decisions for the next five years of federal funds. These funds include:

- **Community Development Block Grant (CDBG):** The CDBG program provides federal funds to eligible activities, including grantee (SHRA) administration, housing rehabilitation, 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 new construction and rehabilitation of affordable rental housing for low and very low-income households and grantee (SHRA) administration. HOME funds are used to increase and maintain the supply of decent, affordable housing.
- **Emergency Solutions Grant (ESG):** The ESG program provides federal funds to provide for a variety of activities, including grantee (SHRA) administration, emergency shelter, outreach, rapid re-housing and homeless prevention activities, and rehabilitation or remodeling of a building used as a new shelter.
- **Housing Opportunities for Persons with AIDS (HOPWA):** The HOPWA program provides federal funds for grantee (SHRA) administration, acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

The Plan focuses on the needs of and strategies to assist low- and moderate-income individuals and households. The Consolidated Plan must also address the unique needs of vulnerable populations identified by the federal government or locally, such as the elderly, persons with disabilities, individuals experiencing homelessness and others.

The City of Sacramento has a population of approximately 524,953 people according to the 2022 American Community Survey 5-year estimates. By measures of both citywide and neighborhood diversity, the City of Sacramento has been ranked one of the most diverse and integrated large cities in the United States. Among residents in Sacramento, one third are non-Hispanic White (35%), over one quarter are Hispanic (29%), and one in five are Asian (19%). Sacramento also hosts a significant Black population (13%), a share twice the size as the regional average. The city is home to many foreign-born residents (21% of the population), many of whom come from Mexico, the Philippines, China, Ukraine, Vietnam and elsewhere throughout the world. The city has a correspondingly high share of residents that have limited English proficiency, with languages spoken including Spanish, Chinese, Hmong, Ukrainian, Russian, and many others.

The diverse population of the Sacramento Region has divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Like many communities, the Sacramento Valley is struggling to balance limitations on available resources with increasing and acute needs including: rapidly increasing housing costs; declining federal funds to assist households with worse-case needs; a rise in homelessness; aging infrastructure and community facilities; a growing number of residents with substance use challenges and mental health concerns; and absorption of employment and housing demand as the greater Northern California region continues to grow and housing costs continue to rise faster than local incomes.

To meet its community's needs, this Consolidated Plan is guided by three overarching goals that are applied according to these needs. The three overarching goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, greater homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

Refer to SP-05 Overview for the eight priority goals that fall within the three overarching goals.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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.

3. Evaluation of past performance

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.

In the past Consolidated Plan, the Community Development Planning (CPD) grants have funded activities in the City of Sacramento such as:

- Vista Nueva affordable housing project
- Central Sacramento Studios affordable housing project
- Lavendar Courtyard affordable housing project
- Mirasol Village Block D affordable housing project
- 39th and Broadway affordable housing project
- Villa Jardin/Coral Gables affordable housing project
- On Broadway affordable housing project
- Capitol Park Adaptive Reuse Permanent Supportive Housing Program with Mercy Housing
- Welcome Home Program for first time homebuyers
- Broadway Complete Street (Phase 1 & 2)
- Watt Avenue Complete Streets
- Arden Way Complete Streets
- Franklin Blvd Complete Streets

- Infrastructure improvements in several parks, including: Temple Park, Nielsen Park, Lawrence Park, Mangan Park, Thelma and Hawk Park, Robla Park, Mama Marks Park, and 21st Avenue Park
- The River District Basketball Court
- Matsui Park Access Improvements
- Del Paso Boulevard Road Diet Design projects
- Sim Center Traffic Signals,
- Northgate Blvd Signal Improvements
- Oak Park playground improvements
- Jack Davis shade improvements

Activities serving both the City and County of Sacramento included:

- Meals on Wheels
- Minor Home Repair
- Rapid Re-Housing
- Emergency Shelters
- Housing Opportunities for Persons with AIDS/HIV
- Fair Housing Programs

4. Summary of citizen participation process and consultation process

SHRA's goal for citizen participation is to ensure a broad participation of City residents and housing, economic, and service providers in the planning and implementation of community development and housing programming.

The citizen participation and stakeholder engagement for the preparation of the 2025-2029 Five-Year Consolidated Plan and PY2025 Annual Action Plan included the following distinct elements:

- Stakeholder interviews with representatives from City and County government (staff), nonprofit organizations including housing and community service providers to gain perspectives on City housing and community development needs with highest priority.

- Focus group meeting invitations to neighborhood associations in lower income and gentrifying communities across the city, housing advocacy leaders, and residents seeking workforce development and housing assistance in high poverty areas.
- A resident survey including questions related to housing and community development needs and priorities in English, Spanish, Russian and Chinese
- A 30-day draft public comment period and public hearing during the public comment period was held.

5. Summary of public comments

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

SHRA accepts all comments and views.

7. Summary

During the five-year Consolidated Planning period, the Sacramento Consortium covered by this Plan expects to receive approximately:

- \$23 million in the Community Development Block Grant (CDBG);
- \$11.5 million in HOME Partnership Investment Funding (HOME);
- \$10.25 million in Housing Opportunities for Persons with HIV/AIDS funds (HOPWA); and
- \$2 million in Emergency Shelter Grant (ESG) funds.

Funding priorities. As in past years, 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. The Sacramento Housing and Redevelopment Agency (SHRA), administrator of the HUD block grant funds, 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 (AMI), particularly those with extremely low incomes (less than 30 percent of AMI), 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) Creation and preservation of decent, affordable housing and the provision of assistance with safety and accessibility modifications on aging homes;

2) Prevention, problem solving and diversion services for vulnerable populations who are precariously housed and at imminent risk of homelessness including rental assistance and transitional housing.

3) Investment in community development activities in targeted lower-income and deteriorating neighborhoods, facilities that serve lower-income populations; ADA improvements and

4) 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 exacerbating the risk of homelessness;
- 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 supportive and transitional housing with an accessible navigation system for residents to efficiently access housing options;
- Efforts that promote economic development and create jobs and programs that increase the job skills level of potential employees including digital equity initiatives, entrepreneurship opportunities; and
- Supportive services that increase the ability of seniors, persons with disabilities, persons with mental illness, previously homeless residents, formerly incarcerated and others with special needs to live independently and avoid institutions.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	
CDBG Administrator	SACRAMENTO	SHRA, Development Department/Federal Programs
HOPWA Administrator	SACRAMENTO	SHRA, Development Department/Federal Programs
HOME Administrator	SACRAMENTO	SHRA, Development Department/Finance
ESG Administrator	SACRAMENTO	SHRA, Development Department/Federal Programs
HOPWA-C Administrator		

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 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), 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. 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: City of Sacramento and County of Sacramento when implementing HUD Office of Community Planning and Development (CPD) programs.

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

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 jurisdiction's housing and non-housing community development issues.

Stakeholders—representing City of Sacramento, County of Sacramento, Sacramento Housing and Redevelopment Agency (SHRA), Sacramento Steps Forward (SSF), Capital Area Development Authority (CADA), Valley Vision, Sacramento Housing Alliance, affordable housing developers, unhoused service providers, nonprofits working in housing navigation, workforce development and food access—participated in focus groups and interviews throughout the development of the Five-year Plan.

Residents were invited to participate through neighborhood association focus groups; a survey available in Chinese, English, Russian, and Spanish; and through 2 pop-up community events in downtown Sacramento, and Tahoe Park where more than 200 residents were invited to share their housing experiences in the City of Sacramento and provide input on community development. Participation in the survey included 407 residents of the City of Sacramento and 141 stakeholders working with nonprofits in the Sacramento region.

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(I)).

In order to enhance coordination and form effective relationships between public and assisted housing providers and private and governmental health, mental health, and service agencies, the City and County of Sacramento actively consults with a variety of nonprofits, social service providers, neighborhoods and citizens, and other governmental agencies.

The following agencies/entities were consulted in preparing this Consolidated Plan:

Fair Housing: Project Sentinel and Legal Services of Northern California were consulted regarding volume and type of legal advocacy needs and services related to housing including accessibility, income source discrimination, voucher use and eviction.

Homeless Services: Sacramento Steps Forward (SSF), nonprofit service providers, the County of Sacramento's Department of Social Services and Homeless Engagement and Response Team, and emergency shelter/transitional/prevention/rapid re-housing providers. The consultation included ESG and HOPWA subrecipients to address the needs of the homeless and persons with HIV/AIDS and their families.

Housing Services/Affordable Housing: Affordable housing developers and supportive service agencies.

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

Social Services: Sacramento County Department of Social Services.

Broadband and Digital Equity: Valley Vision as leading organization of the Capital Region Coalition for Digital Inclusion.

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

SHRA coordinates with Sacramento Steps Forward (lead agency for the Continuum of Care in the Sacramento Region and referred to as SSF in this Plan) and regional efforts to address the needs of homeless persons and persons at risk of homelessness in various ways, including participating in the CoC Advisory Board which advises on funding and strategy decisions around homelessness, collaborating and having a close relationship with the City and County (the entities responsible for administering funds), and aligning priorities and goals with the County's Homeless Plan. The City and County of Sacramento launched a joint initiative in 2022 to coordinate all actions related to homelessness regionally and implemented the Coordinated Access System in February 2023 to better align systems to address the increasing homeless population. This joint initiative includes collaborative outreach and response teams in the field from both the City and County.

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

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

SHRA will be the administrator of the Emergency Solutions Grant (ESG) program on behalf of the City and County of Sacramento and will consult with the City and County of Sacramento, and SSF, as the Lead Agency for the Continuum of Care (CoC), on the ESG program which also includes SHRA as Administrative Entity (AE) for the state of California's Housing and Community Development Department (HCD)'s ESG (entitlement) program. In addition, as part of the implementation of Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), SSF has implemented a coordinated access system adopted by the CoC Board

per HUD guidelines. Collaborating with other funding systems can help make the rapid re-housing/prevention and shelter program(s) more comprehensive to assist in reducing homelessness in the City and County of Sacramento, including its incorporated cities. The Continuum of Care meets regularly.

For current HMIS administrative policies and procedures (as policies and procedures are updated from time-to-time), contact SSF. HMIS performance standards and outcomes include:

HMIS: Administrative Policies and Procedures

Strategy 1: Monitor data quality and implement improvement plans at the system, agency, and project level.

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 monitor and correct data quality errors on an ongoing basis
- SSF HMIS new user training emphasis on data quality.
- SSF technical assistance is provided to individual agencies as needed to improve data quality.

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

Action Step 1: Convene a CoC Board subcommittee to Identify and establish baseline measures for system performances. Benchmarks:

- Establish a process to review, analyze and report key performance measures on a regular basis
- Report community progress to the CoC Board, the SSF Board, and the community

Action Step 2: Access accurate HUD required reports directly from HMIS. Benchmarks:

- Pull all HUD required reports directly from HMIS
- Compare HMIS reports to provider data
- 100 percent of providers correct inaccurate data before reporting deadline

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	2-1-1 Community Link Capital Region & Renter’s Helpline
	Agency/Group/Organization Type	Services – Housing Non-housing community development Regional planning Other government - Local
	What section of the Plan was addressed by Consultation?	Housing needs assessment Non-housing community development Non-homeless special needs Homelessness needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with staff from 2-1-1 and Renters Helpline to discuss call volume, priority needs, navigation, city-county-nonprofit coordination and basic needs across the region.
2	Agency/Group/Organization	Building Healthy Communities and Sacramento Investment without Displacement
	Agency/Group/Organization Type	Nonprofit Advocacy
	What section of the Plan was addressed by Consultation?	Housing needs assessment Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview to discuss priority housing and resource needs for Oak Park and surrounding neighborhoods, client experiences, navigation, city county coordination, and policy recommendations.

3	Agency/Group/Organization	Capital Area Development Authority (CADA)
	Agency/Group/Organization Type	Public Agency Affordable Housing Developer
	What section of the Plan was addressed by Consultation?	Housing needs assessment Housing market analysis Barriers to Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with Executive Director to discuss affordable housing needs, trends and barriers in the Sacramento region.
4	Agency/Group/Organization	City of Sacramento Long Range Economic Development Planning
	Agency/Group/Organization Type	Government Agency – Economic Development
	What section of the Plan was addressed by Consultation?	Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview to learn about the City's long term goals for further development in the R/ECAP area of River District which houses a large affordable housing development project.
5	Agency/Group/Organization	Eden Housing
	Agency/Group/Organization Type	Affordable housing development
	What section of the Plan was addressed by Consultation?	Needs assessment Housing market analysis Non-housing community development Barriers to affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview on affordable housing development experiences with city and county agencies, housing needs in Sacramento, policy recommendations to incentive affordable housing.

6	Agency/Group/Organization	First Step Communities
	Agency/Group/Organization Type	Housing – Homeless Services – Mental and Behavioral Health
	What section of the Plan was addressed by Consultation?	Needs assessment Housing market analysis Anti-poverty strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with Executive Director and Founder on homelessness trends in the region, current and planned projects, housing needs, prevention and diversion strategies, wraparound services, demographics of the homeless population, priority needs and policy recommendations/ models for addressing homelessness.
7	Agency/Group/Organization	Folsom Cordova Community Partnership
	Agency/Group/Organization Type	Services-Children and Youth Services-Immigrants Services-Housing Services-Education Services-Employment Services-Workforce Development
	What section of the Plan was addressed by Consultation?	Needs assessment Housing market analysis Economic development Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with Managing Director for Youth Programs on client experiences and needs, housing gaps, workforce development, and policy recommendations.
8	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Nonprofit Organization
	What section of the Plan was addressed by Consultation?	Housing needs assessment Housing condition

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview to discuss homeownership and rehabilitation needs in the region, policy recommendations and regional coordination.
9	Agency/Group/Organization	Interim Hospice
	Agency/Group/Organization Type	Nonprofit healthcare Elderly services
	What section of the Plan was addressed by Consultation?	Non-homeless special needs assessment Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview to discuss specific needs of the elderly population in Sacramento including housing, basic resources, supportive services.
10	Agency/Group/Organization	Legal Services of Northern California
	Agency/Group/Organization Type	Services – Legal Services - Housing
	What section of the Plan was addressed by Consultation?	Housing needs assessment Housing market analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with lead attorney on the most predominant fair housing issues in Sacramento including income source and racial discrimination, eviction trends and reason, and landlord outreach.
11	Agency/Group/Organization	Meals on Wheels
	Agency/Group/Organization Type	Services – Elderly Services – Food Access
	What section of the Plan was addressed by Consultation?	Non-housing community development Non homeless special needs assessment Disproportionately greater need: housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with executive leadership included housing and basic service needs for senior residents and residents with disabilities including navigation of public services and transportation barriers.
12	Agency/Group/Organization	Mutual Housing
	Agency/Group/Organization Type	Affordable housing development
	What section of the Plan was addressed by Consultation?	Housing needs assessment Housing market analysis Barriers to affordable housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Affordable housing stakeholder interview with focus on housing needs in Sacramento for special populations, wraparound service challenges for developers, city county approval processes for builders.
13	Agency/Group/Organization	National Union of the Homeless
	Agency/Group/Organization Type	Nonprofit Homelessness Services
	What section of the Plan was addressed by Consultation?	Housing needs assessment Homeless needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with lived experience leadership on regional homelessness issues, policy recommendations, community experiences and needs.

14	Agency/Group/Organization	One Community Health
	Agency/Group/Organization Type	Needs Assessment Homelessness Needs Special Needs Assessment
	What section of the Plan was addressed by Consultation?	Non-housing community development Housing needs assessment Non homeless special needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with 2 representatives of executive leadership to discuss specific community and housing needs for HIV/AIDS community, policy recommendations, client experiences with navigation and city-county coordination.
15	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Services – housing Services - legal
	What section of the Plan was addressed by Consultation?	Needs Assessment Fair Housing Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with 2 members of the executive staff to discuss experience with fair housing issues across Sacramento, priority areas, and policy recommendations.
16	Agency/Group/Organization	Rebuilding Together
	Agency/Group/Organization Type	Services – Housing Rehabilitation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with Managing Director to discuss experience with housing rehabilitation projects, housing needs, city-county coordination, and recommendations.

17	Agency/Group/Organization	Sacramento City Economic Development
	Agency/Group/Organization Type	Government - City
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with 2 staff members to discuss economic development project priorities for low income neighborhoods, infrastructure barriers to development, needs, and policy recommendations.
18	Agency/Group/Organization	Sacramento City Housing Department
	Agency/Group/Organization Type	Government - City
	What section of the Plan was addressed by Consultation?	Needs Assessment Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with 2 staff members from housing to discuss affordable housing development in planning, barriers to development, homelessness outreach and shelter initiatives, city-county coordination.
19	Agency/Group/Organization	Sacramento County Department of Homelessness and Housing
	Agency/Group/Organization Type	Government - County
	What section of the Plan was addressed by Consultation?	Needs Assessment Housing Market Analysis Homeless Needs Assessment Homeless Facilities and Services Non-Housing Community Development Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder discussion on priorities for homelessness prevention, city-county coordination, navigation of services, housing and homelessness needs and outreach.

20	Agency/Group/Organization	Sacramento County Health and Human Services Homelessness Engagement and Response Team (HEART)
	Agency/Group/Organization Type	Government- County
	What section of the Plan was addressed by Consultation?	Needs Assessment Housing Market Analysis Homeless Needs Assessment Homeless Facilities and Services Non-Housing Community Development Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder discussion on homelessness trends, needs, outreach, city-county coordination efforts and policy recommendations.
21	Agency/Group/Organization	Sacramento Housing Alliance
	Agency/Group/Organization Type	Business and Civic Leaders Nonprofit Advocacy
	What section of the Plan was addressed by Consultation?	Needs Assessment Housing Market Analysis Non-Housing Community Development Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with the Executive Director on housing needs, policy recommendations, and experience with housing development barriers in Sacramento.
22	Agency/Group/Organization	Sacramento Rapid Transit (SacRT)
	Agency/Group/Organization Type	Other - Government
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview included discussion on SacRT plans to expand services and gaps in current public transit services across Sacramento.
23	Agency/Group/Organization	Sacramento Steps Forward
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with executive leadership and data scientist for latest information on homelessness outreach, needs, trends, data and policy recommendations.
24	Agency/Group/Organization	Sunburst Project
	Agency/Group/Organization Type	Services – Housing Services – Resources Services- HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviewed executive leadership on the specific housing and basic services needs for HIV/AIDS community and discussed policy recommendations to improve outcomes.
25	Agency/Group/Organization	United Way of California Capital Region
	Agency/Group/Organization Type	Services-Education Services-Workforce Development Services-Housing Other- Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Housing Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Conducted an interview of 3 staff leaders regarding community and housing needs including housing, transportation, workforce development, financial counseling needs and digital equity.
26	Agency/Group/Organization	Urban League Greater Sacramento
	Agency/Group/Organization Type	Services-Financial Counseling Services-Workforce Development Service-Fair Housing Nonprofit-other
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder interview with ULGC housing director to discuss housing and community needs in general and specific to Old North Sacramento and Del Paso Heights.
27	Agency/Group/Organization	Valley Vision
	Agency/Group/Organization Type	Services-Workforce Development Services-Broadband Services-Education Services-Economic Development Regional Planning
	What section of the Plan was addressed by Consultation?	Housing Market Analysis Non housing community needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Valley Vision, a leadership organization in the Capital Region Coalition for Digital Inclusion regarding broadband infrastructure and accessibility, digital equity and device needs across Sacramento County.

28	Agency/Group/Organization	WEAVE
	Agency/Group/Organization Type	Services-Housing Services-Domestic Violence Other- Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non homeless special needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviewed WEAVE leadership to understand the specific needs for domestic violence survivors in the region related to housing and basic services with policy and coordination recommendations.

Table 2 – Agencies, groups, organizations who participated

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

Agencies and nonprofits representing diverse missions and populations across the Sacramento region were invited to participate as stakeholders in the development of the five-year Consolidated Plan. A minimum of 2 invitations were sent by email to each stakeholder on a list of more than 75 organizations. No individual agency was intentionally omitted.

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?
Annual Report on the Mitigation Actions in the Sacramento County Local Hazard Mitigation Plan, 2023	County of Sacramento	Annual report provided regional specific data for the MA-65 Hazard Mitigation analysis.
City-County Affordable Housing Plan Report for October 2023 to April 2024	SHRA	The plan helped to inform the needs and goals around housing and regionally coordinated plans to increase affordable housing and homeless shelter inventory.
All In Sacramento: Sacramento’s Regionally Coordinated Framework and Action Plan to Prevent and End Homelessness, April 2024 to March 2027	City and County of Sacramento, Sacramento Continuum of Care, Sacramento Steps Forward, SHRA	The plan helped to identify current needs of people experiencing homelessness and regional homeless strategies.
Local Homeless Action Plan (LHAP) 2022-2023	City of Sacramento	Precursor to All In Sacramento and identified a framework for addressing the homelessness crisis.
Marysville-Del Paso Blvd. Land Use and Historical Context Report, June 2022	Forward Together, City of Sacramento	Neighborhood contextual information needed to understand the unique challenges of historically disinvested areas of Sacramento.
Prosperity Strategy: The Greater Sacramento Region’s Comprehensive Economic Development Strategy (CEDS) 2020-2025	County of Sacramento	Provided regional strategy and priorities for economic development and associated workforce development needs.

Citizen Participation Plan (CPP)	SHRA	The CPP helped guide the community engagement and public outreach process.
Sacramento County 2024 Point in Time (PIT) Homeless Count	Sacramento Steps Forward	The count helped to identify current conditions of people experiencing homelessness and identify appropriate homeless strategies.
Housing Element 2021 to 2029	City of Sacramento	The Housing Element outlined Sacramento's goals and barriers for increasing affordable housing inventory.
Roadmap Home 2030: A Roadmap to Thriving Communities for California, March 25, 2021	Housing California and California Housing Partnership	Provided a guide for California specific policy solutions to address housing affordability and homelessness.
Sacramento Economic Development Element (Sacramento 2040 General Plan)	Sacramento County	Regional plan outlined workforce, community development and infrastructure needs of Sacramento Valley.
Race and Place in Sacramento 2021, JCH Research for the City of Sacramento Environmental Justice Element of the Sacramento 2040 General Plan Update	City of Sacramento	Neighborhood contextual information helped to identify barriers and opportunities for place-based initiatives focused on disinvested R/ECAP communities.
Comprehensive Housing Market Analysis: Sacramento--Roseville--Arden-Arcade, California, US Department of Housing and Urban Development, 2022	US Department of Housing and Urban Development	HUD's regional market analysis provided a broad overview of market forces occurring in housing in the Sacramento area to assist in the MA-20 analysis.

Coordinated Access System 2023 Annual Report	Sacramento Steps Forward	Assessment of Sacramento's new Coordinated Access System provided data on precariously housed resident demographics, needs and geographic locations to focus prevention/ diversion programs.
Our Path Forward: The Prosperity Strategy: A Bridge to Action of Inclusive Economic Recovery and Growth	County of Sacramento	Regional overview of Sacramento's goals for economic and community development informed the MA-45 analysis of non-housing community development assets.
Community Health Improvement Plan 2024	County of Sacramento	Provided insight into community needs and priorities identified by community health stakeholders across the County.
Sacramento County 2024 Affordable Housing Needs Report	California Housing Partnership	Provided data and references to the most current affordable housing needs data for the region.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Narrative (optional):

The lead agency for the Consolidated Plan is SHRA. SHRA consulted with staff from Sacramento Steps Forward (SSF), the County of Sacramento, the City of Sacramento, neighborhood associations, community activists, affordable housing developers, nonprofit services providers and community organizations in the development and implementation of the Consolidated Plan.

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

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting.

Multiple methods of community engagement were conducted throughout the development of the Consolidated Plan and included both resident and stakeholder input to inform the market analysis, needs assessment, priority identification, and goal-setting sections of the plan. This input was intentionally inclusive of residents who are typically under-represented in public process.

The community engagement process included “pop up” engagement at local events, outreach to neighborhood associations in low to middle income communities, resident focus group invitations via nonprofit service providers, and a multilingual stakeholder and resident survey. Individual stakeholder interviews were held with nonprofit service providers, affordable housing developers, government staff, and housing advocacy leaders.

Focus groups. Eleven low-mod income neighborhood associations were invited multiple times to participate in focus group meetings for residents. Stakeholders interviewed were also invited to facilitate focus groups with the clients that they serve. Organizations invited included La Familia Counseling Center, Meals on Wheels, First Step Communities, Urban League of Greater Sacramento, Del Paso Heights Growers Alliance and Folsom Cordova Partnership. Gardenland Northgate Neighborhood Association participated with 10 residents and Folsom Cordova Partnership participated with 2 staff members.

Pop up events. An estimated 200 residents were provided with the opportunity to take the housing and community needs survey and participate in an engagement activity (walk by traffic) at Bodega Days in downtown Sacramento, and the Tahoe Park Food Truck Night. Materials were provided in English and Spanish. Participants engaged with staff included public housing residents, seniors, a previously unhoused veteran with disabilities, BIPOC seniors and youth, currently and previously unhoused residents.

Resident survey. The resident survey was available online and in postage-paid paper format in Chinese, English, Russian, and Spanish. In addition to language access, the online survey was accessible to participants using assistive devices (e.g., screen readers), and residents who would prefer to take the survey by phone could do so by calling the project team’s contact number provided in the survey introductory section. Resident participation in the survey included 407 residents of the City of Sacramento.

Survey outreach and promotion. Outreach and promotional efforts included myriad broad and targeted activities. In addition to promoting the survey directly to residents, the participating partners asked local organizations to extend their reach by encouraging their clients, residents, consumers, and members to participate in the survey. A bilingual postcard was provided at pop up events with link and QR code for the survey with contact information for public comments or inquiries and was circulated by SHRA in social media and email.

30-day public comment period and public hearing. The public comment period for the Consolidated and Annual Action Plan will begin on September 2, followed by a Public Hearing on September 18, 2024. Notification of public comment period and public hearings were promoted through SHRA website, Sacramento Bee (also translated into Spanish), Sacramento Observer, The Russian American Media and Hai Van News, and Latino Times.

Citizen Participation Outreach

Outreach efforts were extensive and are summarized in the table below. As previously indicated, low to middle income neighborhood associations with a priority on neighborhoods that are Racial or Ethnically Concentrated Areas of Poverty (R/ECAPs) were contacted multiple times to participate in conjunction with their monthly meetings. Additionally, resident focus group opportunities were offered through participating stakeholder housing, advocacy and community development service-providers. The survey was widely distributed through SHRA social media, email distribution, stakeholders, neighborhood associations and at the pop-up engagement events. The findings from the outreach are referenced throughout the Consolidated Plan and are presented in the Community Engagement appendix to this document.

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	Resident and Stakeholder Survey	Low and moderate income residents, under-represented populations, residents vulnerable to housing challenges, Stakeholders	731 residents of the County of Sacramento, 407 residents of the City of Sacramento	Findings referenced throughout ConPlan and in Appendix	All comments were accepted.	www.surveymonkey.com/r/SacramentoCommunity
2	Focus Groups	Senior citizens, low to middle income neighborhoods, disinvested and gentrifying neighborhoods, staff working with immigrant populations, unhoused residents	10 senior citizen residents in low to middle income neighborhood, 2 staff members from Folsom Cordova Partnership working with low income newly arrived immigrants	Same as resident survey	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Pop-up engagements	Estimated 200+ participants	Broad representation of residents in the region through participation in Bodega Days Market downtown Sacramento, Community Food Truck event in Tahoe Park	Same as resident survey	All comments were accepted.	
6	Public Hearings				All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of residents. As required by HUD, the assessment is based on an analysis of “disproportionate needs” based on HUD’s housing problems tables and informed by resident input and stakeholder consultation. The top housing and community development needs include:

Housing Needs:

- **Affordability.** Increasing rent coupled with higher costs for utilities and basic needs has created an unsustainable situation for lower income residents in Sacramento, particularly for residents on a fixed income such as Social Security. This challenge was mentioned across stakeholder interviews and has contributed to increases in homelessness for the senior population and populations with disabilities. For both renter and owner households, cost burden and severe cost burden continue to be the most common housing problems.
- **Quality housing.** Stakeholder interview participants identified a high need for home improvements for seniors and people with disabilities needing accessibility modifications. Due to cost burden and severe cost burden constraints mentioned, low-income homeowners are delaying maintenance which becomes more costly and severe from not being addressed. The Sacramento region has a large inventory of older homes that require rehabilitation. Many of these homes are currently being rented in neighborhoods such as Del Paso Heights, limiting the availability of rehabilitation funding for basic updates as renters are not eligible for home improvement programs. Stakeholders also referenced mobile homes as particularly problematic as they are not designed for accessibility improvements yet are often owned by lower income seniors and people with disabilities in Sacramento County. Rehabilitation and preservation potentially provide affordable home ownership opportunities.
- **Overcrowding.** Overcrowding is defined by HUD as more than one person per bedroom. Stakeholders indicated that it is now typical for lower income residents to double up with extended family, roommates, or other friends in order to afford housing. In extreme cases, two or more households share a unit. This is particularly prevalent with newly arrived immigrants who are often doubling up with multiple families resultant of challenges related to finding jobs, language barriers, lack of credit / rental history and the reluctance of property owners willing to accommodate them.
- **Equity in ownership.** The homeownership rate for Black/African American households in the City of Sacramento is 34%; for Hispanic households, 45%; compared to 54% for Non-Hispanic White households according to American Community Survey 2022 5-year estimates. For the majority of households in the U.S., owning a home is the single most

important factor in wealth-building—and the disparate ownership rates contribute to longer term wealth disparities.

- **Public housing and housing choice voucher holders.** The ability to rent a unit with a housing choice voucher is extremely limited across the Sacramento region. Rents are simply too high and there is too much competition for too few units. Additionally, even getting a voucher has a waiting list of several years. In the Sacramento Region Housing and Community Needs survey, 88% of residents with a housing choice voucher found it “somewhat difficult” or “extremely difficult” to find housing using the voucher. The top reasons for difficulty were “landlords have policies of not renting to voucher holders” by nearly half of the respondents, “voucher is not enough to cover the rent” by more than half of the respondents, and “hard time finding information about which landlords accept Section 8” by nearly half of respondents. Condition of unit or unit not passing inspection was indicated by a quarter of voucher holder respondents. With the termination of Self-Help Housing, stakeholders working with residents seeking income-based rentals or who have housing choice vouchers identified a gap in accessing a list of property owners who have flexible terms and/or are friendly to lower income residents or residents using a voucher.
- **Homelessness.** Homelessness in the Sacramento region had been increasing over several years, however, the 2024 PIT Count showed a significant reduction of overall homelessness since 2022 indicating a possible system response to interventions and affordable housing inventory increases. Newly homeless numbers have increased, however, indicating that the gap in housing units that are affordable at the lowest incomes persists. According to Sacramento Steps Forward data, there are just under 2500 shelter units with an estimated 9000 homeless residents, so the system remains underserved. Increased accessibility of Problem-Solving Access Points and use of Coordinated Access System Navigators has shown a 28% exit from homelessness rate. Stakeholders recommended prioritizing investments in diversion and prevention as the obstacles to finding permanent housing become more significant after someone is exposed to the trauma of homelessness.
- **Non-homeless special needs.** Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider and represent 30% of the survey respondents. According to the resident survey, one in three (31%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability. Among these households, the improvements or modifications most referenced include grab bars and walk/roll in showers in bathrooms, reserved accessible parking, ramps, and wider doorways. Nearly three quarters of respondents indicating they need accessibility improvements, cited fear of rent being raised, or retaliation by landlord as the reason the accommodation has not been met.

Non-Housing Community Development needs:

- **Public improvements.** Lower income and disinvested neighborhoods in Sacramento have large inventories of vacant lots, some of which are designated Brownfields, which create health hazards, are havens for criminal activity and represent a missed opportunity for

investment and/or safe parking particularly in Marysville, Del Paso Heights and south Sacramento. City staff interviewed shared that substantial infrastructure study and improvements will be needed in order to support multifamily affordable housing development where it is most needed in these neighborhoods. Stakeholders with expertise in affordable housing development identified the lack of adequate infrastructure as a primary impediment to infill redevelopment. Stakeholders and residents in pop up events also expressed a need for increased accessible healthy food options, support for small businesses and improved living conditions in these areas.

Resident survey participants with disabilities and a stakeholder service provider working with elderly and disabled residents identified issues with sidewalk navigability as a current challenge where they live. In a neighborhood focus group, residents shared that there are many missing or inaccessible sidewalk networks that are barriers to mobility, however, they are the homeowner's responsibility to repair and most homeowners do not have sufficient resources to repair them. This impacts the ability to navigate to public transit stops coupled with inadequate public transit coverage geographically across the region disproportionately impacting lower income elderly residents and people with disabilities.

- **Public services.** In the city and broader Sacramento Region, there is an ongoing gap in the availability of public services across special needs populations. This includes the elderly and frail seniors, homeless, at-risk youth, persons with HIV/AIDS and their families, persons with disabilities, victims of domestic violence, persons with drug, alcohol and chronic illnesses, 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 accessible housing as expressed by affordable housing developers. More coordination and collaboration are needed between housing providers and service providers.

Across stakeholder groups, a need for increased digital literacy and access to devices contributing to workforce development and ability to navigate resources was identified as a priority and a current public service gap. Additionally, general navigability of public resources was referenced as a considerable challenge for residents seeking basic needs, supportive services including legal assistance for housing issues with many providers participating in the 2-1-1 system reportedly understaffed and that the system overall is overburdened. Stakeholders reported that residents are often unaware of what resources exist, whether they qualify and how to apply for assistance.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Sacramento and the broader region, like many other regions in the nation, have continued to experience strong household growth over the last five years. This growth has contributed to rising housing prices and limited affordable supply.

Population and household growth. Sacramento City's population grew by 14% between 2010 and 2022, from 459,511 to 523,600, with the addition of nearly 65,000 people.

Household growth was consistent with overall population growth in Sacramento City at 13%.

Income growth. Median household income in Sacramento City showed a strong growth rate of 57%, from \$50,267 in 2010 to \$78,954 in 2022.

INTRODUCTION TO DATA AND RELATED DEFINITIONS

The data throughout this document is generated from the United States Census Bureau and the Department of Housing and Urban Development (HUD). The Comprehensive Housing Affordability Strategy (Comprehensive Housing Affordability Strategy) dataset is a custom tabulation developed by the Census Bureau, derived from American Community Survey (American Community Survey) data. The most recent Comprehensive Housing Affordability Strategy data used in this document—the 2016-2020 5-year estimate—are determined for each jurisdiction that receives HUD funding.

The term Area Median Income (AMI) is used to explain Comprehensive Housing Affordability Strategy data derived from American Community Survey data. Because Comprehensive Housing Affordability Strategy data are derived from American Community Survey data, Census definitions dictate the definitions of the variables discussed in these tables:

Small Family Household: A household with two-four members

Large Family Household: A household with five or more members

Elderly: Ages 65+

Frail Elderly: Ages 65+ and difficulty with self-care

Household: All people living in a housing unit. Members of a household can be related or unrelated.

Family: Related individuals living in the same household

Nonfamily: Unrelated individuals living in the same household

Extremely low-income: 0-30% AMI

Very low-income: 30-50% AMI

Low-income: 50-80% AMI

Low-to-moderate income: 80-100% AMI

Demographics	Base Year: 2010	Most Recent Year: 2022	% Change
Population	459,511	523,600	14%
Households	173,938	196,524	13%
Median Income	\$50,267.00	\$78,954.00	57%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 ACS 5 year (Base Year), 2022 ACS 5 year

According to HUD’s Households Table, shown below, the largest low-income populations by household type are small family households, households with young children, and senior households.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	31,895	24,500	31,930	20,905	78,455
Small Family Households	8,935	9,055	12,235	7,925	35,000
Large Family Households	2,990	2,835	4,020	2,055	6,645
Household contains at least one person 62-74 years of age	6,685	4,665	6,465	4,550	16,585
Household contains at least one person age 75 or older	4,385	3,535	3,520	1,830	5,645
Households with one or more children 6 years old or younger	5,585	4,515	5,830	3,125	8,185

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

Housing problems by type and income level are shown in the following tables. Cost burden and severe cost burden, for both renter and owner households, are the most common housing problems followed by overcrowding. According to the HUD tables, 17,995 extremely low- to moderate-income renter households (26% of all extremely low- to moderate-income renters) experience cost burden and 21,760 extremely low- to moderate-income renter households (32% of all extremely low- to moderate-income renters) experience severe cost burden. Among extremely low- to moderate-income owner households, 26% are cost burdened, and 22% are severely cost burdened. For extremely low-income renter and owner households at 0-30% AMI, 58% and 57% respectively are severely cost burdened.

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	720	205	195	100	1,220	95	20	65	15	195
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	595	660	545	100	1,900	105	220	145	110	580
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,580	1,150	1,050	430	4,210	135	320	585	350	1,390

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	14,315	5,930	1,435	80	21,760	4,245	2,750	1,335	590	8,920
Housing cost burden greater than 30% of income (and none of the above problems)	2,510	5,525	7,730	2,230	17,995	1,075	2,330	4,385	2,740	10,530
Zero/negative Income (and none of the above problems)	1,820	0	0	0	1,820	610	0	0	0	610

Table 7 - Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	17,215	7,940	3,230	715	29,100	4,580	3,310	2,135	1,065	11,090
Having none of four housing problems	7,290	7,550	14,460	9,720	39,020	2,815	5,700	12,105	9,405	30,025

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 - Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,100	5,185	3,770	15,055	1,465	1,870	2,540	5,875
Large Related	2,150	1,305	300	3,755	485	680	775	1,940
Elderly	4,445	1,815	1,640	7,900	2,590	2,090	1,585	6,265
Other	6,680	4,650	3,770	15,100	1,045	725	985	2,755
Total need by income	19,375	12,955	9,480	41,810	5,585	5,365	5,885	16,835

Table 9 - Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	2,690	2,690	1,265	1,005	0	2,270
Large Related	0	0	265	265	320	220	50	590
Elderly	3,180	955	385	4,520	1,910	1,025	570	3,505
Other	0	5,785	2,255	8,040	890	0	0	890
Total need by income	3,180	6,740	5,595	15,515	4,385	2,250	620	7,255

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,785	1,535	1,155	425	4,900	165	360	525	200	1,250
Multiple, unrelated family households	165	200	330	155	850	80	125	210	230	645
Other, non-family households	250	120	130	25	525	0	55	0	30	85
Total need by income	2,200	1,855	1,615	605	6,275	245	540	735	460	1,980

Table 11 – Crowding Information - 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information - 2/2

Describe the number and type of single person households in need of housing assistance.

According to the 2022 American Community Survey 5-year estimates, there were 61,118 single person households in Sacramento, 14% or 8,267 households of which experienced housing needs. By 2027, single person households in need of housing assistance are projected to grow to 8,698 households. Stakeholders indicated a growing issue of senior citizens who are widowed and have lost a substantial portion of their already fixed income increasing the likelihood of severe cost burden and homelessness. Additionally, 2-1-1 indicated the majority of calls for assistance are currently for single adults. Most shelter units in Sacramento are for single adults, so families are more likely to double up with friends and relatives, live in a car if they have one, or remain unsheltered rather than to seek shelter assistance to avoid being split up according to stakeholders interviewed.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Households with disabilities. Comprehensive Housing Affordability Strategy (CHAS) data indicate that about 48% of all residents with a disability have one or more housing problems (e.g. cost burden, overcrowding, substandard housing). In other words, among the nearly 44,000 households with a disability in the City of Sacramento, an estimated 21,000 have some type of housing need. In the next five years, households in need of housing assistance containing persons with hearing, vision, cognitive, ambulatory, self-care, and/or independent living difficulty is projected to grow by 5% to roughly 22,000 residents.

According to the resident survey, one in three (30%) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability. If this share of need is applied to all households with a member with a disability, an estimated 13,200 housing units need accessibility improvements. Among these households, the improvements or modifications needed include grab bars and walk/roll in showers in bathrooms, reserved accessible parking, ramps, and wider doorways.

Victims of domestic violence. National incidence rates indicate that 32% of women and 25% of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime. Annual incidence rates—meaning the proportion of people who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in the previous year—are 3% for both women and men.

Applying these rates to the Sacramento population of women and men over 18 indicates that 12,258 residents are likely to have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics show that 3.6% of women and one percent of men experiencing intimate partner violence are in need of housing services. In Sacramento, these statistics suggest that 441 victims of domestic violence, or 2%, require housing services each year. Among the resident survey respondents,

17% of Sacramento residents report having had to move when they did not want to move due to unsafe conditions (e.g., domestic assault, harassment.)

Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence] ...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness (http://www.endhomelessness.org/pages/domestic_violence). Stakeholders providing services to victims of domestic violence across the Sacramento region expressed a need for increased coordination and sharing of resources related to best practice on assisting victims of domestic violence who have unique needs and challenges.

What are the most common housing problems?

Cost burden and severe cost burden, for both renter and owner households, are the most common housing problems. As previously indicated, according to the HUD tables, 17,995 extremely low- to moderate-income renter households (26% of all extremely low- to moderate-income renters) experience cost burden and 21,760 extremely low- to moderate-income renter households (32% of all extremely low- to moderate-income renters) experience severe cost burden. Among extremely low- to moderate-income owner households, 26% are cost burdened, and 22% are severely cost burdened. For extremely low-income renter and owner households at 0-30% AMI, 58% and 57% respectively are severely cost burdened.

Overall, 18% of renters who participated in the Sacramento Region Housing and Community Needs Survey had to move because their rent increased too much, 12% were evicted because they were behind on rent, and 5% had to move because the utilities were cut off and they could not afford to pay them (often the first indication that a resident is at risk of imminent homelessness). Stakeholders reported that fixed income households in particular are struggling with severe cost burden as rents continue to rise. Stakeholders also expressed that senior fixed income households are experiencing significant anxiety over housing security, and whether they will be able to remain in their current housing situation.

Are any populations/household types more affected than others by these problems?

“Small related” renter and “other” renter (“other” may include singles, roommates, people living in group homes, etc.) households are the most affected by cost burden. Table 9 shows 15,055 small, related renter households (50% of all low-moderate income renter households) and 15,100 other renter households are cost burdened.

Overall, renters are more likely than owners to experience housing problems. Forty-three percent of renters earning less than 100% AMI have at least one housing problem compared to 27% of owners earning less than 100% of AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households spending 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. CHAS data indicate that 22,270 low- to moderate-income Sacramento City households (15,515 renters and 7,255 owners) are severely cost burdened, spending 50% or more of their income on housing, and therefore at risk of homelessness.

The Sacramento Region Housing and Community Needs survey provides additional insight into two types of households that are either currently housed but may be at imminent risk of homelessness due to extremely low income or who are precariously housed (unhoused, living in motel/car, living in temporary shelter, living with family/friends). Those households are comprised of extremely low-income households with incomes less than \$25,000 (19% of respondents) of which 56% are families with children under 18 and precariously housed residents (10% of respondents). Of these,

- Nearly 50% of extremely low-income households have looked for housing in the past 5 years and were denied;
- Of those who were denied, 81% were due to low income, 41% due to negative credit history and/or landlord not accepting the income source;
- Likewise, the top reasons for denial for precariously housed residents were due to negative credit history (12%) and income too low (29%)
- Nearly one in five precariously housed residents had to move due to rent increase and just over one in ten had to move due to property condition or landlord refusing to renew lease;
- Survey respondents that indicated incomes less than \$25,000 were 38% Black/African American and 24% Hispanic/LatinX .

Stakeholders indicated a gap in shelter services for families with children since the majority of emergency options in the city are for single adults. The City of Sacramento currently only has 200 motel units dedicated for use by families, and stakeholders shared that many families are nearing the expiration of their stay. Some families might be more likely to double up with friends and relatives or stay in a car if that is an option rather than seeking shelter assistance. Stakeholders shared that families at imminent risk of homelessness are faced with splitting up

between multiple shelters or remaining unhoused due to the lack of family shelter space in Sacramento.

Interviews with stakeholders working with newly arrived immigrant families also identified a gap in affordable rental units for larger families and reluctance of property owners to rent to immigrant families with more flexible application requirements (less rental and credit history) resulting in doubling up with other families risking eviction for violating occupancy rules. McKinney Vento data for Sacramento County show that the percentage of public school students who are homeless was 3.5% in 2021, a reduction from the all time high of 5.4% in 2014.¹ Nevertheless, a stakeholder working with unhoused residents indicated a growing number of families living in cars and seeking safe parking.

Family households that are victims of domestic violence are particularly vulnerable and also have special housing needs. Stakeholders working with domestic violence survivors indicated that the few domestic violence shelters that exist are always full and there is a significant lack of affordable housing similar to patterns during the Recession during 2008-2010 where many people had nowhere to go. Additionally, there are not enough affordable housing or landlords that will rent to individuals who have experienced domestic violence coupled with few options for affordable, larger sized units creates a challenge as many households fleeing domestic violence have children with them. (Landlords tend to deny survivors due to debt and/or evictions caused by their partner).

Lastly, stakeholders working with rapid rehousing and housing placement for homeless households including families shared that Sacramento's response improvements will require more time to understand how much intervention (length of time and type) through supportive services will be the most effective at preventing residents from returning to homelessness once they have secured permanent housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Indicators of at-risk population(s) include: being precariously housed (e.g., couch-surfing, living in hotel/motel), reporting being unable to pay utilities, reporting being unable to pay property taxes, being in the process of eviction or foreclosure, being unable to find a place to rent due to criminal history, history or eviction or foreclosure.

The Sacramento CoC prefers to utilize actual data, which is captured through the Homeless Information Management System (HMIS). This system is required for regions that receive HUD funds, which defines homelessness as meeting one of the following conditions:

¹ [Homeless Public School Students - Kidsdata.org](https://kidsdata.org/homeless-public-school-students)

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The characteristics most commonly linked with housing instability and an increased risk of homelessness include prior history of eviction or foreclosure; being precariously housed; difficulty paying utilities or property taxes; negative or insufficient credit history; criminal history; mental illness; prior episodes of homelessness; domestic violence in all its forms which includes but is not limited to: physical abuse, financial abuse, sexual abuse, technological abuse, and emotional abuse; LGBTQ youth; and/or extremely low-income households.

As previously discussed, resident survey responses indicate that increased rent, insufficient income, negative credit history and income source discrimination are the top reasons for being denied housing and for displacement for people who are extremely low income and/or precariously housed in the City of Sacramento. Additionally, stakeholders have shared that “hospital dumping” or leaving residents on the street after discharge is an ongoing issue in Sacramento contributing to homelessness with insufficient processes and services to prevent this vulnerable population from being unhoused following treatment underscoring the need for case management and supportive services linked with institutions including hospitals and mental care facilities. One resident at a “pop up” event in downtown Sacramento shared that eviction proceedings occurred while he was in the hospital for an extended period of time following a stroke which left him debilitated resulting in being unhoused without support for finding housing despite being a US veteran.

Discussion

Please see above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. Housing problems include:

- Lack of complete kitchen facilities.
- Lack of complete plumbing facilities.
- Overcrowded households with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.
- Households with cost burdens of more than 30 percent of income.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 72% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,205	3,780	2,710
White	7,805	1,310	900
Black / African American	5,505	760	400
Asian	4,350	880	615
American Indian, Alaska Native	150	10	20
Pacific Islander	300	15	65
Hispanic	6,835	695	635

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,480	4,625	0
White	6,030	1,995	0
Black / African American	3,675	475	0
Asian	3,235	1,050	0
American Indian, Alaska Native	105	25	0
Pacific Islander	260	10	0
Hispanic	5,430	1,010	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,655	13,955	0
White	5,895	6,065	0
Black / African American	2,555	1,595	0
Asian	2,415	1,920	0
American Indian, Alaska Native	90	40	0
Pacific Islander	345	305	0
Hispanic	4,715	3,625	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,475	11,900	0
White	2,610	5,150	0
Black / African American	1,115	1,385	0
Asian	965	2,110	0
American Indian, Alaska Native	15	85	0
Pacific Islander	75	145	0
Hispanic	1,490	2,590	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

This section discusses the income categories in which a racial or ethnic group has a disproportionately greater need.

0-30% AMI. All groups have relatively high rates of housing problems at this income level with no groups having disproportionate need exceeding 10%. Pacific Islander households (95%) have the highest need compared to both non-Hispanic white households (86%) and the city as whole (87%), but the total number of Pacific Islander households is much lower than most other races or ethnicities (total of 315 households at this income bracket).

30-50% AMI. Similar to the 0 to 30% of AMI income level, all households in this income group have relatively high rates of housing need. Black and African American households experience disproportionately higher rates of housing need (89%) compared to non-Hispanic white households (75%). Pacific Islander households (96%) also have disproportionately high need compared to both non-Hispanic white households (75%) and the city as whole (81%), but the total number of Pacific Islander households is much lower than most other races or ethnicities (total of 270 Pacific Islander households at this income bracket compared to 4,150 Black and African American households).

50-80% AMI. At this income level, 54% of households in the city overall have at least one of the four housing problems. Black and African American households experience disproportionately higher rates of housing need (62%) compared to non-Hispanic white households (49%). American Indian households also have disproportionate need at 69% compared to non-Hispanic white households.

80-100% AMI. For households earning 80 to 100% of AMI in the city, 34% have one or more of the four housing problems. African American households are the only population who have disproportionate need at 45% compared to both non-Hispanic white households (34%) and the jurisdiction (35%) at 45%.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Sacramento households that have severe housing needs by income, race, and ethnicity. Needs are defined as one or more of the following housing problems:

- Housing lacks complete kitchen facilities
- Housing lacks complete plumbing facilities
- Household has more than 1.5 persons per room
- Household cost burden exceeds 50 percent.

A disproportionately greater need exists when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 72% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,795	7,185	2,710
White	6,740	2,380	900
Black / African American	4,780	1,480	400
Asian	3,530	1,700	615
American Indian, Alaska Native	130	30	20
Pacific Islander	265	39	65
Hispanic	6,210	1,320	635

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,835	13,265	0
White	3,475	4,555	0
Black / African American	1,905	2,240	0
Asian	2,065	2,220	0
American Indian, Alaska Native	65	60	0
Pacific Islander	95	180	0
Hispanic	2,855	3,590	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,725	24,890	0
White	1,805	10,155	0
Black / African American	635	3,515	0
Asian	965	3,370	0
American Indian, Alaska Native	45	85	0
Pacific Islander	160	480	0
Hispanic	1,910	6,430	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,760	16,620	0
White	650	7,110	0
Black / African American	70	2,435	0
Asian	405	2,675	0
American Indian, Alaska Native	0	100	0
Pacific Islander	35	180	0
Hispanic	565	3,515	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

This section discusses the income categories in which a racial or ethnic group has a disproportionately greater severe housing need.

0-30% AMI. Like the previous discussion on housing needs, all groups have relatively high rates of severe housing problems at this income level. Pacific Islander households (86%) have disproportionately high need compared to both non-Hispanic white households (74%) and the city as whole (76%), but the total number of Pacific Islander households is much lower than most other races or ethnicities (total of 304 Pacific Islander households at this income bracket).

30-50% AMI. Forty five percent of all groups severe housing problems at this income bracket, but no single group experiences a disproportionately high rate of need relative to the city as a whole.

50-80% AMI. At this income level, American Indian households (35%) have disproportionately high need compared to both non-Hispanic white households (15%) and the city as whole (19%), but the total number of American Indian households is much lower than most other races or ethnicities (total of 130 American Indian households at this income bracket).

80-100% AMI. Ten percent of all groups have severe housing problems at this income bracket, but no single group experiences a disproportionately high rate of need relative to the city as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60% of households earning between 50 and 80% of the area median income (AMI) have a housing problem, and 75% of Hispanic households in the same income category have a housing problem, Hispanic households would have a disproportionate need.

This section provides data on households with disproportionate levels of housing cost burden. Housing cost burden occurs when households pay more than 30% of their gross household income toward housing costs, which includes utilities. Severe housing cost burden occurs when housing costs are 50% or more of gross household income.

A disproportionately greater need exists when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 72% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	108,935	35,085	34,685	2,980
White	53,555	12,950	11,485	1,005
Black / African American	11,665	6,340	6,765	410
Asian	17,950	5,115	5,580	680
American Indian, Alaska Native	400	160	185	20
Pacific Islander	1,160	520	390	65
Hispanic	20,680	8,680	8,765	710

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

African American and Pacific Islander households experienced cost burden (25%) compared to the city as a whole (19%) but not exceeding the 10% threshold to be considered disproportionate. Twenty seven percent of African American households are severely cost burdened compared to only 15% of non-Hispanic white households.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60% of households earning between 50- 80% of the area median income (AMI) have a housing problem, and 75% of Hispanic households in the same income category have a housing problem, Hispanic households would have a disproportionate need. The HUD data discussed above in Sections NA-15 and NA-20 indicate that disproportionately high needs exist for the following households:

- Pacific Islander households earning between 0-30% and 30-60% of AMI have disproportionately high rates of housing problems compared to non-Hispanic white households of the same income group and the city as a whole;
- American Indian households have disproportionately higher housing need in the 50- 80% income bracket ;
- Black and African American households in all income brackets except 0 -30% of AMI have disproportionately high rates of housing problems compared to White households of the in these income groups and compared to the jurisdiction at a whole in the 80-100% of AMI bracket;
- Pacific Islander households earning between 0-30% of AMI have disproportionately high rates of severe housing problems compared to non-Hispanic white households of the same income group and the city as a whole;
- African American households have disproportionately high rates of severe housing problems compared to non-Hispanic White households and the city as a whole in the 50-80% AMI bracket;
- African American and Pacific Islander households experienced cost burden (25%) compared to the city as a whole (19%) but not exceeding the 10% threshold to be considered disproportionate. Twenty seven percent of African American households are severely cost burdened compared to only 15% of non-Hispanic white households.

Differences in housing needs by race and ethnicity can also be assessed by differences in homeownership, access to publicly supported housing, and the experience finding housing.

If they have needs not identified above, what are those needs?

The needs identified above focus on the HUD-defined categories of housing problems: cost burden, overcrowding (more than 1 person per room), lacking complete kitchen facilities, and lacking complete plumbing facilities. Stakeholders indicated that the Sacramento Continuum of

Care implemented the new Coordinated Access System to replace VI-SPDAT in recognition of racial bias potential in VI-SPDAT metrics for prioritization leading to disproportionate numbers of precariously housed Black/African American women in particular not being linked with housing opportunities in comparison to Non-Hispanic White residents. As this system was implemented just over one year ago, data to evaluate improvement in intersectional inequity related to accessing housing opportunities is not yet available.

Fair housing stakeholders shared that they receive a significant number of complaints related to racial discrimination and that “the issue is really pervasive”. For example: “landlords tend to not make repairs or create a hostile/ uninviting environment to drive them away, or it is obvious that they are not making repairs only for the Black tenants.”

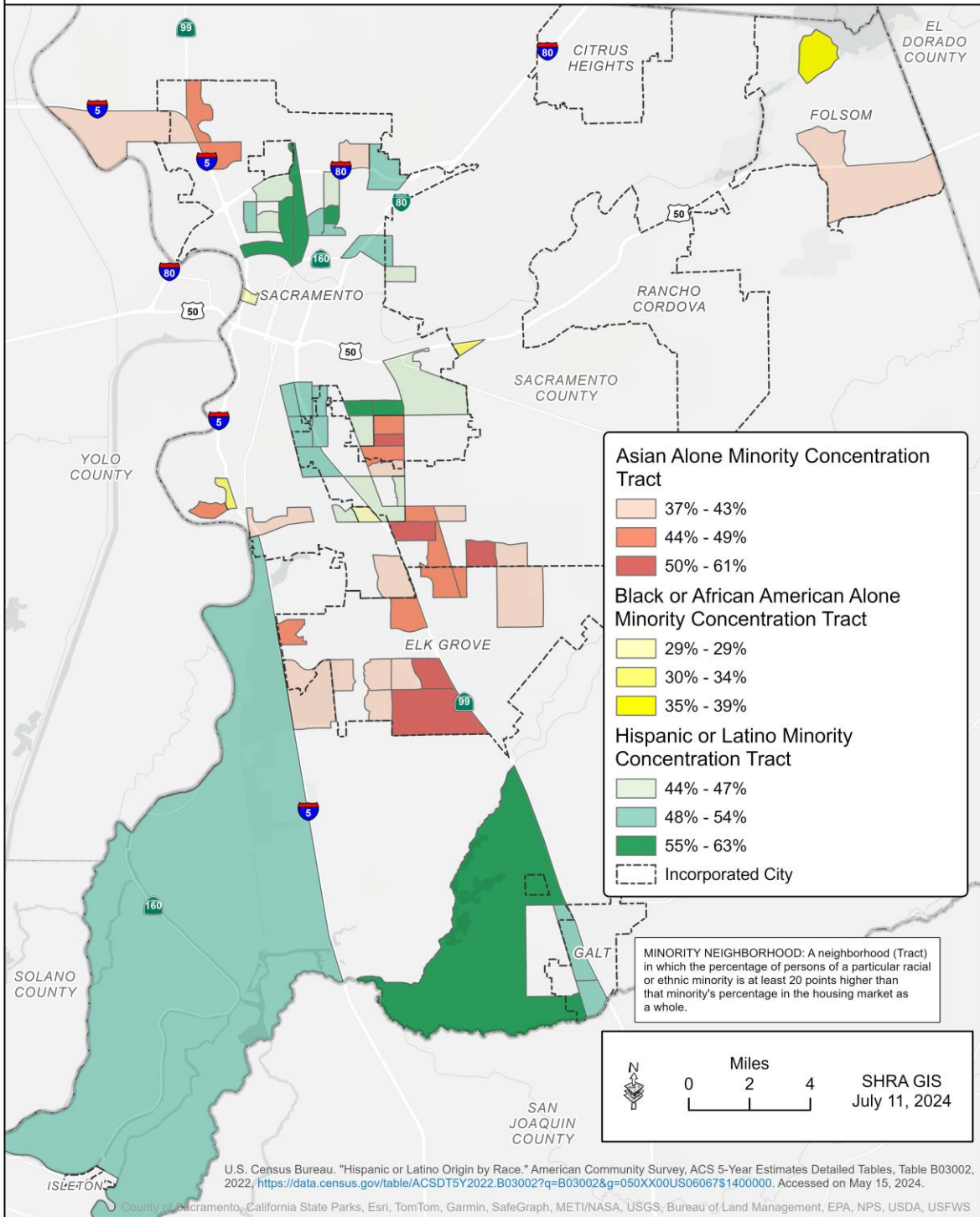
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The County of Sacramento has a large number of areas with racial/ethnic concentration—most of which are located within the City of Sacramento with Black/African population having the greatest disproportionate need concentrated downtown, east and south Sacramento. Folsom houses the California State Prison and African American/Black residents are disproportionately incarcerated accounting for the concentration in this census tract.

Additionally, the City has several census tracts with both racial/ethnic and poverty concentration designated as R/ECAPs. Almost every R/ECAP has a high percentage (over 58%) of households with housing burden. These areas also align with concentrations of Black/African American and Hispanic households. The areas with the lowest rate of housing burden also have the least amount of racial or ethnic concentrations. R/ECAPS in the City of Sacramento with greater cost burden are heavily concentrated in South Sacramento, with many census tracts also in North Sacramento. A census tract east of downtown is located in the California State University campus and therefore likely houses a high student population.²

² [Racially or Ethnically Concentrated Areas of Poverty \(R/ECAPs\) | Racially or Ethnically Concentrated Areas of Poverty \(R/ECAPs\) | HUD Open Data Site \(arcgis.com\)](#)

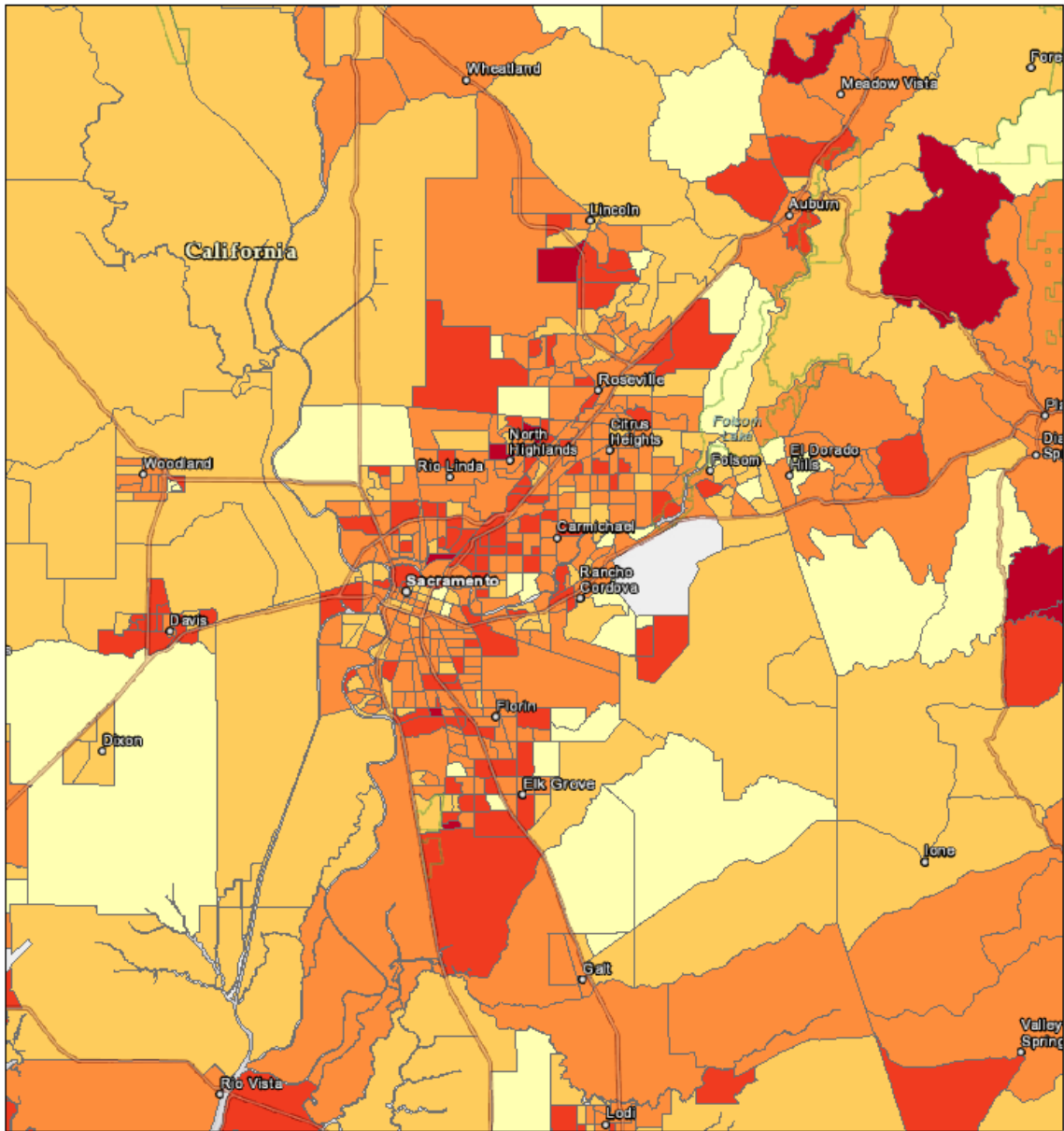
Minority Concentrations in Sacramento County



Source: California Department of Housing and Community Development, 2023.

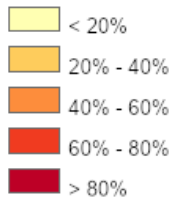
Housing Burden and Race/Ethnicity, Sacramento County

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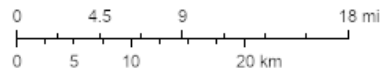


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Overpayment by Renters (ACS, 2017-2021) - Tract



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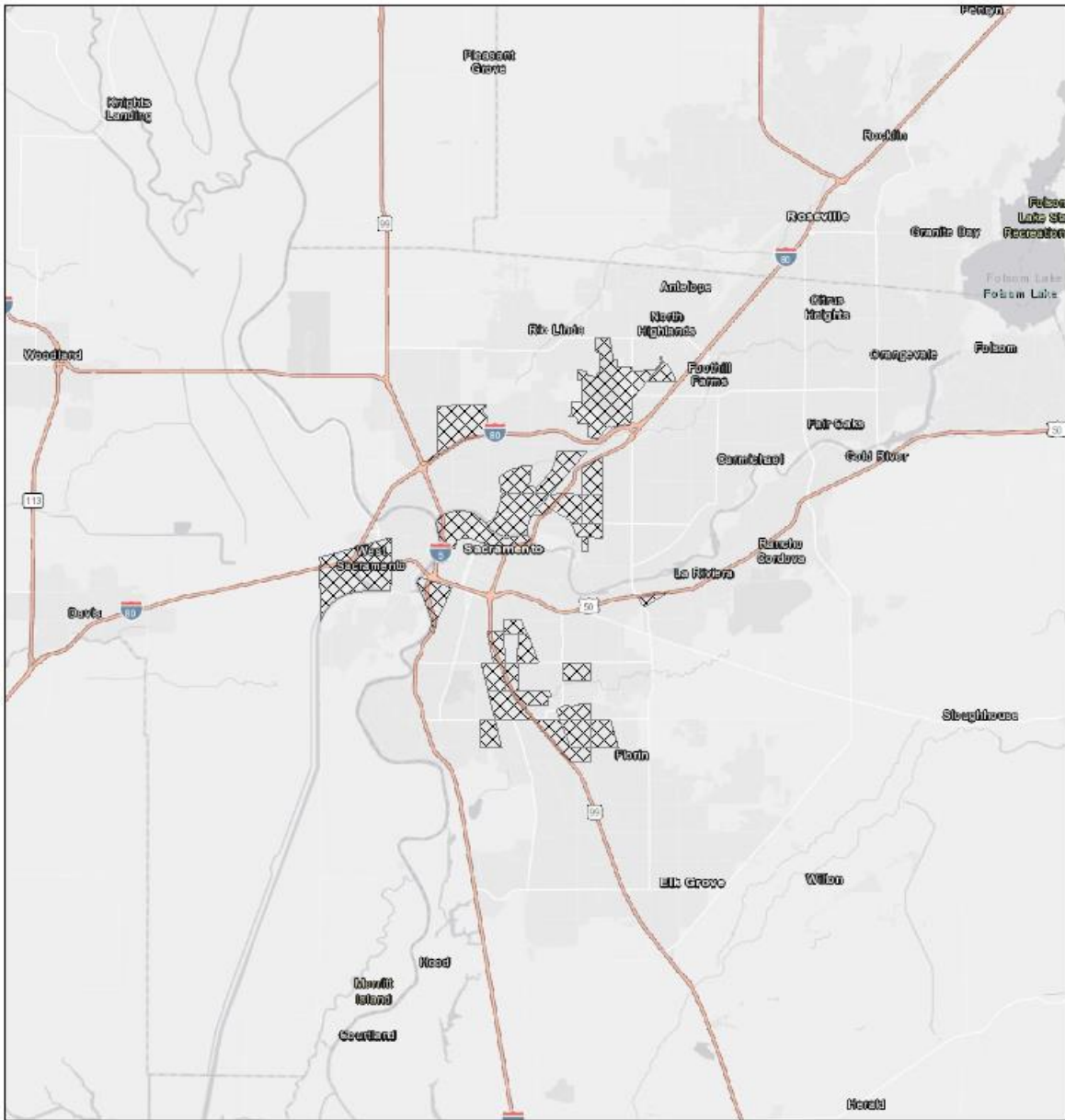


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Source: California Department of Housing and Human Development, 2017-2021.

Locations of R/ECAPs, City of Sacramento

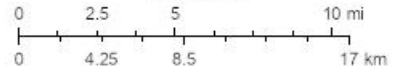
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☒☒ COG Geography TCAC/HCD Opportunity Map - High Segregation and Poverty (HCD, 2023) - Tract

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County of Sacramento, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Source: California Department of Housing and Community Development, 2023.

NA-35 Public Housing – 91.205(b)

Introduction

The Sacramento Housing and Redevelopment Agency was created to ensure the ongoing development of affordable housing and to continuously fuel community redevelopment projects in the city and county of Sacramento. The mission of SHRA is to revitalize communities, provide affordable housing opportunities, and to serve as the Housing Authority for the City and County of Sacramento. SHRA continues to implement Section 504 of the Rehabilitation Act of 1973, as amended to protect the rights of families with disabilities (Section 504). Sacramento's public housing provides decent and safe rental housing for eligible extremely low-, very low-, and low-income families, seniors, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for senior and families.

In March 2024, there were 70,000 applicants on the Housing Choice Voucher wait lists and 40,861 on the public housing wait lists for a total of 110,861. The Housing Authority owns and operates 1,868 units in the City of Sacramento and 1,047 units in the County of Sacramento. The large number of households on the wait lists shows the need for additional affordable housing in the Sacramento region.

The table below is pre-populated by HUD based on data submitted by public housing authorities in annual reports. Rising rents that are disproportionate to income growth across the nation are presenting significant challenges as the Housing Authority is covering a higher total cost for each voucher while still needing to operate within the budget allocated by HUD. Given the consistent rent increases, HUD has notified the Housing Authority that SHRA is projecting a funding shortfall in 2024. Some temporary changes the Housing Authority is making include: eliminating unlimited voucher extensions, temporary hold on processing new applications, primarily focusing on getting current voucher holders into units, and not issuing RFPs for PBV developments. These new changes will be in place until the full shortfall is realized and stabilized.

The pre-populated data in the table were outdated and, as such, are not included here. The table will be updated by the Housing Authority for the final Consolidated Plan.

[Final Copy of SHRA FY24 Budget Book \(opengov.com\)](#)

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	28	2,589	11,698	538	10,929	131	63	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	3	2	2	0	0	2	0	
# of Elderly Program Participants (>62)	0	7	519	2,542	119	2,400	16	3	
# of Disabled Families	0	9	766	4,330	191	4,022	83	21	
# of Families requesting accessibility features	0	28	2,589	11,698	538	10,929	131	63	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	18	909	4,391	182	4,090	67	32	0
Black/African American	0	10	1,352	5,312	187	5,034	60	24	0
Asian	0	0	226	1,689	148	1,527	2	2	0
American Indian/Alaska Native	0	0	63	244	12	226	1	5	0
Pacific Islander	0	0	39	62	9	52	1	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	5	380	1,285	73	1,188	8	11	0
Not Hispanic	0	23	2,209	10,413	465	9,741	123	52	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority fully complies with HUD Notice PIH 2002-01 (HA) [Accessibility Notice: Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988] when requests are made for a reasonable accommodation due to a disability. An applicant or participant must qualify under the following American with Disabilities Act (ADA) definition of disability:

- A physical or mental impairment that limits an individual's ability to participate in major life activities;
- A record of such impairment; or
- Being-regarded as having such impairment.

Please refer to the Admissions and Continued Occupancy Policy for additional information.

The needs of public housing tenants and applicants for accessible units varies greatly by the type of disability a person lives with. Some tenants and applicants with disabilities require physical accommodations to units, reasonable accommodation for the application process or for ongoing housing needs, or two-bedroom units to accommodate a live-in caretaker—all of which SHRA will accommodate. SHRA also provides a section of their website where landlords can list properties and identify if the unit is accessible.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

In March 2024, there were 70,000 applicants on the Housing Choice Voucher wait lists and 40,861 on the public housing wait lists for a total of 110,861. The Housing Authority owns and operates 1,868 units in the City of Sacramento and 1,047 units in the County of Sacramento. The large number of households on the wait lists shows the need for additional affordable housing in the Sacramento region.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

For Housing Choice voucher holders, the greatest needs include securing a unit with a voucher. Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. An additional challenge is the “benefits cliff” in the program—voucher holders are worried that if they earn too much they will lose their housing subsidies, which disincentivizes work. Stakeholders indicated that senior public housing residents in particular have anxiety related to housing security and stability. Survey responses and stakeholder interviews indicate that a significant

amount of source of income discrimination exists in Sacramento with property owners outright refusing to rent due to income source, or finding other ways to refuse rental to voucher holders or terminate contracts once they are in process such as pressuring residents into making illegal side payments in exchange for accepting voucher, stalling of paperwork, or illegally telling residents they aren't accepted due to credit history when voucher is completely covering the rent. Sacramento has the highest level of source of income complaints than any other area in California with the exception of exclusive communities in the Bay area.

Fair housing stakeholders shared that they receive a significant number of complaints related to racial discrimination with voucher use and that "the issue is really pervasive". Property owner fair housing education ranked as the highest priority among stakeholders in the Sacramento Region Housing and Community Needs Survey followed by tenant education. Stakeholders also shared that advocates for fair housing accessed through 2-1-1 are understaffed and overburdened and can only assist residents at imminent risk of being evicted (within 24 hours), which creates a bottleneck of residents needing these services since their situation is not resolved in the early stages.

Lastly condition of some public housing units was referenced in the resident survey consistent with stakeholder observations that concentration of public housing in disinvested neighborhoods and/or lower income communities exists in Sacramento.

How do these needs compare to the housing needs of the population at large?

Affordable housing is a prevalent issue in the City of Sacramento and the needs of housing authority residents are further exacerbated due to lack of financial resources, loss of employment, illness, etc., to pay rents (i.e., priced at less than \$625/month to serve the City's lowest income renters) in a tight economy, of which the region and the nation is undergoing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

At the time of the last homeless Point-in-Time (PIT) count, in January 2024, 6,615 people were experiencing homelessness in Sacramento County, a 29% decrease from the 2022 PIT. Nearly 60% of those counted, or 3,944 individuals, were unsheltered (i.e. slept outside or in a location not suitable for human habitation) and 2,671 were sheltered.

The 2024 PIT count is encouraging and indicates a community response to the considerable coordinated efforts across the Continuum of Care coupled with an increase of housing types available. The number of people experiencing homelessness for the first time has increased, however, as housing costs are still not attainable in the City of Sacramento and regionally especially for residents on a fixed income such as Social Security. The number of people exiting to permanent housing has also increased and signals effectiveness of current programs. There was a high retention rate of permanent housing from 2022-2023. The Sacramento region bases its priorities for ending homelessness on the recognition that homelessness results from more than just a lack of affordable housing and preventative measures include the full range of social services and require holistic solutions. Stakeholders identified missed opportunities throughout the history of interventions with social services as an important precursor to homelessness. Participants in stakeholder interviews also emphasized the urgency in homelessness prevention and finding immediate solutions for people who are imminently homeless for economic reasons only, as problems are compounded once a person is on the streets creating additional barriers to finding housing solutions (i.e. mental health, physical health, involvement with law enforcement).

The City of Sacramento, along with other cities, other local governmental agencies, health care providers, nonprofit organizations, business and faith community partners, and other stakeholders, is committed to ending homelessness in the Sacramento region and this group of partners has taken important steps in recent years to expand housing opportunities and improve the quality and coordination of services for people experiencing homelessness. Recognizing the need for improved collaboration and communication across jurisdictions, The City and County of Sacramento unanimously approved a “Homeless Services Partnership Agreement” in 2022 which was created following the adoption of Measure O: Emergency Shelter Enforcement Act in November 2022 which attempts to hold the City and County accountable for providing adequate shelter space prior to clearing any encampments. Sacramento Steps Forward is seeing an early system wide response to the increased coordination, and improved access points for more effective intervention and prevention. According to Sacramento Steps Forward, individuals who participated in case conferencing reduced their time on the wait list by 56% from first time meeting to the next conferencing. Better access to data to evaluate progress coupled with an increase in housing types, and improved coordinated outreach are all intentional inputs to which the system appears to be responding.

The new Coordinated Access System was launched in late 2022 and allows for improved data to better track outcomes and identify gaps in Sacramento’s homelessness response system, and more efficient matching of residents with housing resources. The 2023 annual report indicated

that more than half of calls to the 2-1-1 housing crisis line came from 10 zip codes across the County. The top 3 areas from which calls originated are downtown, Del Paso Heights and South Sacramento (95823) followed by Marysville, Rancho Cordova, Arden Arcade and Oak Park with roughly equal volume. This data is consistent with responses to the Sacramento Region Housing and Community Needs survey identifying downtown Sacramento, Del Paso Heights, Oak Park, Old North Sacramento and Fruitridge Park as priority areas for homelessness and mental health services. Of the calls received, 98% were either currently homeless or at imminent risk of homelessness within 30 days of the call. In response, Problem Solving Access Points (PSAPs) will be added in the highest priority zip codes to increase localized support.³ Approximately 34% of shelter demand was met highlighting the need for additional emergency housing units, however, inventory of units did grow during 2023 with the addition of new programs. CAS data also indicate that 90% of 2-1-1 calls were seeking a short-term housing need, 805 households found or maintained housing with PSAP support and \$3,114 was the average amount of money spent per household to prevent or resolve homelessness with security deposit and eviction prevention costs being the most utilized. Additionally, 85% of households remained housed after one year of PSAP support signaling significant support for expanding case management and PSAP locations across the County. Demographically, over 40% of callers are Black/African American, roughly 25% Non-Hispanic White, 15% Hispanic, 57% female identifying and 80% are adults.

Homeless Needs Assessment. The following table is the most accurate and up-to-date estimate of people experiencing homelessness in the region, based on data from the HMIS provided by SSF.

³ [CAS Annual Report FINAL \(sacramentostepsforward.org\)](https://www.sacramentostepsforward.org/)

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
			25341	11740	3031	1519
Persons in Households with Adult(s) and Child(ren)	1044	36	10037	4886	1272	865
Persons in Households with Only Children	12	13	91	54	21	500
Persons in Households with Only Adults	1615	3895	15154	6788	1736	1953
Chronically Homeless Individuals	737	1977	4119	1416	25	3078
Chronically Homeless Families (Households)	72	7	335	102	3	2048
Veterans	217	331	1368	508	365	1875
Unaccompanied Child	1778	182	90	54	20	503
Persons with HIV	32	68	-	-	-	-

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A common misconception of the Point-in-Time (PIT) Homeless Count is that it provides a total yearly estimate of all of the individuals experiencing homelessness within the community--for example, approximating the total number of individuals who fall into homelessness or access shelters across the span of the year. As the name implies, however, the Point-in-Time count provides only a snapshot of one night of homelessness in a community.

- During the course of an entire year different individuals enter, exit, and return to a state of homelessness in our community. In other words, the homeless population is in constant flux as different individuals enter and exit homelessness each week. For example, as shown in the above table, an estimated 1088 individuals who are families with children were homeless at the time of the PIT in the region, an estimated 10,037 annually, yet another 4886 become homeless each year.
- Taking into consideration this dynamic of homelessness, researchers can use the results of the PIT Count to approximate the total number of individuals who will likely experience homelessness or access shelters at least once during the course of the year. These annualized estimates are typically calculated as two to three times the nightly estimate of nightly homelessness.
- The 2024 PIT Homeless Count suggests that approximately 13,000 to 20,000 residents and 700 to 1000 families in Sacramento County will experience homelessness during the next year. The estimates in the above table, produced by SSF, are larger, approaching 25,341 people who could experience homelessness. It is not clear, however, how many individuals encountered during the Homeless Count overlap with individuals interacting with broader system of homeless services, which the HMIS data capture
- The 2024 PIT indicated a significant decrease in homelessness overall of 28.7% and a 40.8% decrease in unsheltered homelessness.

Chronic Homelessness: The 2024 PIT report identified 2,714 (44.8%) people as chronically homeless, a decrease of 45% since the 2022 PIT count following drastic increases of chronically homeless residents from 2017 to 2022, however, generally an overall increase from 1,126 chronically homeless residents in 2017.

- The majority of unsheltered residents who are chronically homeless are also unsheltered (67.5%) versus 53.2% of not chronically homeless residents; a trend that has remained consistent since 2017;
- 68.2% of PIT survey respondents indicated that their current episode of homelessness had lasted at least two years.

Families with Children: On a single night in January 2024, approximately 347 families with children were experiencing homelessness in Sacramento County; a slight decrease from 2022.

- These 347 households consisted of 440 adults and 640 children under age 18 (1,080 in total), representing approximately 16% of all persons experiencing homelessness in the county.
- According to the PIT report, 2% of households with children were unsheltered.

Veterans: On a single night in January, 548 veterans were experiencing either sheltered or unsheltered homelessness in Sacramento County.

- Veterans represent approximately 8.3% of all persons experiencing homelessness in the County which is slightly less than 2022, but 17% more than the 2017 PIT count;
- The share of veterans in the PIT Count, however, has decreased from 12.8% in 2017 to 8.3% in 2024;
- Veterans had a similar rate of being unsheltered as the those who are not veterans at roughly 40%;
- In 2024, veterans were sheltered at their highest rate since 2017.

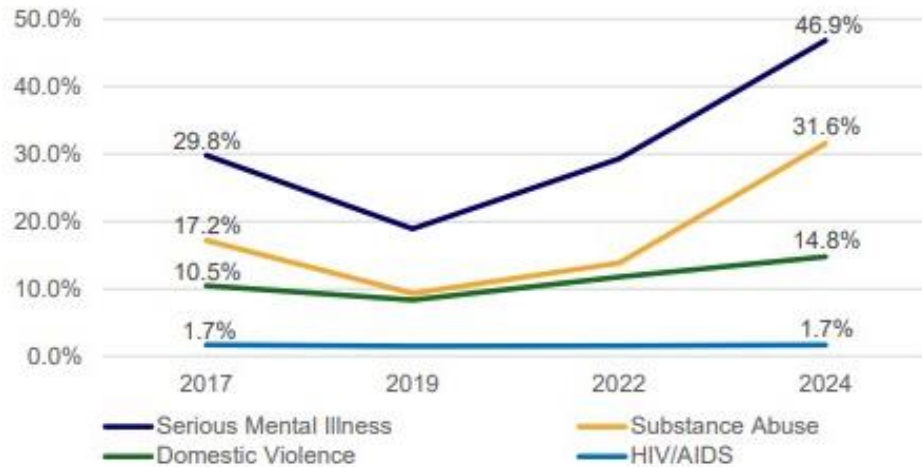
Youth: During the night of the 2024 PIT Count, approximately 360 unaccompanied youth were experiencing homelessness in Sacramento County, and 93% of these youth were between the ages of 18 and 24.

- Transitional age youth (TAY) represent approximately 5% of the total homeless population.
- Half of unaccompanied youth were experiencing unsheltered homelessness on the night of the count, a slight reduction from 59% in 2019;
- The remaining youth were experiencing sheltered homelessness, with 18% staying in a transitional housing program.
- 1 out of 4 PIT survey participants shared they had been placed in a foster or group home before turning 18.

Other Populations in the 2024 PIT Count: Approximately 46.9% of adults included in the 2024 PIT Count reported having a serious mental illness and 31.6% reported substance abuse, survivors of domestic violence constituted 14.8% of those counted, 1.7% reported having HIV/AIDS. As shown in the figure below, unhoused residents with mental illness and substance use have increased dramatically since 2017.

Homeless populations distribution by PIT Count Year

Source:
Sacramento Steps Forward,
PIT Count 2024.



These populations are the greatest share of the unsheltered homeless residents in the PIT count with the overall unsheltered share at 65.8%, HIV/AIDS at 68%, domestic violence survivors at 76.3%, residents with serious mental illness at 83.5% and largest unsheltered group are those with substance use challenges at 86.5%. This underscores the current gap in mental services including addiction counseling that was identified in the Sacramento Region Housing and Community Needs Survey that listed these services as a top priority in both the City and County of Sacramento. Although the shelter rates for these groups decreased since 2017, they have increased since 2022 indicating a possible early system response to recent initiatives.

The low rates of shelter for domestic violence survivors highlight the shortage of options for this specific population and in particular emergency housing for families necessitating intentional focus on increasing safe housing with appropriate wraparound services that are needed to attain security and self-sufficiency.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	717	2051
Black or African American	1122	1059
Asian	46	93
American Indian or Alaska Native	38	88
Native Hawaiian or Other Pacific Islander	45	20
Multiple Races	74	20
Ethnicity:	Sheltered:	Unsheltered (optional)
Non-Hispanic/Non-Latino	2043	3349
Hispanic/Latino	628	595

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

On a single night in January 2024, approximately 347 families with children were experiencing homelessness in Sacramento County; a slight decrease from 2022.

- These 347 households consisted of 440 adults and 640 children under age 18 (1,080 in total), representing approximately 16% of all persons experiencing homelessness in the county.
- According to the PIT report, 2% of householders with children were unsheltered.
- Stakeholders across service providers and government agencies emphasized a gap in shelter and transitional housing that is appropriate for families;
- Based on 2024 PIT data, between 750 and 1000 families could be unhoused throughout the year with only 200 motel vouchers (in the city) available on first come, first serve basis;
- Stakeholders indicated that most families are either staying in a car (if they have one) or doubling up with friends if possible, or staying unhoused and unsheltered to avoid being split up in an emergency shelter;

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Approximately 15% of people experiencing homelessness identified their ethnicity as Hispanic, while the majority identified as non-Hispanic (85%). In response to racial identity, the majority of individuals identified as either White (42%) or Black/African American (33%). A small proportion of individuals also identified as American Indian or Alaska Native (2%), while nine percent (5%) identified themselves with multiple races or considered themselves Multiracial. Relatively few individuals identified as either Hawaiian-Pacific Islander (1%) or Asian (2%).

When the racial composition of people experiencing homelessness is compared to the total racial composition of all residents of Sacramento County, it reveals:

- White individuals comprise the largest racial group of people experiencing homelessness in Sacramento County (42%), which is consistent with the overall population in the County ;
- In contrast, Black/African American individuals are disproportionately represented in the County's homeless population (33% vs 9% of Sacramento County).
- In contrast, individuals who identify as Asian are substantially underrepresented in the homeless population (2% vs 17% of Sacramento County) as are individuals who identify as Hispanic (15% vs 25% of Sacramento County)

The overrepresentation of Black/African American residents in the homeless population is largely consistent with trends reported across California, as well as the United States more broadly and points to legacies of racial discrimination and systemic barriers to accessing the

wealth requisite to providing a sufficient safety net to prevent homelessness. Additionally, the VI-SPDT system used to prioritize housing options for residents experiencing homelessness or at risk of homelessness has been linked with racial bias resulting in fewer Black/African American women in particular being matched with housing solutions to homelessness.⁴ The Sacramento Continuum of Care addressed this issue through the implementation of the Coordinated Access System in 2023.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

On a single night in January 2024 an estimated 6,615 individuals were experiencing homelessness in Sacramento County and 3,944 of those residents were unsheltered.

- Both the overall county of homelessness and the rate of unsheltered homelessness have declined considerably since the last PIT Count in 2022, however, remain significantly higher than counts in 2017;
- The estimate of 6,615 includes the 2,671 sheltered individuals who accessed emergency shelters or transitional housing the night of the count, and the 3,944 unsheltered individuals who slept outside or in a location not suitable for human habitation (e.g., on the street, in a vehicle, or in a tent).
- Nearly 60% of individuals experiencing homelessness in the county are unsheltered as opposed to sheltered on any given night (i.e., not accessing shelters or transitional housing).

The high number of people continuing to experience unsheltered homelessness in the Sacramento region is troubling and has become a major focus of the community as well as the City and County of Sacramento with encampments and visibly large populations of residents needing assistance and seeking refuge in public spaces.

- The 2017 Homeless Count was the first year that Sacramento County reported more people experiencing unsheltered than sheltered homelessness (56% vs. 44%) and while this trend became markedly worse in 2019 and especially 2022 (72% vs. 28.2%), recent interventions appear to be moving the needle slightly with improved rates in 2024 (59.6% vs 40.4%)
- According to HUD, California reports the highest proportion of unsheltered homelessness in the country, currently averaging 68% (HUD, 2023). This proportion of unsheltered homelessness has grown over the last four years, consistent with the growth observed in Sacramento between 2017 and 2022.

Geographic Distribution of Unsheltered Homelessness in Sacramento County. As shown in Figure x.x, more than three quarters of unsheltered homelessness is occurring in the City of Sacramento, followed by unincorporated Sacramento County, and Folsom.

⁴ [Common Homelessness Assessment Leads to Racial Disparities in Housing Placements — Shelterforce Shelterforce](#)

Geographic Distribution of Unhoused and Unsheltered Population.

Source:
Sacramento Steps
Forward, PIT Report 2024.

Sacramento County Areas	Total Unsheltered	Percent of Total
City of Sacramento	3053	77.4%
Unincorporated County	561	14.2%
Folsom	133	3.4%
Elk Grove	83	2.1%
Citrus Heights	62	1.6%
Rancho Cordova	52	1.3%
Galt	0	-
Isleton	0	-
Total	3944	100%

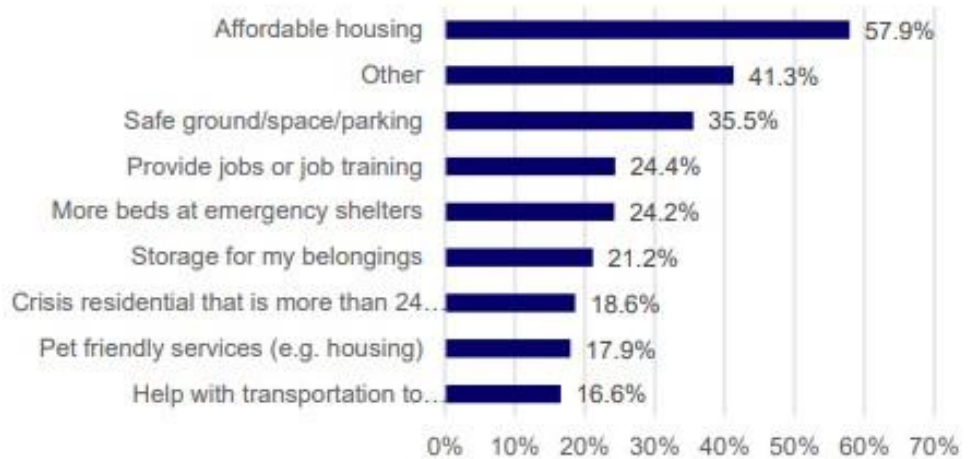
Policy Implications. Although the City and County of Sacramento have intentionally focused on addressing the significant population of unhoused residents in the region through better collaboration, improved response and increased housing inventory (emergency, transitional, permanent supportive and affordable housing), considerable gaps remain as the data indicate. Unhoused residents participating in the 2024 PIT Survey were asked to prioritize recommendations for system improvements as shown below. Consistent with responses from the general public in the Sacramento Region Housing and Community Needs Survey disseminated for this plan, affordable housing ranks as the top need. Safe ground/space/parking was also highly ranked and has gained interest in Sacramento in recent years as a temporary solution for shelter given the high numbers of residents currently unsheltered and the large volume of vacant lots across the County.

In an effort to address the gap of emergency housing, the City of Sacramento allocated \$35 million to a Comprehensive Siting Plan to identify and transition sites for safe parking, tiny homes, or additional emergency shelter in 2021, however, ultimately decided that the 20 sites considered were too cost prohibitive and reallocated the remaining \$18.9 towards affordable housing projects. The need for emergency, temporary and transitional housing remains under addressed for the near term (affordable housing will be a long term solution) and expansion of respite centers are especially critical with excessive and extended heat, and extreme weather occurring more frequently putting unhoused and unsheltered residents at imminent risk of loss of life.

Lastly, as CAS data indicate that emergency one-time financial assistance had a positive impact on preventing eviction and homelessness, coupling this assistance with financial counseling and/or workforce development programs would be an effective policy lever for homelessness prevention. Stakeholders indicated that these programs should be prioritized based on their experiences with precariously housed clients.

Recommendations for System Improvement by Unhoused Survey Respondents.

Source:
Sacramento Steps Forward,
2024 PIT Count.



Discussion:

Please see above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section provides data and information about special needs populations in the City of Sacramento. Non-homeless special needs populations include households containing persons with a disability (hearing/vision limitation, ambulatory limitation, cognitive limitation, and/or self-care/independent living limitation), elderly households, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. The characteristics of these populations are described below.

The City of Sacramento is the recipient of the Housing Opportunities for Persons with AIDS (HOPWA) funds for the Eligible Metropolitan Statistical Area (EMSA) serving the geographic areas of Sacramento, El Dorado, Placer, and Yolo Counties. Program funds are used to assist HOPWA eligible participants in maintaining stable housing arrangements, reducing the risk of homelessness and improving their access to care. This is done through Tenant-Based Rental Assistance (TBRA), Short-Term Rental, Mortgage, and Utility Assistance (STRMU), facility-based housing assistance, and supportive services. Supportive services, usually are tied to HOPWA housing assistance, can include alcohol and drug abuse services, case management, life skills management, meals/nutritional services, outreach, childcare and other services, education, and employment assistance and training.

The Sacramento Housing and Redevelopment Agency (SHRA) currently provides HOPWA funds to the following organizations:

- Colonia San Martin, LP (Mercy Housing California) provides supportive services to HOPWA eligible residents at one property in Sacramento County which is managed by Mercy Housing California.
- The CARES Community Health dba One Community Health provides STRMU and non-facility-based case management to eligible HIV/AIDS individuals in Shelter Plus Care and other housing situations within Sacramento County.
- Sunburst Projects provides STRMU and Family Supportive Services in Sacramento County.
- The CommuniCare Health Centers provides STRMU and supportive services to eligible individuals in Yolo County.
- The Sierra Foothills AIDS Foundation (SFAF) provides STRMU and TBRA assistance to eligible individuals in El Dorado and Placer Counties.
- Volunteers of America (VOA) operates a transitional short-term supportive housing facility in Sacramento County and provides supportive services for the housing facility and to HOPWA clients.

It is increasingly difficult to fund non-homeless special needs projects due to the limited amount of funding received annually to support housing and community development initiatives and the increasing amount of basic community needs resulting from ongoing economic conditions. However, other resources are available at the federal, state, and local levels, including nonprofit organizations that area organizations can solicit to help provide affordable housing opportunities and supportive services to the non-homeless special needs populations in Sacramento County.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	
Area incidence of AIDS	
Rate per population	
Number of new cases prior year (3 years of data)	307.4
Rate per population (3 years of data)	
Current HIV surveillance data:	
Number of Persons living with HIC (PLWH)	5412
Area Prevalence (PLWH per population)	
Number of new HIV cases reported last year	178

Table 26 - HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	9
Short-term Rent, Mortgage, and Utility	251
Facility Based Housing (Permanent, short-term or transitional)	86

Table 27 – HIV Housing Need

Data Source: HOPWA CAPER 2023 Draft

Describe the characteristics of special needs populations in your community:

Housing and supportive service needs for Sacramento’s non-homeless special needs populations are described below. Needs were determined through occurrence of HUD-defined housing problems, income/employment status, and stakeholder and resident engagement.

Elderly: In the City of Sacramento, 70,764 residents are 65 years or older, accounting for 14 percent of all residents. Senior households may be less able to cope with increasing housing costs (rents for renters and property taxes for owners) as they are more likely to be living on a fixed retirement income. Most seniors desire to age in place but may need accessibility modifications as they age and may need additional support services in order to properly maintain their home and property. Many may also require transportation services and in-home health care at certain stages.

Frail elderly: Of the elderly residents in Sacramento, 9,143 of them are frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework). Frail elderly residents comprise just two percent of all residents in the City.

Persons with mental, physical, and/or developmental disabilities: In Sacramento, 62,602 persons live with a mental, physical, and/or developmental disability, accounting for 12% of all residents. Forty-eight percent of these residents have at least one housing need according to CHAS data.

Persons with alcohol or other drug addiction: In Sacramento, 75,355 persons (18 years or older) live with an alcohol or other drug addiction, accounting for 14% of all residents. Both stakeholder and resident survey respondents overwhelmingly selected mental health services including addiction treatment as a priority need in the region.

Persons with HIV/AIDS and their families: Jurisdiction-specific data is not available for the number of persons living with HIV/AIDS. The CDC reports the number of persons living with

HIV/AIDS by Metropolitan Statistical Area only and jurisdictional numbers are estimated based on the Sacramento-Roseville-Folsom MSA. In Sacramento County, it is estimated that 5,412 persons, or 0.3% of the total population, live with HIV/AIDS.⁵

Victims of domestic violence, dating violence, sexual assault, and stalking: Jurisdiction-specific data is not available for the number of victims of domestic violence. Jurisdictional numbers are estimated based on national incidence rates. In unincorporated Sacramento County, it is estimated that 14,138 persons, or 2% of the Sacramento County population, are victims of domestic violence, dating violence, sexual assault, and stalking.

What are the housing and supportive service needs of these populations and how are these needs determined?

The non-homeless special needs populations in the City of Sacramento have a wide range of service needs, including housing affordable on a fixed income, assistance with home repairs and accessibility improvements, legal assistance in procuring accessibility modifications without fear of retaliation from the property owner, transportation to health care appointments, and workforce assistance. Information on these communities' needs was gathered from stakeholder interviews during the planning process and survey responses.

Elderly participants in the Sacramento Region Housing and Community Needs Survey report experiencing a range of housing and supportive service needs:

- One in ten (10%) fear retaliation from the property owner if they request an accessibility modification;
 - Eight percent cannot afford to make needed accessibility improvements;
 - Low-income rental opportunities were identified as a priority housing need by 71% of elderly respondents;
 - Nearly 50% of elderly respondents (47%) identified low-income rentals designated for seniors specifically as a priority housing need;
 - Approximately a quarter of senior respondents indicated housing rehabilitation for low income renters and owners as a priority housing need;
 - Stakeholders and residents indicated that access to transportation services is severely limited especially outside of the City of Sacramento, "Cannot drive, getting anywhere is difficult" and navigation of sidewalks to access public transit can be hazardous;
 - Housing rehabilitation for low-income senior householders to safely age in place was identified as a critical need by stakeholders;
- Resource navigation barriers due to digital literacy gaps and access to devices were indicated by stakeholders as disproportionately impacting the senior population in Sacramento.

⁵ [HIV Surveillance Report 2020 \(cdc.gov\)](https://www.cdc.gov/hiv/surveillance/reports-and-materials/index.html)

Persons with mental, physical, and/or developmental disabilities: As previously referenced, according to CHAS data, 48% of households in the City of Sacramento that have a person with a mental, physical, and/or developmental disability have a housing need.

Sacramento residents with disabilities experience the following experiences and needs as identified by the resident survey and through stakeholder interviews:

- *“Owner wants me out because home had to be repaired, I insisted repair be made now I have to move and I will once I get money.”*
- *“No Air conditioning MS (cannot be in heat).” (Note: Sacramento has heat waves in excess of 110 degrees sustained over several days)*
- *“Visually impaired living in house with stairs with improper lighting, mold, rodents and exposed electrical.”*
- One third of respondents who have a household member with a disability indicated that they have unaddressed housing needs;
- Accessibility improvements in bathrooms including walk in/roll showers and grab bars were listed as top needs by resident survey respondents with disabilities.
- Stakeholders indicated that workforce development service requests for people with disabilities have increased dramatically in recent years.

As discussed above, the most critical housing needs of residents with disabilities include affordable units that are accessible, security of tenure (not at risk of lease or subsidy being terminated), and housing rehabilitation for safety. In addition to issues related to physical accessibility and cost burden, stakeholders and residents identified a lack of supportive housing services as a critical need in helping the region’s most vulnerable residents, including those with mental illness, to remain living in the most independent setting possible. As previously indicated, mental health services were identified as a top priority among resident survey respondents and stakeholder survey respondents indicated persons with mental illness as having the greatest challenge in finding permanent housing.

Victims of domestic violence, dating violence, sexual assault, and stalking: In Sacramento County, 10% of households with victims of domestic violence, dating violence, sexual assault, and/or stalking have a housing need. Domestic violence survivors have unique challenges related to housing and supportive services and increased coordination between nonprofits organizations on best practices in addressing these specific issues was indicated as a priority need by stakeholders in Sacramento. A 2023 California Violence Experiences Survey found that those experiencing “...financial distress in the past year—particularly eviction and food or

housing insecurity—were associated with 2x to 8x greater risk for physical violence, sexual violence, and intimate partner violence (IPV).”⁶

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Based on the California HIV Surveillance Report, the annual number of new HIV diagnoses and the rate of HIV infection declined from 2017 through 2021 in Sacramento County. The number of new diagnoses declined by 8.8 percent—from 185 in 2017 to 178 in 2021, and the rate of new diagnoses per 100,000 population declined from 12.2 to 11.4.

During this same five-year period, the number of persons in Sacramento County living with diagnosed HIV infection increased from 4,456 to over 4,791. In 2021, the prevalence rate of diagnosed HIV infection was 307.4 per 100,000 population, compared to 293.5 in 2017—an increase of 4.7 percent.

Of the 4,791 people living with diagnosed HIV infection in 2021, 78 percent were in HIV care and 68 percent achieved viral suppression. California has fallen short of its Integrated Plan objectives which were to increase the percentage of Californians with diagnosed HIV infection who are in HIV medical care to at least 90 percent and increase viral suppression to 80 percent by 2021.

The California HIV Surveillance Report provides demographic data on persons living with diagnosed HIV infection at the state-level only. In California, 40 percent of persons living with HIV are white, 31 percent are Hispanic, and 20 percent are Black. The majority of persons living with HIV in California are between the ages of 45 and 59.

Stakeholders working with HIV/AIDS clients indicated a need for housing specific for this population to build community and feel secure. Rental assistance provided by STRMU is insufficient in the rental market in Sacramento with rental assistance capped between \$350 and \$500. Additionally, stakeholders indicated that an alarming number of residents living with HIV/AIDS in Sacramento are unaware of resources available and whether they qualify for services. System navigation and transportation getting to appointments were cited as barriers to receiving assistance for this community.

Discussion:

Please see above.

⁶ Spring 2023 Survey California Violence Experiences Survey (CalVEX), page 30, <https://geh.ucsd.edu/cal-vex>

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion: SHRA does not use HOME funds for TBRA.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

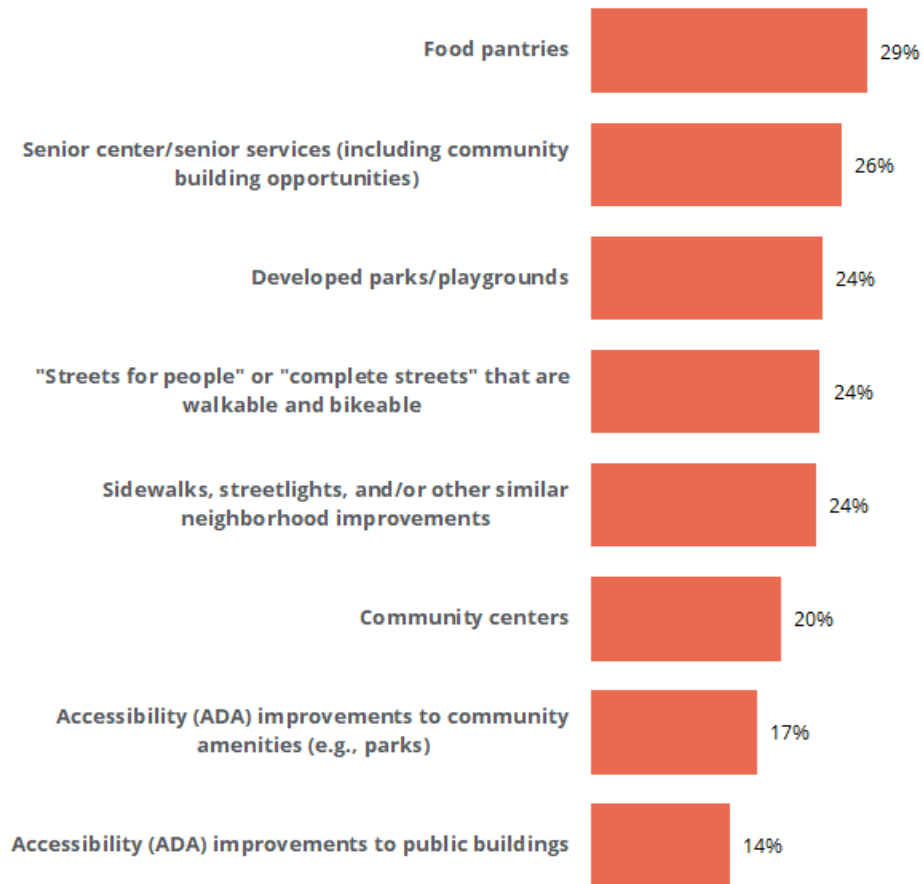
Describe the jurisdiction’s need for Public Facilities:

Across survey respondents to the Sacramento Housing and Community Needs Survey, public facilities improvements were not as highly prioritized as housing and public services. Top of mind across the region is affordable housing and services to prevent homelessness and to assist unhoused residents. Highest priority public facility improvements from the Sacramento Region Housing and Community Needs Survey for the City of Sacramento are shown below.

City of Sacramento Public Facilities Priorities.

Note:
n=407

Source:
Sacramento Region
Housing and Community
Needs Survey 2024, Root
Policy Research.

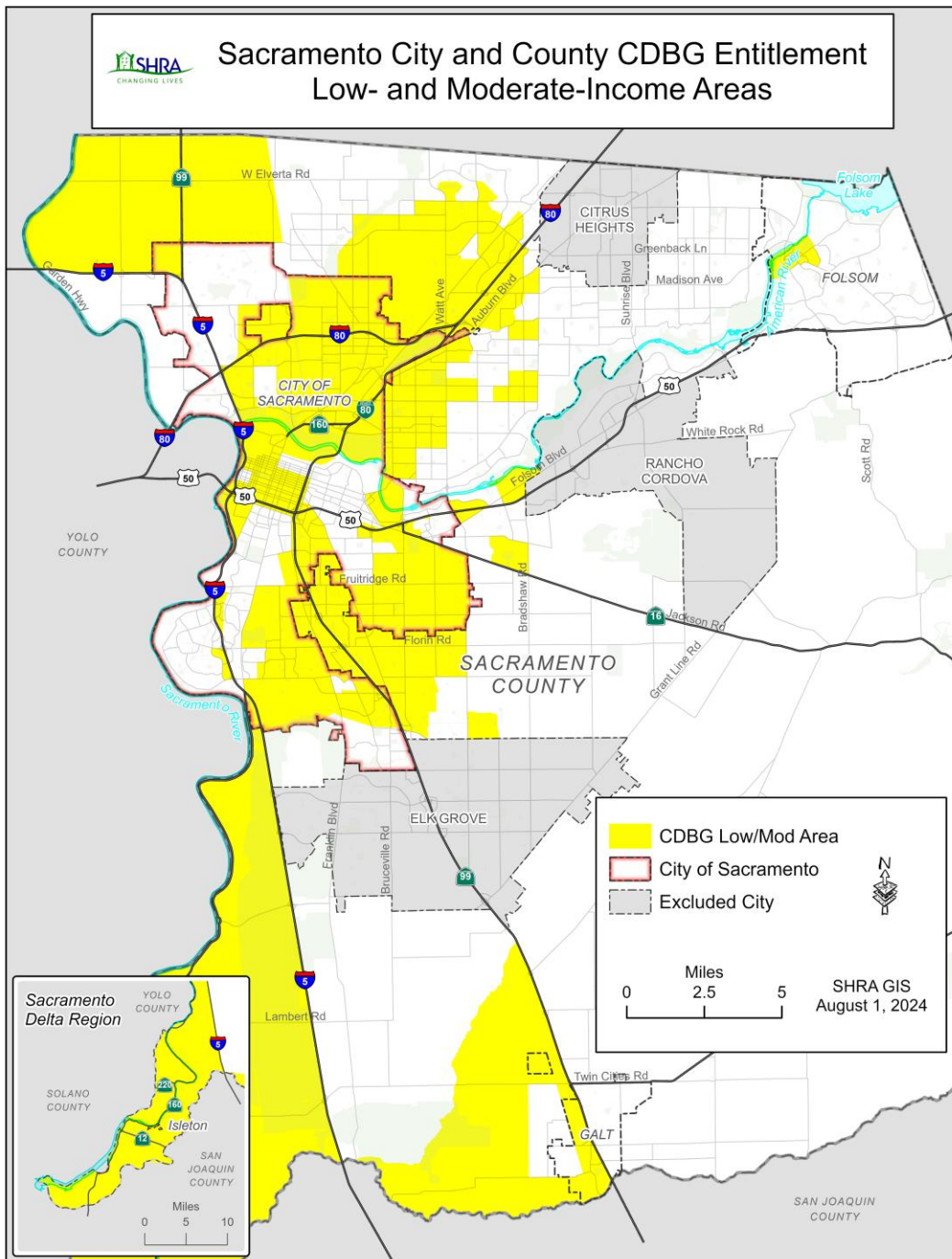


A City of Sacramento survey in 2023 of 600 residents distributed evenly between council districts on asking for opinions on access to parks yielded variable responses across districts with nearly 3-in-4 in District 1 rating it positively, and less than half in Districts 2, 8, and 6.⁷ Safety and maintenance of parks and recreation facilities are rated positively by less than a half of Sacramento residents. Crime/Safety/Drugs were top concerns (34%) and parks with homeless encampments in distant 2nd at 17%. While being the lowest-rated item overall, “Adding more parks to your own neighborhood” is rated as important by almost three quarters of District 2 residents. These responses are consistent with stakeholder interviews and resident

⁷ [City of Sacramento Survey of Residents February 2023](#)

input at pop up events indicating a need for equitable investment and a particular need in District 2.

As shown in the map below, CDBG low- and moderate-income neighborhoods in the City and County of Sacramento include the top priority neighborhoods identified through stakeholder interviews and resident survey responses including downtown Sacramento, Del Paso Heights, Old North Sacramento, Fruitridge, South Sacramento, South Natomas, Oak Park and unincorporated Arden Arcade. Qualifying census tracts for the county also exist in Galt, Isleton, and North Sacramento.



How were these needs determined?

These needs were determined from current plans along with input from residents and stakeholders through interviews, survey responses and engagement at pop up events. SHRA also consults regularly with departments within the City and County of Sacramento including Consolidated Plan

SACRAMENTO

85

Parks, Neighborhoods, Planning and Economic Development, among others, and seeks input from the public and elected officials on public facility needs.

Describe the jurisdiction’s need for Public Improvements:

Survey respondents were asked to select their top 5 priorities for community improvements and to identify neighborhoods in the City of Sacramento where these priorities should be focused. Del Paso Heights and Meadowview were the most selected neighborhoods followed by downtown, South Oak Park, Central Oak Park, Fruitridge Manor, Old North Sacramento, and South Natomas.

Overall citywide, revitalization of neighborhood businesses/commercial areas (top) was the most selected outcome selected by 42% of respondents, followed by neighborhood cleanups at 32 %, and sidewalks/ street improvement at 24%. Overall priorities for community development by neighborhood are indicated in the figure below.

City of Sacramento Community Outcome Priorities by Neighborhood.

- CITY OF SACRAMENTO**
- 1 Neighborhood revitalization (businesses/commercial areas)
 - 2 Job training programs or job training centers
 - 3 Improved transportation to areas with job opportunities
 - 4 Increased access to mental health care services
 - 5 More opportunities for small or start-up businesses

- DEL PASO HEIGHTS**
- 1 Mental health services
 - 2 Services for persons who are currently unhoused
 - 3 Affordable childcare
 - 4 Supportive services for low-income residents, persons living with disabilities, LGBTQIA+ people
 - 5 Youth activities

- DOWNTOWN SACRAMENTO**
- 1 Mental health services
 - 2 Services for persons who are currently unhoused
 - 3 Sidewalks, streetlights, and/or other similar neighborhood improvements
 - 4 Youth activities
 - 5 Public resource navigation

- OLD NORTH SACRAMENTO**
- 1 Mental health services
 - 2 Services for persons who are currently unhoused
 - 3 Food pantries
 - 4 Affordable childcare
 - 5 Youth activities

- MEADOWVIEW**
- 1 Mental health services
 - 2 Affordable childcare
 - 3 Services for persons who are currently unhoused
 - 4 Food Pantries
 - 5 Supportive services for low-income residents, persons living with disabilities, LGBTQIA+ people

- SOUTH OAK PARK**
- 1 Services for persons who are currently unhoused
 - 2 Mental health services
 - 3 Affordable childcare
 - 4 Food pantries
 - 5 Neighborhood cleanups

- SOUTH NATOMAS**
- 1 Mental health services
 - 2 Services for persons who are currently unhoused
 - 3 Job training programs or job training centers
 - 4 Affordable childcare
 - 5 Accessibility (ADA) improvements to community amenities

- CENTRAL OAK PARK**
- 1 Job training programs
 - 2 Services for persons who are currently unhoused
 - 3 Mental health services
 - 4 Documentation assistance (getting an ID or driver's license)
 - 5 Neighborhood cleanup

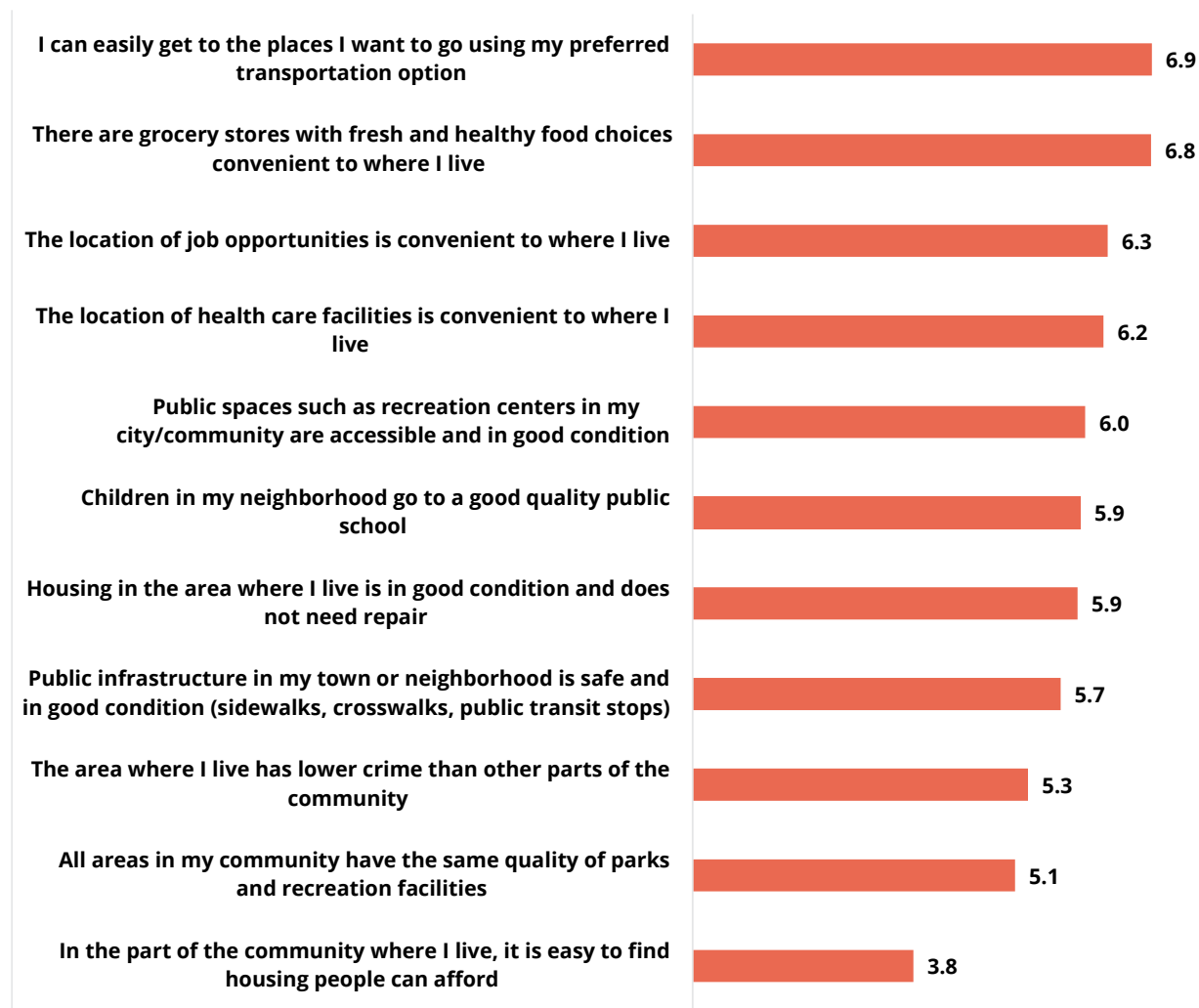
- FRUITRIDGE**
- 1 Mental health services
 - 2 Services for persons who are currently unhoused
 - 3 Developed parks/playgrounds
 - 4 Food pantries
 - 5 Sidewalks, streetlights, and/or other similar neighborhood improvements

Source: Sacramento Region Housing and Community Needs Survey 2024, Root Policy Research.

Note: n=407.

Resident survey respondents were also asked to rate their community experience by indicating strong agreement “1” or disagreement “10” to a series of statements. Below are the average scores for each statement among respondents with access to affordable housing ranking the lowest.

City of Sacramento Community Experience



Source: Sacramento Region Housing and Community Needs Survey 2024, Root Policy Research.

Note: n=407.

The landscape of many older neighborhoods in the City of Sacramento which includes Del Paso Heights /Marysville, Oak Park, South Sacramento including Fruitridge Manor reflects decades of disinvestment and planning issues resulting in a high inventory of vacant lots needing remediation, and an aging infrastructure needing improvement in order to support development. Community organization in response to the likelihood of gentrification in the Oak Park neighborhood due to the Aggie Square development led to a settlement infusing funds and resources into the area to prevent displacement and improve quality of life. Del Paso Heights/ Marysville and Fruitridge Manor, however, have significant gaps in public investment to address community needs, the latter suffering from a patchwork of City and

County boundaries causing oversight and claiming of responsibility issues. Barriers to economic development and affordable housing in the context of public investment needs will be discussed in more detail in MA-40 of this plan.

How were these needs determined?

These needs were determined from general plans along with input from residents and stakeholders as part of the Consolidated Plan process. SHRA also consults regularly with departments within the City and County of Sacramento including Parks, Neighborhoods, Planning and Economic Development, among others, and seeks input from the public and elected officials on public improvement needs.

Describe the jurisdiction's need for Public Services:

Navigation and Coordination. The need for improved navigation of public resources and services was referenced throughout all stakeholder interviews for this plan. Stakeholders referenced the inability of residents to access resources and know what public services they qualify for as a significant barrier not just for housing assistance but basic resources. They indicated that a lack of coordination persists and that residents are often connected with nonprofits that no longer exist when attempting to access information through 2-1-1. Funding cuts and reduction of services, however, mean that even with effective navigation, resources simply don't exist for many Sacramento residents.

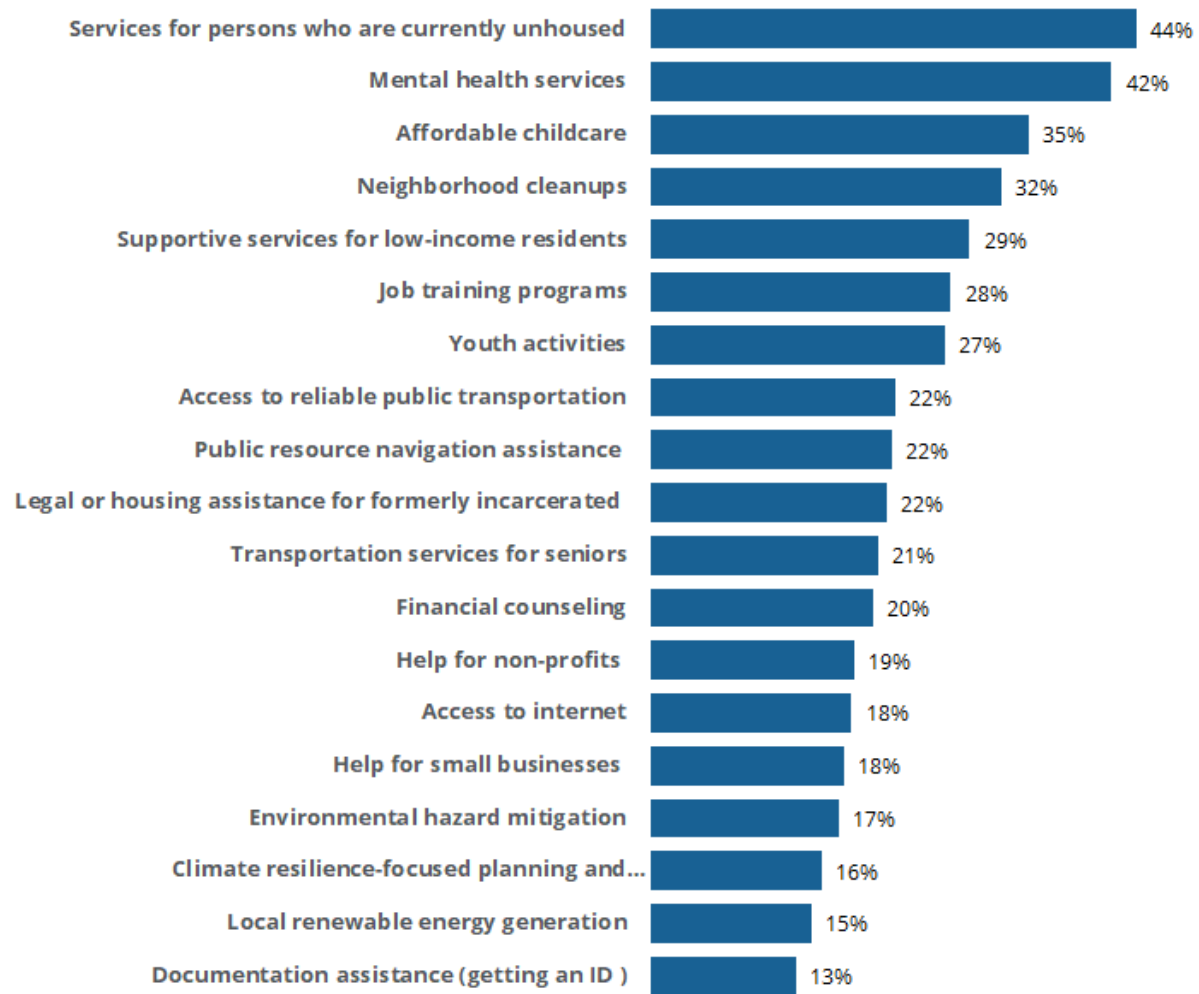
Nevertheless, stakeholders repeatedly referenced navigation as a top concern for their clients and a need for increased collaboration across government agencies and nonprofits. The 2-1-1 service and Renter's Helpline provides a critical first point of contact, however, the system is reportedly overburdened with the volume of need across the region. Stakeholders pointed to significant missed steps and gaps along the way to homelessness due to the inability to navigate public resources effectively and access early interventions. People not knowing they are eligible for CalFresh (California's Supplemental Nutritional Assistance Program -SNAP), having to repeat same health histories for every service, and difficulty navigating what services they are eligible for were referenced as top issues in public service navigation disproportionately impacting older residents, residents without access to devices, and residents without digital literacy skills. For example, in California, only one in five eligible seniors receive CalFresh benefits; the lowest in the nation. 2-1-1 staff indicated that food resources across the county were second only to housing for incoming calls and many of these callers were unaware that they were eligible for CalFresh benefits. Overall, California's low rate of CalFresh (SNAP) enrollment with 2.7 eligible people not enrolled leaves an estimated \$3.2 billion of unused federal funds on the table which cannot be repurposed to other programs.

Transportation issues were also reported by stakeholders working with clients who are reliant on public transportation. Accessibility to transit stops, difficult route connections, and geographic distribution of service results in hours long commutes for residents trying to access health care, jobs and workforce development opportunities. SacRT is actively addressing the issue with the goal of implementing a "first last mile" program that will connect residents more efficiently to transit to address the connectivity gaps in many areas of the city.

Job training, start-up business assistance and digital access. Workforce development and access to devices was also a top priority throughout stakeholder interviews with a focus on digital literacy, and more opportunities to navigate the process of starting a small business through incubator programs (food trucks, for example), and financial counseling. Digital literacy was cited as a specific need for older populations in order to access basic public services.

Priority needs and outcomes selected by City of Sacramento residents in the survey for this plan are indicated below. The top 5 items selected included services for the unhoused, mental health services, workforce development, affordable childcare, services for low-income residents with special needs and neighborhood cleanups.

City of Sacramento Public Services Priorities



Source: Sacramento Region Housing and Community Needs Survey 2024, Root Policy Research.

Note: n=407.

How were these needs determined?

These needs were determined through input from residents and stakeholders as part of the Consolidated Plan process through interviews, pop up engagement and resident/stakeholder survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

In the early 2000's, the Sacramento region experienced an unprecedented housing boom with steep rises in housing prices. Homeowners who bought their homes before the boom saw their home values increase dramatically which contributed to a huge increase in their personal net worth. The housing boom reached its peak in 2006 and prices began to decline when the economy slowed down and the mortgage crisis started to affect the housing market. This decline accelerated when the Sacramento region's economy fell into a recession and foreclosures became common. By 2012, median home prices in Sacramento County declined below 2002 levels and between 2007 and 2011, there were 56,000 foreclosures in the Sacramento region. The Sacramento region's economy recovered more slowly than most other regions in the State due to the region's dependence on government employment.

Although Sacramento has not caught up to larger cities like Los Angeles and San Francisco, housing prices continue to increase. From 2010 to 2022, median home values rose 44%, from \$311,900 to \$450,500. The increase was more profound in the rental market where median rent grew 66% from \$959 to \$1,592.

Rising interest rates have contributed to declining homeownership, however, this has not yet pressured home prices downward to increase affordability in the Sacramento region due to persistently low inventory of homes for sale. More expensive mortgages disproportionately impact first time home buyers who typically have less funds for downpayment and this is seen with more significantly declining homeownership rates for residents between 25 and 44 than in the region overall. Additionally, continued and increased inward migration of residents from the Bay area following the Covid19 Pandemic with the proliferation of remote work has put pressure on an already tight housing market. Housing affordability in the Sacramento Housing Market Area is lower than in approximately 92 percent of the 240 ranked metropolitan areas in the nation.⁸

Rental Market

At the time the 2025 to 2029 Consolidated Plan was prepared, the rental market was tight but also experiencing some stabilization. Rental vacancy rates in Sacramento are low at just 5 percent.

Since 2010, Sacramento's median rent grew by 66%—from \$959 to \$1,592. During the same period, median renter income increased by 65%. Although median income mostly kept pace with median rent, the sharp rise in renter income meant that previous renters with lower incomes could find fewer affordable options.

⁸ [Comprehensive Housing Market Analysis for Sacramento--Roseville--Arden-Arcade, California \(huduser.gov\)](https://www.huduser.gov/portal/publications/2022/01/2022%20Comprehensive%20Housing%20Market%20Analysis%20for%20Sacramento%20Roseville%20Arden%20Arcade%20California.pdf)

According to the HUD data tables in the Needs Assessment, 17,995 low- to moderate-income renter households (26% of all low- to moderate-income renters) experience cost burden and 21,760 low- to moderate-income renter households (32% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-income owner households, 26% are cost burdened and 22% are severely cost burdened.

The current availability of housing units does not meet the needs of the population in Sacramento. The problem is particularly acute for extremely and very low-income renters.

The gaps analysis conducted for the city showed that one-quarter of renters (23,931 households) living in the city earned less than \$25,000 per year. These renters need units that cost less than \$625 per month to avoid being cost burdened. Just 7% of rental units (6,997 units) in the area rent for less than \$625 per month. This leaves a “gap,” or shortage, of 16,934 units for these extremely low-income households. The gap in units for households with incomes over \$100,000 shows that these renters are paying less than 30% of their income for housing costs, as there are no other rental options that match their income. These renters may be on the cusp of homeownership but cannot quite afford a home due to rising home values and interest rates.

Mismatch in Rental Market, Sacramento, 2022

Income Range	Number and % of Renters		Maximum Affordable Gross Rent	Number and % of Rental Units		Rental Gap	Cumulative Rental Gap
Less than \$5,000	4,461	5%	\$125	64	0%	-4,397	-4,397
\$5,000 to \$9,999	2,245	2%	\$250	523	1%	-1,722	-6,119
\$10,000 to \$14,999	7,860	8%	\$375	3,063	2%	-4,797	-10,917
\$15,000 to \$19,999	4,500	5%	\$500	1,334	1%	-3,166	-14,083
\$20,000 to \$24,999	4,865	5%	\$625	2,014	1%	-2,851	-16,934
\$25,000 to \$34,999	7,351	8%	\$875	5,649	4%	-1,702	-18,637
\$35,000 to \$49,999	12,163	13%	\$1,250	16,692	20%	4,529	-14,108
\$50,000 to \$74,999	17,641	18%	\$1,875	39,309	44%	21,668	7,560
\$75,000 to \$99,999	13,905	14%	\$2,500	24,391	21%	10,486	18,046
\$100,000 to \$149,999	12,950	13%	\$3,750	7,571	6%	-14,320	3,726
\$150,000 or more	8,941	9%					
Total/ Low Income Gap	96,882	100%		100,608	100%	-16,934	

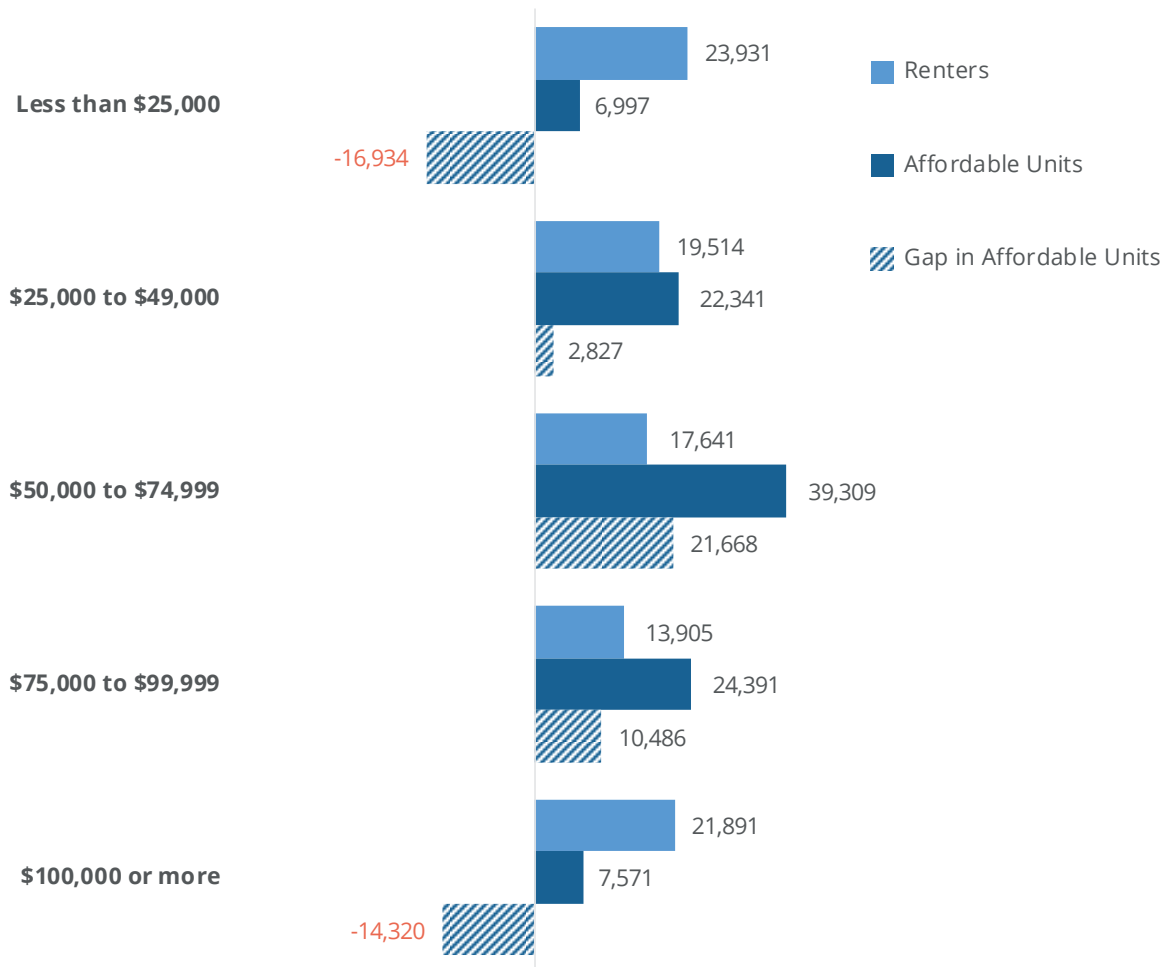
Source: 2022 5-year ACS and Root Policy Research.

In sum, the rental market in Sacramento largely serves renters earning between \$35,000 and \$100,000 per year—more than 80% of rental units are priced within that group’s affordability range. The market fails to adequately serve the 25% of renters earning less than \$25,000 per year—even when accounting for the impact of subsidized housing programs.

Over time, lack of affordability has evidently displaced or deterred extremely low-income renters from Sacramento. In 2019, there were 28,059 renters with income less than \$25,000 a

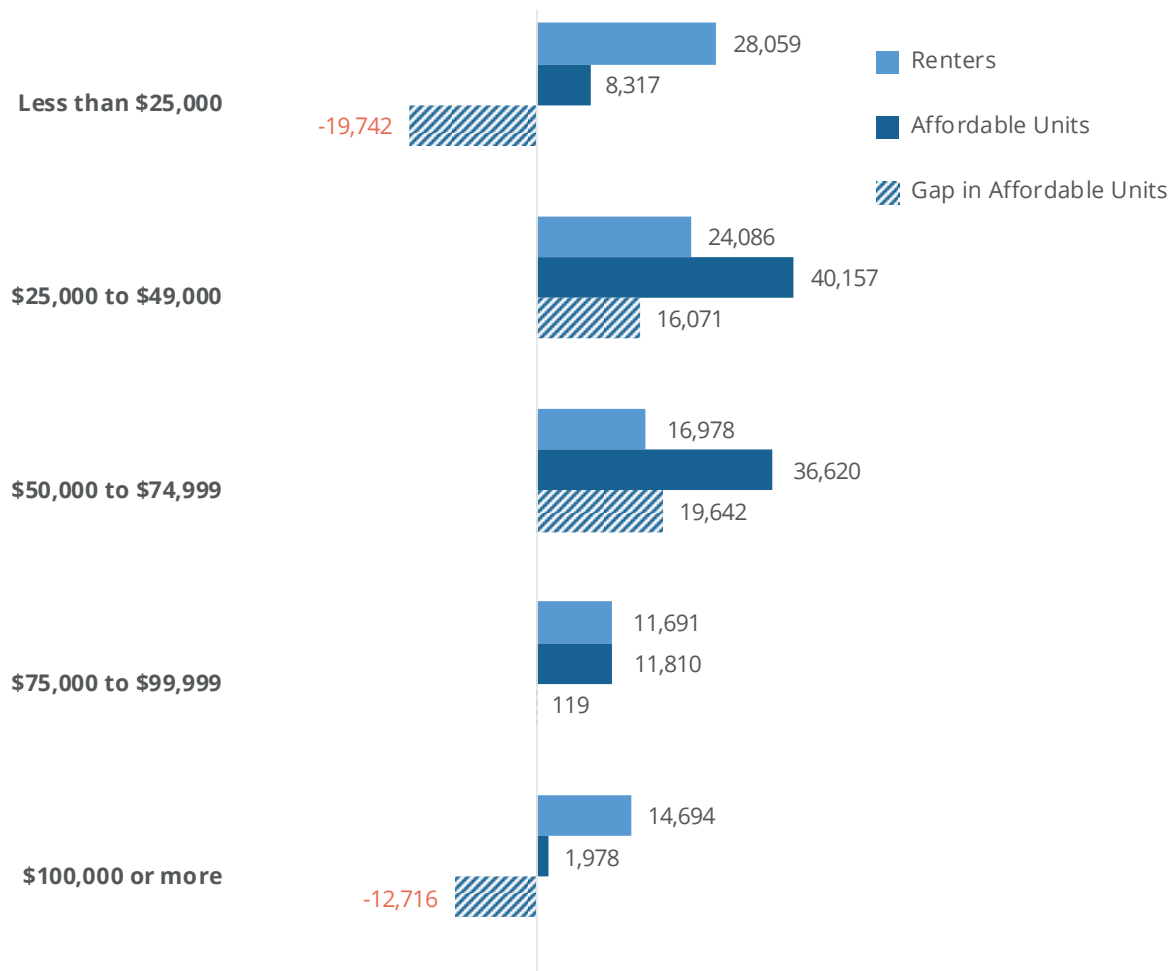
year. In 2022, there were 23,931—a 15% decrease from pre-pandemic levels. Comparatively, renter households with incomes of more than \$100,000 increased by 49% from 14,694 in 2019 to 21,891 in 2022. With the decrease in extremely low-income renters also came a decrease in the affordability gap. Slightly more units were affordable for the decreasing number renter households with incomes less than \$25,000 in 2022 compared to 2019, although there is still a large shortfall of 16,934 units.

Gaps in Renters and Affordable Units, Sacramento, 2022



Source: 2022 5-year ACS and Root Policy Research.

Gaps in Renters and Affordable Units, Sacramento, 2019



Source: 2019 5-year ACS and Root Policy Research.

The city's renters with the greatest needs are a diverse group. Some are seniors living on fixed incomes; some are large families with a low household income; and others are living in publicly supported housing and still struggling. Many renters with the worst-case needs are special needs populations, at risk of homelessness or formerly homeless, persons with disabilities, victims of domestic violence, and residents challenged by mental illnesses and substance abuse. These populations are impacted by the affordability gap and are therefore disproportionately cost burdened.

For-Sale Market

In 2022, 51% of households are owners and 49% are renters. These proportions are the same as in 2010.

Between 2010 and 2022, home values in Sacramento grew at a slower pace than rents, going from a \$311,900 median home value to \$450,500—a 44% increase. Owner income grew by 52%,

slightly outpacing home values. As within the rental market, the steep wage increases may mean existing renters with lower income will have trouble competing with owners entering the market with more financial leverage.

A gaps analysis shows that the current supply of homes by value excludes all potential buyers (approximated as renters) except for those with household income above \$100,000. The monthly cost estimate assumes a 10% down payment, 6.7% interest rate for a 30-year mortgage, and that 30% of the monthly payment goes towards property taxes, utilities, and insurance. Seventy-seven percent of renters have income below \$100,000, but only 18% of homes are affordable to this group, therefore, homeownership is unaffordable to the vast majority of would-be first-time buyers. Over half (51%) of homes are only affordable to households with income over \$150,000. The increase in home values in conjunction with high interest rates culminates in the vast exclusion of renters from the homeownership market.

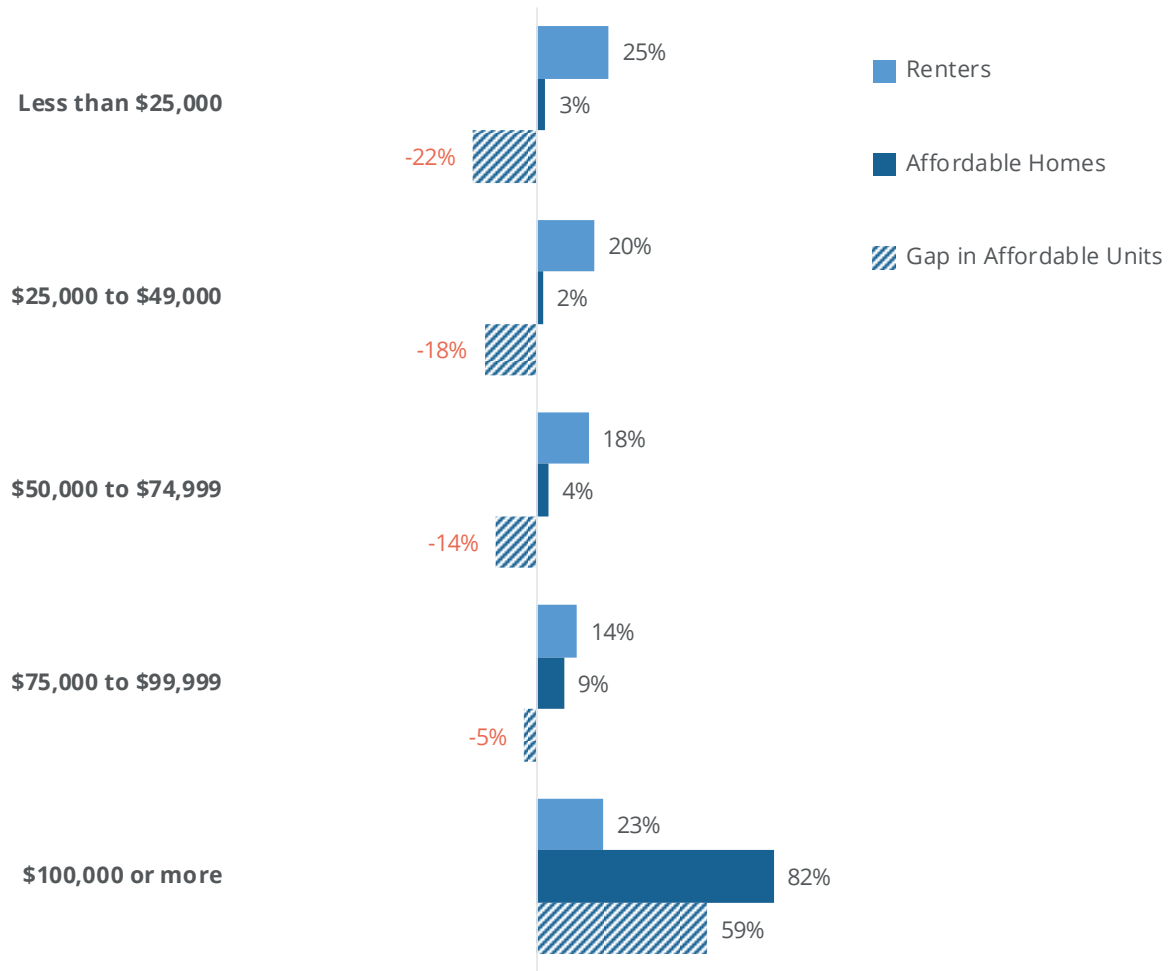
Mismatch in For-Sale Market, Sacramento, 2022

Income Range	Number and % of Renters		Maximum Affordable Home Value	Number and % of Homes by Value		Rental Purchase Gap	Cumulative Gap
Less than \$5,000	4,461	5%	\$14,916	901	1%	-4%	-4%
\$5,000 to \$9,999	2,245	2%	\$29,829	590	1%	-2%	-5%
\$10,000 to \$14,999	7,860	8%	\$44,745	826	1%	-7%	-13%
\$15,000 to \$19,999	4,500	5%	\$59,661	692	1%	-4%	-17%
\$20,000 to \$24,999	4,865	5%	\$74,577	424	0%	-5%	-21%
\$25,000 to \$34,999	7,351	8%	\$104,409	702	1%	-7%	-28%
\$35,000 to \$49,999	12,163	13%	\$149,158	1,035	1%	-12%	-40%
\$50,000 to \$74,999	17,641	18%	\$223,738	3,653	4%	-15%	-54%
\$75,000 to \$99,999	13,905	14%	\$298,318	9,344	9%	-5%	-59%
\$100,000 to \$149,999	12,950	13%	\$447,479	31,466	31%	18%	-41%
\$150,000 or more	8,941	9%		50,750	51%	41%	
Total/ Low Income Gap	96,882	100%		100,382	100%	-21%	

Source: 2022 5-year ACS and Root Policy Research.

The figures below compare gaps within the for-sale market in 2019 and 2022. In 2019, there were homes affordable to households with income above \$50,000. In 2022, there were only homes affordable to households with income above \$100,000. Interest rates were substantially lower in 2019 (around 3.75%) compared to 2022, when they had risen to around 6.7%. The median home value also increased from \$343,300 in 2019 to \$456,600 in 2022—a 33% increase in just two years.

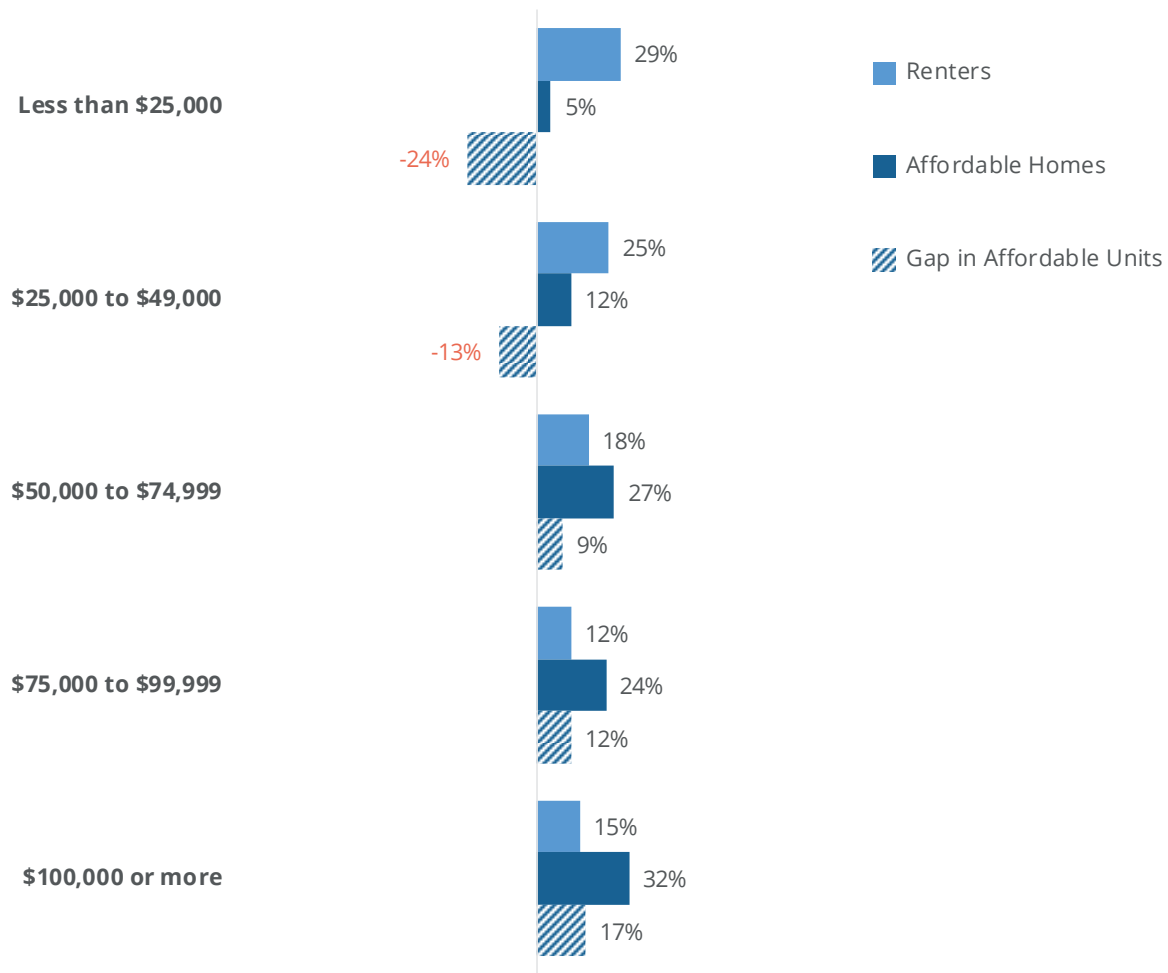
Gaps in Renters and For-Sale Homes, Sacramento, 2022



Note: Monthly cost assumes a 10% down payment, 6.7% interest rate for a 30-year mortgage, and 30% of monthly payment towards property taxes, utilities, and insurance.

Source: 2022 5-year ACS and Root Policy Research.

Gaps in Renters and For-Sale Homes, Sacramento, 2019



Note: Monthly cost assumes a 10% down payment, 3.75% interest rate for a 30-year mortgage, and 30% of monthly payment towards property taxes, utilities, and insurance

Source: 2019 5-year ACS and Root Policy Research.

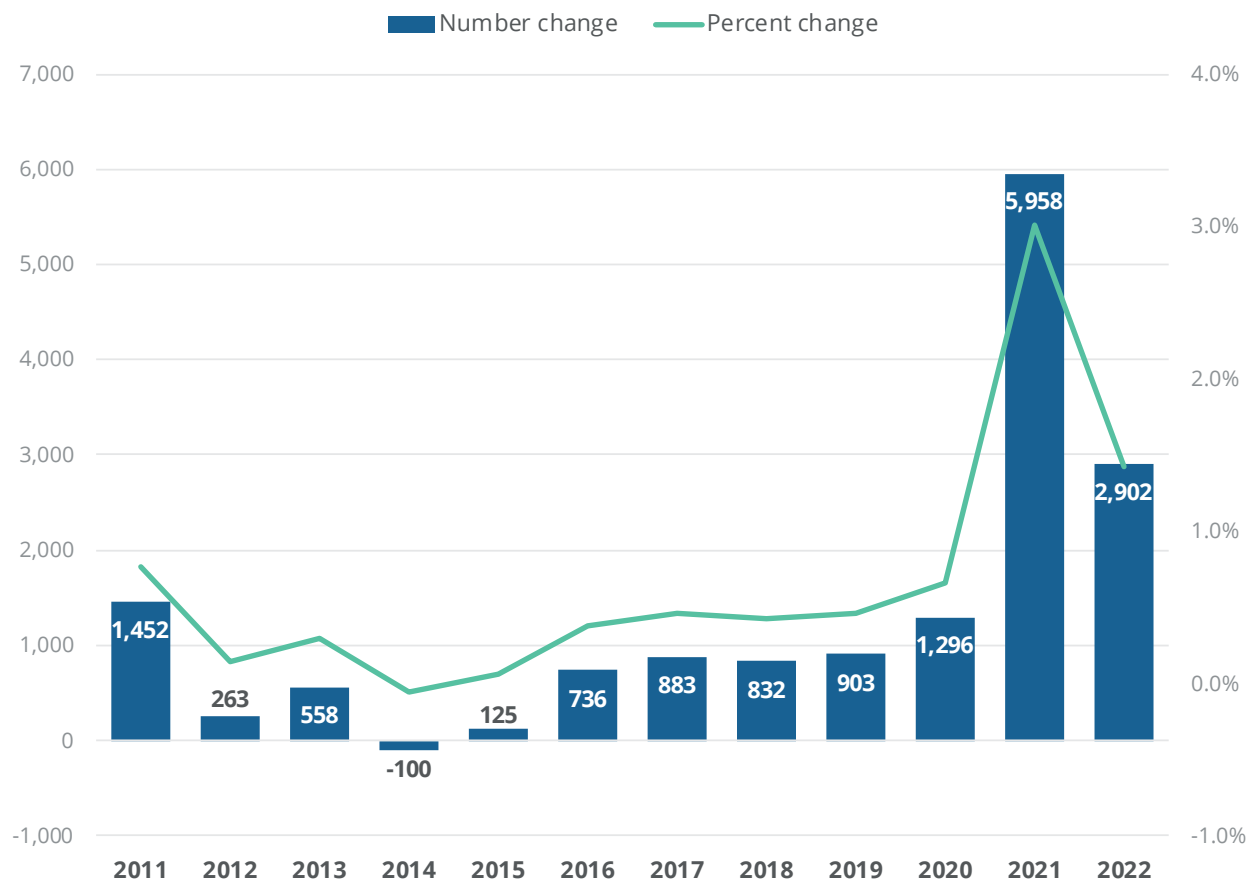
The gaps analyses collectively show that although there is some affordability in the rental market, renters with the lowest incomes may be leaving the market altogether to find more affordable options while renters with the higher incomes are renting for longer while they save for down payments or wait for interest rates to come down.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section provides a broad overview of the types of residential units available in Sacramento, including those that target low-income residents.

Sacramento has experienced moderate growth in housing since 2010. The number of units rose from 191,000 in 2010 to 206,808 in 2022— an 8% increase overall. Although ACS data shows substantial growth between 2020 and 2021 when more than 4,000 units were added (many of which were considered affordable), 2020 and 2021 in fact had similarly high production of units according to the City Planning Department (roughly 3k each year) which could be due to historic low interest rates and intentional efforts by the City to expedite production by waiving fees, streamlining approval processes, and expediting ADU approvals. These efforts at increasing affordable housing production resulted in Sacramento becoming the first local jurisdiction in California to win the state’s coveted new “Prohousing” designation, which will give it an advantage when competing for affordable housing, infrastructure, and transportation dollars.

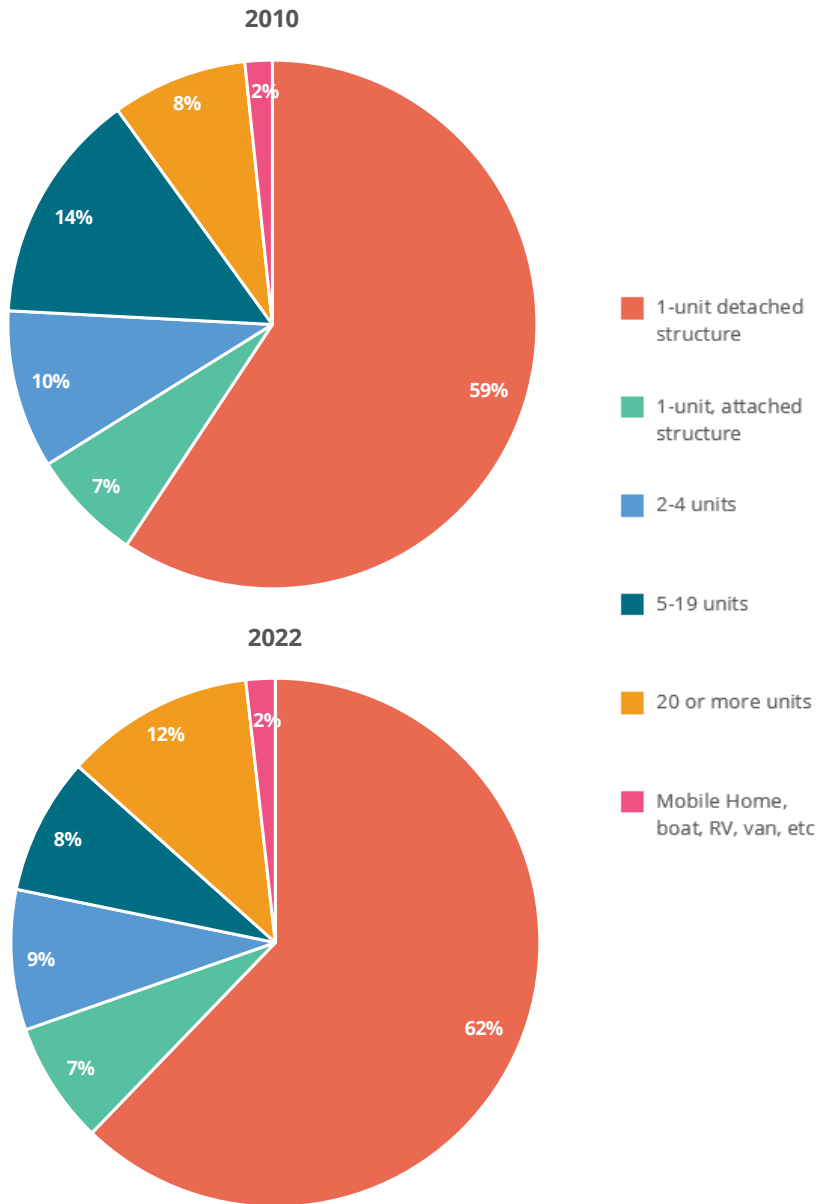


Source: 2010 to 2022 5-year ACS and Root Policy Research.

Most units in Sacramento are single-family. Sixty-two percent of the units are single-family detached—an increase by three percentage points since 2010. Structures with 5 to 19 units saw

the most growth as a proportion of the total units in structure, growing from 8% of all units in 2010 to 14% in 2022.

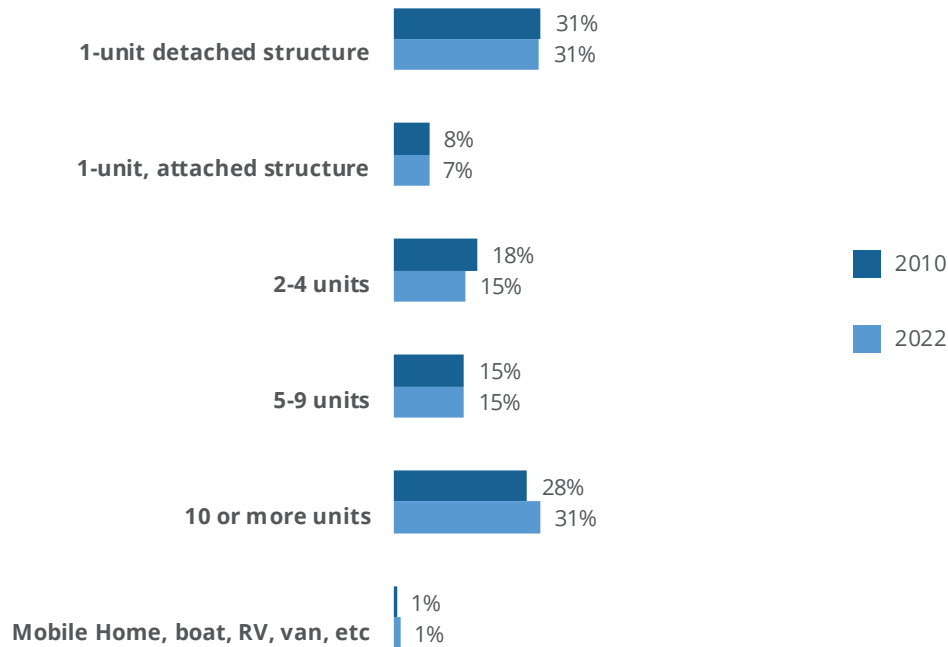
Units in Structure, Sacramento, 2010 and 2022



Source: 2010 to 2022 5-year ACS and Root Policy Research.

Twenty-eight percent of owner-occupied structures have three bedrooms or more compared to just 8% of renter-occupied structures. These data reflect the nature of Sacramento’s housing market: it is predominantly a single-family detached, owner-occupied housing stock. Renter-occupied housing is split between single-family detached and 10 or more unit structures. This has changed little since 2010.

Renter-Occupied Unit Structures, Sacramento, 2010 and 2022



Source: 2010 and 2022 5-year ACS and Root Policy Research.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	122,319	62%
1-unit, attached structure	14,648	7%
2-4 units	16,881	9%
5-19 units	16,483	8%
20 or more units	22,808	12%
Mobile Home, boat, RV, van, etc	3,515	2%
Total	196,654	100%

Table 28 - Residential Properties by Unit Number

Data Source: 2018-2022 ACS 5-Year

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	663	0.7%	6,470	6.7%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	1,320	1%	26,027	27%
2 bedrooms	70,059	70%	56,845	59%
3 or more bedrooms	27,600	28%	7,540	8%
Total	99,642	100%	96,882	100%

Table 29 - Unit Size by Tenure

Data Source: 2018-2022 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Federal sources

Public housing: SHRA provides over 3,000 public housing units in the City and County of Sacramento. These units serve those with the lowest incomes in the county. According to HUD's Picture of Subsidized Housing, the average household income is \$21,412 and 79% are female headed households.

Housing Choice Vouchers: SHRA administers about **13,200** Housing Choice Vouchers. Most are tenant-based where the voucher-holder can decide where to use voucher. SHRA also has project-based vouchers that can be used at designated, privately-owned affordable housing projects. 664 of these are set aside for veterans through HUD's Veterans Affairs Supportive Housing (VASH program). 742 vouchers are set aside for people experiencing homelessness.

Mortgage Revenue Bonds and Low Income Housing Tax Credits: SHRA administers tax-exempt mortgage revenue bonds for housing developments that set aside units for very low-income and low-income households. They are typically coupled with Low Income Housing Tax Credits.

Mortgage Credit Certificates: This program provides first time homebuyers with a federal income tax credit to reduce tax payments and enable affordability in targeted neighborhoods.

State Sources

Proposition 1 - Veterans and Affordable Housing Bond: In 2018, voters approved a \$4 billion general obligation bond for statewide housing programs. This includes:

- \$1.5 billion in funding for the Multifamily Housing Program for gap financing the construction and rehabilitation of affordable rental housing;
- \$300 million for Infill Infrastructure Grant Financing, which provides gap funding for infrastructure improvements for residential and mixed-use developments;

- \$150 million for the Transit Oriented Development Program that facilitates development by transit stations;
- \$300 million for CalHome, a program that facilitates homeownership opportunities for low and very-low income homebuyers. Public agencies and nonprofits administer down payment assistance or home rehabilitation assistance. SHRA has previously been awarded these funds.

Mental Health Services Act Program: Proposition 1 was passed by California voters in March 2024. It consists of two parts:

Behavioral Health Services Act (BHSA): This replaces the Mental Health Services Act of 2004. BHSA reforms behavioral health care funding, prioritizing services for people with significant mental health needs. It also includes treatment for substance use disorders (SUD), expands housing interventions, and increases the behavioral health workforce.

Behavioral Health Bond: This authorizes \$6.4 billion in bonds to finance behavioral health treatment beds, supportive housing, and community sites. DHCS administers \$4.4 billion for grants to public and private entities. Additionally, \$1.972 billion supports permanent supportive housing for individuals at risk of homelessness and behavioral health challenges, including \$1.065 billion for veterans.

Local Sources

Home Repair Program: The Home Repair Program provides up to one time \$5,000 grants to qualified single family or mobile home owner-occupied households for emergency repairs and/or handicapped accessibility improvements. This program is only available to eligible residents in the City of Sacramento and the Urban County of Sacramento. SHRA also offers the Safe At Home program with Rebuilding Together which provides low income seniors with minor improvements to safely age in place.

Affordable Housing Rehabilitation Program (CDBG): The City of Sacramento and the County of Sacramento allocate CDBG funding to assist in the rehabilitation of affordable housing. The number and type of units targeted for CDBG are 125 rehabilitated units in the City of Sacramento over one year.

Multi-Family Rehabilitation/New Construction (HOME): HOME funds are used to support both new construction and rehabilitation of affordable housing in the City of Sacramento and the Urban County of Sacramento, including the cities of Folsom, Isleton and Galt. While the uses of CDBG are limited to rehabilitation, HOME has no such limitation. These funds are also available to the cities of Citrus Heights and Rancho Cordova as HOME consortium participants. The number of proposed units from these funds in the City of Sacramento is 11 over one year.

HOPWA funds are used for Short-term Rental, Mortgage, and Utility (STRMU) assistance and supportive services. A portion of the entitlement funds and reprogrammed funding available at the end of the year are sometimes allocated for use on housing new construction or rehabilitation activities. If there are reprogrammed funds available, these may be used to

create new units. Any new units would need to be supported by the STRMU and supportive services under the HOPWA program. The City and County of Sacramento estimate **378** HOPWA clients are served with the funding in one year.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the 2021 City of Sacramento Housing Element, an estimated 1,178 units are at risk of converting to market rate by 2031. SHRA uses its resources to notify potential developers of affordable housing in an effort to preserve the existing affordability. Preservation of affordable units is the highest funding priority expressed in the Multifamily Lending Policies. Most Project-Based Section 8 contracts are renewed and considered a valuable resource by both non-profit and for-profit developers and owners. The fact that contracts are expiring is not necessarily an indication of loss from the affordable inventory. These developments consist of project-based Section 8 properties and assisted housing for the elderly and developmentally disabled.

Does the availability of housing units meet the needs of the population?

The current availability of housing units does not meet the needs of the population in Sacramento. The problem is particularly acute for extremely and very low-income renters.

The gaps analysis conducted for the city showed that nearly one-quarter of renters (23,931 households) living in the city earned less than \$25,000 per year. These renters need units that cost less than \$625 per month to avoid being cost burdened. Just 7% of rental units (6,997 units) in the area rent for less than \$625 per month. This leaves a “gap,” or shortage, of 16,934 units for these extremely low-income households.

In sum, the private rental market in Sacramento largely serves renters earning between \$25,000 and \$100,000 per year—80% of rental units are priced within that group’s affordability range. The market fails to adequately serve the 25% of renters earning less than \$25,000 per year—even when accounting for the impact of subsidized housing programs.

According to the HUD tables, 17,995 low- to middle-income renter households (26% of all low- to middle-income renters) experience cost burden and 21,760 low- to moderate-income renter households (32% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-income owner households, 26% are cost burdened, and 22% are severely cost burdened. For extremely low-income renter and owner households at 0-30% AMI, 58% and 57% respectively are severely cost burdened.

It is important to note that this does not include residents who are unhoused. At the time of the last homeless Point-in-Time (PIT) count in 2024, 6,615 people were experiencing homelessness in Sacramento County, a 28.7% decrease from the 2022 PIT. Nearly 60% of those counted, or 3,944 individuals, were unsheltered (i.e. slept outside or in a location not suitable for human habitation). The substantial decrease possibly signals a positive system response to the coordinated efforts at addressing the homelessness crisis in Sacramento., although a stakeholder working with unhoused residents indicated that encampment sweeps were

increasing for several weeks just prior to the PIT count, highlighting the importance of interpreting this data carefully.

Describe the need for specific types of housing:

As discussed above, deeply affordable housing to rent is the most critical need of extremely low- and low-income households especially for residents on a fixed income, expressed by resident survey respondents and in stakeholder interviews in terms of having to move due to rent increases, inability to qualify for a unit due to income, application requirements, lack of affordable units with needed accessibility features, and/or inability to pay security deposits, and competition with higher income applicants.

For some residents, it is therefore not just an affordability issue, but also a general barrier to reasonably priced rentals because of application requirements—income that is three times rent, credit score, eviction history, rental references, application fees, and criminal history background. Voucher holders experience difficulty finding landlords willing to participate in the Housing Choice and other voucher programs. Deeply affordable housing with flexible application terms including some units large enough for families is therefore the highest priority coupled with property owner outreach and engagement.

Stakeholders also expressed an urgent need and prioritization of Permanent Supportive Housing production as a strategy for prioritizing diversion and prevention of homelessness in the region. A growing number of residents are requiring supportive services in order to remain housed and this need is not currently being met. Permanent Supportive Housing ranked in the top 5 of housing priorities in the resident survey for both the City of Sacramento and the Sacramento County with services for mental illness ranking as the top public service need in the County and second in the City.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section investigates the cost of housing and its impacts. The table titled “Median Rent and Median Home Value, Sacramento Region, 2010 and 2022” compares the changes in rent and median home value by CDBG entitlement cities and HOME Consortium cities. The City of Sacramento experienced one of the highest growth rates in rent from 2010 to 2022, growing 66% from \$959 to \$1,592. As shown in Table 31, contract rent (excludes cost of utilities and fuel) increased at a steeper rate at 89%. Rancho Cordova experienced the largest percent change with a 69% increase in rent while Galt experienced the lowest percent change with a 15% increase from 2010 to 2022. The City of Sacramento’s median home value grew by 44% from \$311,900 in 2010 to \$450,500 in 2022. The increase fell in line with most cities in the Sacramento region. Isleton experienced the highest growth in the median home value, growing from \$243,300 in 2010 to \$418,800 in 2022—a 72% increase.

According to Table 32 titled “Rent Paid”, rental units are concentrated between \$1,000 and \$2,000. These units would only be affordable to households with income above \$40,000.

Median Rent and Median Home Value, Sacramento Region, 2010 and 2022

	Median Rent			Median Home Value		
	2010	2022	% Change 2010-2022	2010	2022	% Change 2010-2022
Sacramento County	\$980	\$1,599	63%	\$324,200	\$465,900	44%
CDBG Entitlement Cities						
Citrus Heights	\$996	\$1,657	66%	\$277,500	\$407,500	47%
Elk Grove	\$1,410	\$2,076	47%	\$360,900	\$560,500	55%
Rancho Cordova	\$947	\$1,599	69%	\$265,800	\$415,900	56%
Sacramento City	\$959	\$1,592	66%	\$311,900	\$450,500	44%
HOME Consortium						
Folsom	\$1,255	\$2,164	72%	\$461,200	\$673,000	46%
Galt	\$1,178	\$1,351	15%	\$308,500	\$445,200	44%
Isleton	\$700	\$1,116	59%	\$243,300	\$418,800	72%

Note: Reflects median gross rent, which includes the average monthly cost of utilities and fuels.

Source: 2010 and 2022 5-year ACS and Root Policy Research.

Cost of Housing

City of Sacramento:

	Base Year: 2010	Most Recent Year: 2022	% Change
Median Home Value	\$311,900	\$450,500	44%
Median Contract Rent	\$753	\$1,423	89%

Table 30 – Cost of Housing – City of Sacramento

Data Source: 2022 ACS 5-Year

Rent Paid	Number	%
Less than \$500	6,052	6.40%
\$500-999	15,868	16.79%
\$1,000-1,499	30,905	32.70%
\$1,500-1,999	28,422	30.07%
\$2,000 or more	13,263	14.03%
Total	94,510	100%

Table 31 - Rent Paid

Data Source: 2022 ACS 5-Year

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	6,175	No Data
50% HAMFI	18,930	2,990
80% HAMFI	51,700	13,855
100% HAMFI	No Data	26,680
Total	76,805	43,525

Table 32 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,108	1,228	1,542	2,192	2,625
High HOME Rent	1,108	1,215	1,461	1,579	1,853
Low HOME Rent	887	950	1,140	1,317	1,470

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents 2022

Is there sufficient housing for households at all income levels?

The current availability of housing units does not meet the needs of households at all income levels in Sacramento. The problem is particularly acute for extremely and very low-income renters. See MA-10 for discussion of sufficient housing by income category.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the State of California's Department of Finance, Sacramento County is projected to grow by 3%, about 43,000 individuals, over the five-year period of the Consolidated Plan. This growth will likely be concentrated in the county's urban areas. Given the projected increase in population, the for-sale housing supply will continue to be pressured to trend upward as those with higher incomes move into the area or existing homeowners choose to downsize or move. On the rental side, units costing more than \$2,500 increased from 14% of the rental stock in 2019 to 32% in 2022, signaling a steep trend upwards in the cost of available units. If demand for higher market-rate units continues, there will be little incentive for the private market to expand the affordable housing market.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent in Sacramento in 2022 was \$1,423—in between the Fair Market Rent and High HOME Rent for 1-bedroom units (\$1,215) and 2-bedroom units (\$1,461). The low HOME rent for 2-bedroom units was much lower than the median contract rent at \$1,140.

Median contract rents for each jurisdiction:

- City of Sacramento = **\$1,423**, 88% increase from 2010 (\$753)
- Sacramento County = **\$1,268**, 82% increase from 2010 (\$697)
- Citrus Heights = **\$1,416**, 96% increase from 2010 (\$720)
- Elk Grove = **\$1,851**, 42% increase from 2010 (\$1,300)
- Rancho Cordova = **\$1,385**, 122% increase from 2010 (\$624)
- Folsom = **\$1,984**, 69% increase from 2010 (\$1,176)
- Galt = **\$1,228**, 20% increase from 2010 (\$1,023)

The fact that Sacramento's rent is somewhat in line with Fair Market Rents suggests evidence of some naturally occurring affordable housing and a market response to increases in affordable housing inventory. Rising rents in the region overall, as shown above by the change in rents since 2010, will put additional pressure on the housing market; therefore, it will be important for Sacramento to work to preserve existing affordable housing (both naturally occurring affordable housing and publicly assisted units that may be near the end of their affordable restriction term) and continue efforts to increase affordable housing stock.

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section provides an overview of the condition of Sacramento’s housing stock. Much of these data are from HUD's 2017 CHAS and the 2022 5-year ACS, which are the most recent data available.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Standard Condition: A dwelling unit which meets HUD Section 8 HQS with no major defects in the structure and only minor maintenance is required. Such a dwelling will have the following characteristics: reliable roofs, sound foundations, adequate and stable floors, walls, and ceilings, surfaces and woodwork that are not seriously damaged nor have pain deterioration, sound windows and doors, adequate heating, plumbing and electrical systems, adequate insulation and adequate water and sewer systems and are not overcrowded as defined by local code.

Substandard condition: A dwelling unit a unit that does not does not meet HUD section 8 HQS which includes lacking the following: complete plumbing, complete kitchen facilities, efficient and environmentally sound sewage removal and water supply, and heating source. Additionally, the dwelling may be overcrowded as defined by local code.

Substandard but suitable for rehabilitation: A dwelling unit, at a minimum, does not meet HQS with some of the same features as a “substandard condition” dwelling unit. This unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. A “substandard but suitable” dwelling unit, however, has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” dwelling unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	27,710	28%	96,882	65%
With two selected Conditions	1,045	1%	47,354	32%
With three selected Conditions	132	0%	4,365	3%
With four selected Conditions	0	0%	195	0%
No selected Conditions	70,755	71%	0	0%
Total	99,642	100%	148,796	100%

Table 34 - Condition of Units

Data Source: 2022 ACS 5-Year

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	22,962	23%	18,597	19%
1980-1999	21,039	21%	25,399	26%
1950-1979	35,460	36%	37,915	39%
Before 1950	20,181	20%	14,971	15%
Total	99,642	100%	96,882	100%

Table 35 - Year Unit Built

Data Source: 2022 ACS 5-Year

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	53,825	58%	52,765	56%
Housing Units build before 1980 with children present	15,390	16%	6,890	7%

Table 36 - Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	5899		5899
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 37 - Vacant Units

In the 2021-2029 Housing Element, the City identified potential vacant and underutilized non-vacant sites zoned to allow for residential development within City limits. The City focused the inventory of underutilized non-vacant sites to those primarily located within the Central City and along commercial corridors where the City is focused on encouraging the majority of new housing. Additionally, as outlined in the City's Housing Element, The City shall use the Vacant Lot Registration Program data to map privately-owned vacant lots and screen them for parcels that could be appropriate for housing based on screening criteria and link this with a web-based Housing Development Toolkit accessible on the City website to facilitate affordable housing development targeted to developers and owners of vacant lots in the City's most underserved areas.

Need for Owner and Rental Rehabilitation

As Sacramento's ownership and rental housing ages there is and there will be a growing need to rehabilitate these units. Overall, Sacramento's housing stock is newer than many older cities in other parts of the nation—39% was built between 1950 to 1979. With each passing decade, however, the issues of aging rental and ownership housing that has not received periodic maintenance and upgrades will become more apparent particularly in the segments serving low-and very-low income families. Renters also disproportionately report substandard conditions. Sixty-five percent of renters selected one substandard condition compared to 28% of owners.

Residents in the City of Sacramento are eligible for safety and accessibility rehabilitation services through SHRA and nonprofit service providers such as the Rebuilding Together Safe at Home Program and Habitat for Humanity. The program offers emergency home repair assistance to very low-income owner-occupants of single-family homes or mobile homes within the City of Sacramento; the Cities of Galt, Folsom, and Isleton; and unincorporated areas of the County of Sacramento. These funds are only available to homeowners. Stakeholders identified this as an issue for renters in neighborhoods with high inventory of aging single family home rentals such as Del Paso Heights, although recognize the complication of funding property owners who are not themselves low-income.

Stakeholders working in both Sacramento City and County expressed the need for the expansion of home repair programs with large inventories of aging housing across the region including mobile homes, particularly for low-income senior households and households with disabilities. Fixed income residents are increasingly cost burdened and cannot afford small repairs which develop into more complicated issues risking safety, health and the ability to age in place. Neglected repairs can quickly become code violations resulting in added expense and threat of homelessness to already vulnerable residents. Home maintenance and repair programs for low-income renters and homeowners were in the top 5 of 14 priorities for resident and stakeholder survey respondents countywide, although slightly lower priority when isolating residents of the City of Sacramento only.

Lastly, fair housing professionals interviewed have found that condition of housing habitability is often entangled with fair housing. "There used to be many cases where landlord refuses to make a repair, so SHRA cannot pass inspection, and the person loses the unit." Although new protections address this issue, many residents do not pursue action or representation as they are more focused on finding a replacement unit.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As shown in the table above, an estimated 6,890 owner-occupied and 15,390 renter-occupied housing units in Sacramento were constructed before 1980 and have children under the age of six living in them. If these units contain a proportionate share of persons in poverty as the city's proportion overall (16% of of children under 18 live in poverty in Sacramento), then 1,102

owner-occupied and 2,462 renter-occupied housing units could be occupied by low-income families with children that could contain lead-based paint hazards.

Discussion

Please see above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Applicable Federal Law and HUD regulations require that each Housing Authority develop and adopt a PHA Plan and update it on an annual basis. The PHA Plan provides details about Housing Authority programs, services, and general operations. In addition, the Plan focuses on implementation strategies designed to address residents' needs and issues, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs. A copy of the complete PHA plan is on file with the Agency Clerk and is available upon request.

The table below is pre-populated by HUD based on data submitted by public housing authorities in annual reports. The pre-populated data in the table were outdated and, as such, are not included here. The table will be updated by the Housing Authority for the final Consolidated Plan.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	0	27	2,915	11,657	489	11,168	581	0	706
# of accessible units			1						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

SHRA manages the Public Housing program on behalf of the City and County of Sacramento and assists low-income families by providing 1900 affordable housing units which are rented out to eligible tenants at affordable rates. These housing units consist of a variety of apartments, duplexes and single-family homes.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The physical condition of the Public Housing units is fair considering their ages. Note that some developments share the same HUD designated number. Developments beginning with CA005 are in the City of Sacramento and those that begin with CA007 are located in the County of Sacramento.

Development Name and Number: Alder Grove (New Helvetia)/CA005000101

Number of Units: 360

Condition: Fair

Development Name and Number: Marina Vista (River Oaks)/CA005000102

Number of Units: 391

Condition: Fair

Name and Number of Development: Midtown Manor (Capitol Terrace)/CA005000103

Number of Units: 80

Condition: Fair

Name and Number of Development: Meadow Commons (Colonial Heights)/CA005000104

Number of Units: 126

Condition: Fair

Name and Number of Development: Mandy/MeadowgateCA005000104:

Number of units: 24

Condition: Good

Name and Number of Development: Oak Park (River Oaks)/CA005000105

Number of Units: 147

Condition: Fair

Name and Number of Development: The Mill (Gibson Oaks)/CA005000107

Number of Units: 153

Condition: Fair

Name and Number of Units: Rio Garden (Alta Arden)/CA007000202

Number of Units: 196

Condition: Fair

Name and Number of Development: Sun River (Family Turn Key)/CA007000203

Number of Units: 210

Condition: Fair

Development Name and Number: 6250 Mariposa Street/CA007000203

Number of Units: 24

Condition: Fair

Name and Development Number: 7500 Tiara Way/CA007000203

Number of Units: 20

Condition: Fair

Name and Development Number: Pointe Lagoon (Alta Arden)/CA007000205

Number of Units: 170

Condition: Fair

Public Housing Condition

Public Housing Development	Average Inspection Score
CA005000101-NEW HELEVTIA (Alder Grove)	76
CA005000102-RIVER OAKS (Marina Vista)	90
CA005000103-CAPITOL TERRACE	97
CA005000104-COLONIAL HEIGHTS	89
CA005000105-RIVER OAKS (Marina Vista)	76
CA005000106-RIVERVIEW APARTMENTS	N/A
CA005000107-GIBSON OAKS	82
CA005000108-RIVER OAKS (Marina Vista)	N/A
CA005000109-RIVER OAKS (Marina Vista)	N/A
CA007000201-DOS RIOS (Marisol Village)	N/A
CA007000202-ALTA ARDEN	80
CA007000203-FAMILY TURNKEY	61
CA007000204-ALTA ARDEN	N/A
CA007000205-ALTA ARDEN	64
CA007000206-FAMILY SCATTERED SITES	N/A
CA007000207-FAMILY SCATTERED SITES	N/A

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The following improvements are desired for the public housing units: replace roofs, gutters, glass doors, windows, repair siding, parking lot surfaces, areas with dry rot, uneven concrete areas, damaged fences, upgrade and install HVAC systems, electrical systems, front and vehicle gate systems, surveillance cameras, landscaping, new property signage, elevator systems, water heaters, and exterior paint. The initiation of improvements projects is constrained by available funding.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

SHRA continues to provide quality housing that is affordable to low-, very low-, and extremely low-income households. Strategies pursued by SHRA as outlined in the 2024 Annual PHA plan guide the authority to meet their mission to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

Goals and objectives that will enable SHRA to serve the needs of low-, very low-, and extremely low-income families:

- **Maximize the current resources for housing programs**

1. Progress: The Housing Authority of Sacramento's occupancy rate for 2023 was 90%.

- **Increase the inventory of affordable housing units**
 1. Progress: Has received additional Tenant Protection Vouchers, received CHAP for Housing Authority properties and will leverage the RAD properties through public and private partnerships.
- **Improve the Public Housing Assessment System Score (PHAS) to achieve a high performer score**
 1. Progress: The Last PHAS score in 2019 was 88. Goal continues to be to increase Physical Assessment Subsystem (PASS) score to obtain High Performer status.
- **Improve the Quality of Assisted Housing**
 1. Progress: Average vacancy rate was 5% in 2022. Continue to work on maintenance plan that includes lead based paint abatement, replace current detectors with carbon monoxide/ smoke detectors with voice alerts
- **Provide an improved living environment**
 1. Progress: Continues to add security features to properties such as increased lighting, video surveillance, and resident access cards. Replaced gas lines at Alder Grove Community using capital funds.
- **Encourage Self-Sufficiency**
 1. Progress: Has collaborated with community partners to assist in helping participants become financially independent, continues to financial classes, and established computer learning centers for students and adults to complete homework, perform job searches, and prepare resumes.
- **Increase assisted housing choices**
 1. Progress: Has continued to utilize state and local government agencies to increase affordable, assisted housing options. First-time homeownership opportunities provided through the Resident Services program
- **Promote self-sufficiency and asset development of assisted households**
 1. Progress: Community outreach performed extensively for Resident Training Program that resulted in five trainees hired in 2022. Offered 233 events that included financial workshops, homeownership workshops, hiring events, scholarship information, and health and wellness services.
- **Ensure equal opportunity and affirmatively further fair housing**

1. Progress: Continues to take affirmative measure to ensure access by using Language Access Plan, attend fair housing trainings, and encouraging staff to share fair housing issues within their community

- **Increase customer satisfaction**

1. Progress: Number of residents using online rent deposit increasing and currently working to automate recertifications and income adjustments with document-upload kiosks.

- **Improve the delivery of housing through cost effective office management and operational efficiency**

1. Progress: Continues to review HUD regulations and policies to adapt to changes resulting in efficient use of administrative costs and program efficiency while improving tenant benefits. Staff attend trainings monthly.

Discussion:

Please see above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Sacramento Local Homeless Action Plan (LHAP) was initiated in 2022 with contribution from Sacramento Steps Forward, the Sacramento City and County Continuum of Care, Sacramento County, City of Sacramento, and the Sacramento Housing and Redevelopment Agency. The report estimated that 16,500 to 20,000 people experience literal homelessness (those in emergency/ temporary shelter or unsheltered). To both prevent and address homelessness, the report highlighted the following actions:

- Build and scale a regional Coordinated Access System (CAS)
- Ensure current and new emergency shelter and interim housing focused on rehousing
- Increase permanent housing opportunities
- Expand prevention and diversion resources
- Invest in community and service delivery capacity-building and training
- Ensure Adequate behavioral health services

The LHAP estimated that only 8% of need is met to prevent homelessness. To close the gap, the report estimated that Sacramento would need an additional 16 full-time employees to provide individualized housing support and \$11.3 million in annual financial assistance. To respond to current homelessness, the LHAP recommends 21 additional members of the street outreach team that provides individualized support and housing connections in addition to 2,700 beds for individuals and 350 units for families. To end homelessness, the report estimates an additional 5,000 additional permanent supportive housing units are needed. Since 2022, improvements have been made in housing inventory and early successes are being realized through the Coordinated Access System data.

As previously referenced, The City and County of Sacramento unanimously approved a “Homeless Services Partnership Agreement” in 2022 which commits the county to 600 new homeless beds and required the formation of joint city-county outreach teams to encampments. Furthering this progress towards a regional approach in ending homelessness, All In Sacramento was initiated in 2023 to provide a strategic framework for a unified approach to addressing homelessness across the County. Partners in this strategy include the City and County of Sacramento, Sacramento Housing and Redevelopment Agency, the City and County Continuum of Care, Sacramento Steps Forward and a wide range of partners and systems leaders. The plan is organized around eight solutions including: Coordinated Access and Navigation, Diversion and Prevention, Outreach and Engagement, Emergency Shelter and Interim Housing, Rehousing Assistance, Permanent Supportive Housing, Integrated Services, System Capacity Building and Training.

As referenced in NA-40, the City of Sacramento launched a Comprehensive Siting Plan to address the lack of emergency shelter bed availability with the goal of identifying city owned

parcels that could be repurposed for safe camping increasing inventory by 1200. Sites were evaluated based on infrastructure, environmental safety and accessibility to public transit among other criteria and a location on Roseville Road was selected and will be managed by First Step Communities; an experienced homeless service provider in Sacramento. Additionally, the State of California designated 350 cabins for Sacramento by Gov. Gavin Newsom. Those cabins will go to a new community care campus being constructed by WellSpace Health on Stockton Boulevard and potentially on a Safe Stay community planned by Sacramento County on Watt Avenue. Interest in safe camping and parking within the City has gained momentum but continues to be met with resistance due to safety and environmental concerns from not just the community but also government agencies. Camp Resolution is a safe camping location in Old North Sacramento that was approved for a lease by the city through Safe Ground Sacramento and houses 40 mostly senior women who are self-governed and receive minimal assistance from the City besides trash collection. As referenced in NA-40, funding from the City's Comprehensive Siting Plan was diverted to affordable housing following city staff's assessment that converting the majority of the identified lots would be cost prohibitive.

At the state level, in May 2024, California passed Proposition 1 by narrow margin allowing the state to borrow \$6.4 billion to build 4,350 housing units and requiring counties to spend two-thirds of those funds on housing and programs for homeless residents who have serious mental illness or substance abuse challenges. While Proposition 1 could have a significant impact on the inventory of permanent supportive housing in metropolitan communities with higher populations of homeless residents struggling with mental illness, it could negatively impact communities who have lower levels of permanent supportive housing needs by diverting funds needed for critical prevention and diversion programs to housing projects that are not in alignment with the programmatic needs specific to different communities.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	776	N/A	359	1,392	
Households with Only Adults	1,244	N/A	364	2,161	
Chronically Homeless Households	N/A	N/A	N/A	2,722	
Veterans	25	N/A	139	755	
Unaccompanied Youth	111	N/A	138	122	

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments: Sacramento County Continuum of Care 2023 Housing Inventory Chart

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Complementary supportive services cover three major areas of need: economic support, basic resources, and health services. This is not a comprehensive list of all services; however, it is representative of key programs:

211 Sacramento and Renter's Helpline: Provider of coordinated information, referral and access to health and human service programs and services, needs data and emergency/disaster volunteer services.

Building Healthy Communities. Nonprofit serving residents in the Oak Park area and assisting with basic resources, accessing health systems, housing resources and navigation.

Consumer Self-Help Center: Provides patient rights services, workforce development assistance, and housing navigation services for residents with chronic mental health challenges.

CalFresh Program (formerly called Food Stamps): Electronic Benefit Transfer cards issued to people on public assistance to fund food and other essential items.

CalWORKs: Funds are available to families on public assistance to provide rent and utility payments, which are funded through TANF. CalWORKs also offers the Welfare-to-Work Program that provides job training and supportive services, substance use support, and mental health services.

Greater Sacramento Urban League: Offers residents financial counseling assistance, housing and basic resource navigation and workforce development classes.

Legal Services of Northern California (LSNC): Provides quality legal services that empower the poor to identify and defeat the causes and effects of poverty, including cases related to housing, public benefits, including CalWORKs, CalFresh (food stamps), Medi-Cal, General Assistance (GA), Social Security, SSI, unemployment insurance benefits (UIB), and state disability insurance (SDI).

Pathways to Success After Homelessness: Pathways provides mental health service to adults and children and housing support services. Through case management, psychosocial rehabilitation, and medication services, it provides stability through therapy and housing for people who have experienced homelessness or are at risk of experiencing homelessness.

Project Sentinel: Provides services related to fair housing complaints across Sacramento County and provides remediation of renter/landlord disputes. Project Sentinel also provides training on fair housing rights to government agencies and nonprofits across the region.

Sacramento County's Health and Human Services (DHS): Connects individuals and families to senior services, physical health, behavioral health, housing, dentistry, and public health. DHS also connects youth transitioning from foster care to housing options.

Sacramento Employment and Training Agency (SETA): Partners with Sacramento Housing and Redevelopment Agency to provide job training and placement services. SETA works with employers and job seekers to prepare a robust workforce. Additionally, SETA provides low-income children with school readiness services, including education, health, and nutrition.

Sacramento Steps Forward (SSF): SSF is the lead agency for Sacramento Continuum of Care (CoC) that coordinates housing and services for families and individuals experiencing homelessness.

The People's Guide: A practical self-advocacy information guide and directory on how to get food, income, jobs and training, housing, healthcare, legal advice, and other important help from local, state and federal programs and community services across the Sacramento Region. This guide is produced by the United Way, Sacramento Regional Coalition to end Homelessness, Central Labor Council, AFL-CIO, SSF, and SacSOS, and is designed to be given to individuals and families experiencing homelessness or who are low-income.

United Way California Capital Region: Provides workforce development including digital literacy programs to assist in navigation of basic resources and eligibility for housing assistance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following emergency shelters, transitional housing, and permanent housing with supportive services serve to meet the needs of persons experiencing homelessness:

Emergency Shelters

As of 2023, emergency shelter facilities located in the City and County of Sacramento had a total of 265 family units, 1,244 individual beds, and 776 family beds. The largest provider of family units and family beds is the Motel Voucher Program through the City of Sacramento Department of Community Response (DCR) Partnerships, providing 70 family units and 212 family beds. The largest provider of adult beds is the North 5th Navigation Center.

Transitional Housing

As of 2023, transitional housing facilities located in the City and County of Sacramento had a total of 137 family units, 364 individual beds, and 359 family beds. The largest provider of family units and beds is the Salvation Army while the largest provider of adult beds is the Volunteers of America Mather Community Campus.

Permanent Supportive Housing

As of 2023, permanent supportive housing facilities located in the City and County of Sacramento had a total of 451 family units, 2,161 individual beds, and 1,392 family beds. The

Department of Veterans Affairs provides the most beds and units for families followed by Lutheran Social Services.

Need to Strengthen Mainstream Employment Partnerships for the Homeless

The increased role of mainstream services, and their support for all low-income people regardless of housing status, is critical to the homeless system's evolution to a crisis response model. While housing needs must be addressed, collaboration with support services is imperative in lasting housing stability. Most critical of these is having an income, not only to support housing, but also to sustain the other costs that arise for a household.

MA-35 Special Needs Facilities and Services – 91.210(d)

This section summarizes the facilities and services that assist special populations who need enhanced housing resources and supportive services. These populations include people living with HIV/AIDS, those with disabilities, people with alcohol or drug addictions, and frail elderly.

Licensed community care facilities offer housing and specialized services for children and adults that have special needs. According to the State Department of Social Services' Community Care Licensing Division, there are approximately 46 licensed 24-hour residential care facilities for children, 580 licensed residential elder care facilities and 395 licensed adult residential care facilities in Sacramento County. The Community Care Licensing Division serves the most vulnerable people of California, and its mission is to promote the health, safety, and quality of life of each person in community care through the administration of an effective and collaborative regulatory enforcement system.

Through private and public partnerships, the Sacramento region continues to strive to provide services and safe, decent, and affordable housing for individuals in need of enhanced support. As an example, the Whole Person Care (WPC) program was piloted from 2016 to 2021 within Medi-Cal, California's Section 1115 Medicaid Waiver. WPC aimed to improve the health of high-risk, high-utilizing patients through the coordinated delivery of physical health, behavioral health, housing support, food stability, and other critical community services. Sacramento's WPC program was called Pathways and assisted those who were enrolled or eligible for Medi-Cal who are homeless or at-risk of homelessness. Statewide, WPC resulted in 45 fewer hospitalizations and 130 fewer emergency room visits per 1,000 beneficiaries compared to those who were not enrolled in WPC. The success of WPC led to the integration of care coordination and housing support to all Medi-Cal beneficiaries in an initiative called California Advancing and Innovating Medi-Cal (CalAIM), which launched in January 2022.

Below is a list of resources that deliver vital health, housing, and supportive services to special populations:

Government: City of Sacramento, including Sacramento Police Department and Sacramento Fire Department, and Sacramento Housing and Redevelopment Agency, Department of Human Assistance Sacramento County

Primary Care and Behavioral Health: River City Medical Group, Elica Health Centers, Health and Life Organization (HALO), One Community Health, Peach Tree Health Clinic, Sacramento Native American Health Center, Hope Cooperative, Turning Point Community Programs, and WellSpace Health

Health Plans: Access Dental, Aetna, Anthem Blue Cross, Health Net, Kaiser Permanente, Liberty Dental, Molina Healthcare, and United HealthCare

Hospitals: Dignity Health, Kaiser Permanente, Sutter Health, and UC Davis Health

Community-Based Organizations/Homeless/Housing/Social Services Providers:

CommuniCare, Community Against Sexual Harm (CASH), Community Health Works, First Step Communities, Folsom Cordova Partnership, Greater Sacramento Urban League, Hope Collaborative, Lutheran Social Services, Meals on Wheels, One Community Health, Sacramento Covered, Sacramento Steps Forward (SSF), Salvation Army, Sunburst Project, United Way California Capital Region, Volunteers of America (VOA) and WEAVE.

The City of Sacramento is the recipient of the Housing Opportunities for Persons with AIDS (HOPWA) funds for the Eligible Metropolitan Statistical Area (EMSA) serving the geographic areas of Sacramento, El Dorado, Placer, and Yolo Counties. Program funds are used to assist HOPWA eligible participants in maintaining stable housing arrangements, reducing the risk of homelessness, and improving their access to care. This is done through Tenant-Based Rental Assistance (TBRA), Short-Term Rental, Mortgage, and Utility Assistance (STRMU), facility-based housing assistance, and supportive services. Supportive services, usually are tied to HOPWA housing assistance, can include alcohol and drug abuse services, case management, life skills management, meals/nutritional services, outreach, childcare and other services, education, and employment assistance and training.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families (based on a 1 year period)
TBRA	7 households
Permanent Housing Facilities	0
STRMU	396 households
Short-Term or Transitional Housing Facilities	191 households
Permanent Housing Placement Services	0

Table 41 – HOPWA Assistance Baseline

Data Source: 2020 HOPWA CAPER

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly. Seniors are much more likely to have a disability than non-seniors—36% of residents 65 and older have a disability compared to 8% of residents under the age of 65. As such, the supportive needs and housing needs of the elderly are often aligned with those of the disability community. In addition, seniors typically need supports related to health care including access to health services and home health care options, transportation, and supports related to aging in place such as home modification, home repair, and assistance with

maintenance. An estimated 13% of elderly and frail elderly (elderly person who require assistance with three or more activities of daily living, such as bathing, walking, and performing light housework) have a housing or service need as defined by the senior poverty rate.

Persons with Disabilities. Supportive services are a critical component of creating equitable opportunities in the community for people with disabilities. These services are particularly important for residents transitioning out of institutional care.

In typical housing markets, persons with disabilities have difficulty finding housing that accommodates their needs. Regulatory barriers on group living arrangements, transit access, housing accessibility and visitability, and proximity to health services, are just some of the opportunity related issues that people with disabilities face.

According to the 2022 5-year ACS, 62,602 residents of Sacramento have a disability. Those aged 65 and older have the highest rate of reported disability at 36%, while the rate for reported disability for children under 18 is 3%. An estimated 23% of people with a disability (14,524 people) are in need of housing or supportive services based on the disability poverty rate.

Persons with alcohol or other drug addictions. Alcohol or other drug addiction supportive services are needed to provide a safe and stable environment that facilitates recovery. Almost a quarter (24%) of people experiencing homelessness in Sacramento County reported that they have a debilitating substance use issue, therefore treatment is deeply intertwined with the resolution and prevention of homelessness. An estimated 45% (34,155 people) experiencing addiction to drugs or alcohol are in need of housing or supportive services. This is based on the estimated national rate of people over 18 with a substance use disorder in need of treatment reported in the 2021 National Survey on Drug Use and Health (NSDUH).

Persons with HIV/AIDS and their families. AIDSvu estimates that there are 4,644 persons living with HIV/AIDS (PLWHA) in Sacramento County. The National Aids Housing Coalition report that approximately 25% of PLWHA in California need housing assistance, therefore resulting in an estimate of 1,137 PLWHA in Sacramento who need additional support. Challenges to housing for those with HIV/AIDS include securing stable employment and income, rental history, criminal history, and co-occurring circumstances. It is difficult for people with HIV/AIDS to retain employment due to their health and the side effects of drug treatment therapies. Many have mental health issues/substance abuse issues as well. Given the high medical costs associated with HIV/AIDS, it is critical that facilities, rental assistance, and mortgage assistance remain available for these residents. The two primary housing resources for PLWHA are Housing Opportunities for Persons with AIDS (HOPWA) which provides housing, supportive services, and the Ryan White HIV/AIDS Program which provides emergency housing assistance (hotel/motel vouchers), both of which the County receives directly.

Veterans. Public housing, primarily through the Veterans Assistance and Supportive Housing (VASH) Program, offers housing vouchers with wrap around supportive services in conjunction with the Veterans Administration (VA) for former members of the armed services that need assistance. Former service members are more likely to become homeless than the population as a whole. In Sacramento County, veterans make up 8.3% of the homeless population

according to the 2024 PIT count. Veterans often suffer from specific service-related disabilities and, as such, have specific special needs for housing.

Youth exiting foster care. Youth exiting foster care often need specific housing support that is accompanied by employment, education, and counseling services. Sacramento County's Independent Living Program and Extended Foster Care provides housing assistance to foster youth between ages 16 and 21. The program also includes life skill classes, help getting a job, assistance with student aid applications, and general support and advocacy. One quarter of PIT survey respondents shared they had been placed in a foster or group home before turning 18 indicating high risk of homelessness for this population.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Sacramento Continuum of Care (CoC) recognizes that people exiting institutions such as jails, prisons, hospitals, and mental health treatment facilities are at risk of homelessness. This is an area of focus for CoCs under the HEARTH Act. Although the CoC does not have a robust system in place for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing, there are programs that can serve this population.

Sacramento County's Behavioral Health Services partners with many stakeholders and organizations (such as SHRA, Sacramento County Office of Homeless Initiatives, and Sacramento Steps Forward) to provide permanent supportive housing for people with severe and persistent mental health diagnoses who are experiencing homelessness prior to entry into a hospital. The Mental Health Services Act (MHSA) authorized a tax increase on millionaires to expand community-based mental health programs, including the funding of permanent supportive housing. MSHA has supported the development of 461 permanent supportive housing units in the City of Sacramento alone and an additional 335 units in Sacramento County.

Another program that serves people exiting hospitals in the Interim Care Program, which provides shelter for people experiencing homelessness to recover from physical illness or injury. Dignity Health collaborates with Sutter Health, Kaiser, and UC Davis Medical Center to offer temporary housing for these patients. The temporary housing also comes with case management, social service support to help patients enroll in health insurance, receive substance abuse treatment, mental health counseling, and housing placement services. The Hope Cooperative also provides support via the CalAIM system that coordinates housing and medical assistance.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Special populations, such as people with disabilities, elderly, persons living with AIDS, and youth exiting foster care are particularly vulnerable to the steep increases in housing costs. Given that

median contract rent has increased 89% from 2010 to 2022, the City's focus and goals surrounding the prevention of displacement overlap with the needs of special populations. The following housing-related goals are outlined in the City of Sacramento's Housing Element to prevent displacement that disproportionately impacts special populations:

- **Minimize displacement of vulnerable residents.** The City aims to prioritize investments that do not result in the involuntary displacement of vulnerable populations, such as low-income households, the elderly, and people with disabilities;
- **Strengthen tenant protections.** Eviction prevention, limiting annual rent increases, and implementing tenant relocation measures are goals aimed to strengthen tenant protection;
- **Develop neighborhood-specific anti-displacement strategies.** The City will engage neighborhood residents in developing customized anti-displacement solutions through neighborhood-level planning in areas vulnerable to gentrification;
- **Fair housing services and education.** The City will continue to support local organizations in providing counseling, dispute resolution and fair housing services, and will affirmatively share resources to underrepresented residents, including non-English speakers;
- **Support collective ownership models.** The city will support housing cooperatives and other shared ownership models to help low-income residents remain in their communities and build equity;
- **Target homeownership programs to underrepresented residents.** The city will target homeownership programs and other housing opportunities to residents in vulnerable groups and neighborhoods;
- **Prioritize affordable housing financing in areas at risk of gentrification.** Affordable housing will be prioritized in neighborhoods vulnerable to gentrification by SHRA;
- **Homeowner protection services.** The City aims to expand services that help residents with maintenance to their home, including home repairs and modifications, and foreclosure prevention services. Services would largely target low-income households, elderly, people with disabilities, and other vulnerable populations.

In terms of supportive services, the City aims to continue and bolster partnerships with community-based non-profits to provide supportive services for special populations. For example, the Mayor's Office is meeting increased need for supportive services for the elderly through partnering with AARP to host listening sessions and conduct research to inform an Age-Friendly Action Plan for the City.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Special needs groups with high priority housing needs within the Sacramento Region include the elderly and frail elderly persons, persons with HIV/AIDS and their families, and individuals with alcohol and other drug addictions. Some of the housing needs are addressed strategically through funding categories used to meet multiple needs. One example is the Home Repair Program. The primary goals of this program are to correct housing deficiencies, which create a health and safety hazard to single family or mobile homeowner-occupants and to provide accessibility improvements to disabled applicants. This is a CDBG funded housing activity but also serves many disabled and elderly households in the City.

As funding permits, SHRA will continue to preserve affordable housing units where possible and develop new units over the next five years (CDBG/HOME/HOPWA). The Housing Authority will continue to seek to assist the elderly, disabled, veterans, and those with mental health or substance use disorders through the coordination of medical care and housing support.

In addition, as funding permits, Sacramento Steps Forward will implement rapid re-housing and homelessness prevention activities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The National Housing Act of 1934 aimed to make mortgages more accessible and homeownership more affordable for families reeling from the Great Depression. Through this Act, the Federal Housing Administration (FHA) was created to ensure mortgages and increase homeownership, however, not for everyone. The FHA used color-coded maps that denoted mortgage security risk, also known as “redlining” to identify minority neighborhoods as “high credit risk” preventing Black Americans from accessing mortgage credit. The red outlined areas on the jurisdiction map meant “hazardous” which was coded language for Black or immigrant neighborhoods within cities; a practice which was deployed throughout the Sacramento region. Additionally, racial covenants throughout Sacramento County prevented many minority families from moving away from the City of Sacramento to find affordable housing and homeownership opportunities. While White families were able to accumulate wealth through homeownership bringing investment and resources to their communities, communities of color were segregated to neighborhoods and physically separated from Sacramento’s resources through hostile architecture (state highway 160 and Interstate 80), not only disconnected from transit, and jobs but fraught with negative environmental exposures; the legacy of which continues across the region today.

The historic patterns of disinvestment in lower income minority neighborhoods, particularly in Del Paso Heights / Marysville, Oak Park and South Sacramento, has resulted in an abundance of vacant lots and fields many of which were sites of industrial or heavy polluting industries including metal plating, battery sales, military installations, and remnants from filling stations, dry cleaners leaving high levels of lead and PCB contamination. Other sites include illegal landfills and former gas stations. There are currently 56 designated Brownfields (developable sites requiring environmental remediation) across the county mostly in majority minority and R/ECAP census tracts in the city. These vacant and toxic lots present not only a considerable health and safety risk to the communities in which they are located, but also an opportunity for development and reparation of past harm. Public policy barriers to affordable housing and/or commercial development on these sites include inadequate public funding for site study and remediation, liability laws that apply even if the landowner did not cause the pollution, and cumbersome environmental and land use regulations with administrative processes complicated by multi-level (state and federal) government oversight of remediation particularly present in California increasing developer uncertainty. The City of Sacramento Housing Element from 2021-2029 indicated the top locations of vacant/underutilized sites to be South Sacramento with capacity of 7071 total units, Central City which could accommodate 5899 units, Fruitridge with 4705 units and North Sacramento with 3965 units. A vacant lot disposition strategy was approved in 2016 which included large sites to be developed through various options, including public-private partnerships. Additionally, the City has recently launched the Vacant Spaces Program involving community partners to develop strategies for transitioning lots to housing and community development initiatives.

While Oak Park has seen more private investment in recent years and is ahead from a development perspective, North Sacramento which includes Del Paso Heights and Marysville

and South Sacramento which includes Meadowview, Fruitridge and Valleyview were identified by both stakeholders and residents as a priority geographically for community improvement, which some indicated is a needed strategy to attract affordable housing investment. Stakeholders identified the lack of consistent funding to address the underlying infrastructure and environmental status of these sites as priority and that funding for site studies and disposition strategies would be valuable in identifying opportunities for housing and/or commercial development to bring economic vitality, attracting private investment and improving resident health (including less crime that is associated with vacant lots) to these neighborhoods. The City has studied this area extensively having completed 15 studies over many decades all with strikingly similar conclusions; the area needs upzoning (need more density to support different housing products which has since been addressed), infrastructure improvements, and a coherent disposition strategy for the large inventory of vacant land.⁹ The Marysville – Del Paso Blvd Action Plan includes a partnership of residents, business owners, landowners, and organizations focused on improving “the quality of life and economic opportunity for existing residents and businesses along the corridor, while increasing community ownership and building local capacity”.¹⁰

Coordination between the City and County has also been a barrier to leveraging impact on affordable housing development and was referenced throughout stakeholder interviews. In response, the City and County of Sacramento entered into a partnership agreement in 2022 to coordinate homelessness strategy regionally. As part of this agreement, the City and County were required to develop an Affordable Housing Plan to improve coordination and alignment of strategies across the jurisdictions which have traditionally been developed independently hindering collective efficacy towards the production of additional housing across the region. Stakeholders identified different experiences in working with the County versus the City on affordable development projects with the former having less administrative barriers, less NIMBYism impacting development, and effective policies for incentivizing development deemed as the “gold standard” for affordable housing development including ministerial housing project approval, elimination of single family zoning citywide (the first city in the country), and form based code allowing for greater density. Goals identified through this partnership include a county amendment to eliminate zoning barriers to permanent supportive housing, creation of a new fee deferral or waiver program, identification and encouragement of development on publicly owned land, and mechanisms to include funding for affordable housing projects. Complicating development and investment in South Sacramento are neighborhoods with fragmented City and County boundaries including Fruitridge and Stockton Blvd. which contributes to these communities being left behind from both a development and public services perspective. The City is currently reviewing the possibility of annexing the Fruitridge “finger” or unincorporated county area of this community.

⁹ Forward Together. “Marysville-Del Paso Blvd Land Use and Historical Context Report for the City of Sacramento.” June 22, 2022.

¹⁰ [Marysville Del Paso Blvd Action Plan | City of Sacramento](#)

State Level Barriers.

Article 34 of the State Constitution. Article 34 requires local jurisdictions to obtain voter approval for certain “low rent” housing projects (in general, a project with more than 49% of units that will be rented to low-income people). This can deter affordable housing projects, as seeking ballot approval is costly and time consuming. Local jurisdictions instead place a referendum to give “general authority” for a certain number of low-income units. Sacramento last had such a measure in 2004 that approved 6,400 units. The California Authorize Local Land Use and Planning and Repeal Article 34 Initiative was set to appear on the ballot in California as an initiated constitutional amendment on November 5, 2024, however, lawmakers decided to remove it. This would have been the 4th attempt to repeal the 75-year-old bill.

Specific to development barriers in North Sacramento, the State of California budget shortfall in 2012 resulted in a dissolution of all redevelopment agencies. Properties that were held for capital purposes were inventoried and now must be sold at fair market value because the proceeds go back to the state. As they are trying to maximize return, the city cannot simply donate the considerable amount of land it owns on Del Paso Blvd. to affordable housing or community projects, as there has to be some reasonable exchange which impacts the cost of affordable housing development in these neighborhoods.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

This section provides an overview of employment, workforce characteristics, and earnings in Sacramento.

Economic Development Market Analysis

Home to the state capital of the world's eighth largest economy and located in the heart of California's Central Valley, Sacramento has a distinguished history of being a center for discovery, trade, transportation and business.

The major employment sector in Sacramento is Education and Health Care Services, which accounts for 24% of all workers and 23% of all jobs within the city. Public Administration has the second-highest number of jobs with 28% share of total jobs. In 2022, the employment rate was 6.3%.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,958	857	1%	0%	-0.7%
Arts, Entertainment, Accommodations	15,796	18,041	8%	6%	-2.0%
Construction	11,482	14,221	6%	5%	-1.1%
Education and Health Care Services	46,702	68,491	24%	23%	-0.7%
Finance, Insurance, and Real Estate	9,154	11,288	5%	4%	-0.9%
Information	3,287	3,575	2%	1%	-0.5%
Manufacturing	8,807	8,976	5%	3%	-1.5%
Other Services	5,845	8,784	3%	3%	0.0%
Professional, Scientific, Management Services	16,293	22,560	8%	8%	-0.7%
Administration and Support, Waste Management	13,396	17,659	7%	6%	-0.9%
Public Administration	28,610	81,303	15%	28%	12.9%
Retail Trade	17,011	17,293	9%	6%	-2.9%
Transportation and Warehousing	10,471	13,353	5%	5%	-0.8%
Wholesale Trade	6,123	8,568	3%	3%	-0.2%
Total	194,935	294,969	100.00%	100.00%	

Table 42 - Business Activity

Data Source: 2018-2022 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	271,982
Civilian Employed Population 16 years and over	254,892
Unemployment Rate	6.30%
Unemployment Rate for Ages 16-24	0.19%
Unemployment Rate for Ages 25-65	5.40%

Table 43 - Labor Force

Data Source: 2022 ACS 5-Year

Occupations by Sector	Number of People
Management, business and financial	41,850
Farming, fisheries and forestry occupations	1,187
Service	44,984
Sales and office	53,386
Construction, extraction, maintenance and repair	10,872
Production, transportation and material moving	30,156

Table 44 - Occupations by Sector

Data Source: 2022 ACS 5-Year

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	140,210	66%
30-59 Minutes	56,808	27%
60 or More Minutes	14,352	7%
Total	211,370	100%

Table 45 - Travel Time

Data Source: 2022 ACS 5-Year

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	19,588	1,545	14,804
High school graduate (includes equivalency)	37,808	3,340	16,840
Some college or Associate's degree	64,229	4,339	18,057
Bachelor's degree or higher	91,597	2,993	11,375

Table 46 - Educational Attainment by Employment Status

Data Source: 2022 ACS 5-Year

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	503	2,308	4,073	11,718	8,825
9th to 12th grade, no diploma	4,334	4,079	5,217	8,542	3,950
High school graduate, GED, or alternative	15,939	18,852	14,870	24,362	14,356
Some college, no degree	19,646	21,608	16,036	26,317	15,464
Associate's degree	2,768	7,312	5,909	9,727	6,923
Bachelor's degree	5,838	28,606	16,654	23,513	12,836
Graduate or professional degree	400	12,488	11,577	13,427	9,642

Table 47 - Educational Attainment by Age

Data Source: 2022 ACS 5-Year

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,190
High school graduate (includes equivalency)	36,574
Some college or Associate's degree	43,266
Bachelor's degree	66,876
Graduate or professional degree	88,291

Table 48 - Median Earnings in the Past 12 Months

Data Source: 2022 ACS 5-Year

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Sacramento's economy is largely dominated by Education and Health Care Services and Public Administration, followed by Professional/ Scientific/ Management Services. Retail Trade and Arts, Entertainment, Accommodations sectors rounding out the top five, in terms of both number of workers and jobs available for the same period of analysis displayed in the Business Activity table. The hospitality industry has mostly rebounded to pre Covid-19 levels, however, wages in this industry are chronically low at a median hourly rate of \$15.79 in 2022 and often comprise part-time hours, and seasonal "gig" opportunities.

Describe the workforce and infrastructure needs of the business community:

As the state capital, Sacramento's economy comprises a large share of state government workers. As such, unemployment stayed lower in Sacramento compared to other regions in California. In May 2024, the unemployment rate for the Sacramento metro was 4.5% compared to the 5.2% statewide rate in the same period. Employment in accommodations and food services has grown considerably at 11% reaching pre-pandemic levels and significant growth has also occurred in the healthcare and social assistance.¹¹

The Greater Sacramento Economic Council identifies workforce needs around the region's strongest industry clusters including agri-food tech, life science, fintech, semiconductors, mobility and tech. Housing both the capital of California and abundant higher education resources including UC Davis, a tier 1 research university, the Sacramento region is uniquely poised to meet the evolving technical needs of the region's strongest and growing industries but gaps in the local workforce to fulfill the technical needs exist especially for lower income residents. Sacramento's workforce and infrastructure needs and challenges for the business community therefore include:

- Digital skills. Significant gaps in technical skills in Sacramento's workforce prevent lower income and younger workers from taking advantage of opportunities in growing industries in the region and provide more economic stability and wealth generation;
- The region has clear strengths within the early stages of innovation because of research heavy institutions like UC Davis. The university enabled 9 new startups in 2021 alone and 50% of UC Davis students are engaged in research and creative projects. Continuing to build a pipeline of creative and technically proficient workers not only through universities but also through technical programs, high school technical certifications, public workforce development, and community colleges will contribute to the growth of innovative industries in the region;
- Outreach to students from lower income communities and more intentional programming to inform high school students of the multitude of career opportunities that exist in the 21st

¹¹ [The Sacramento Area Economy Runs on Government - Public Policy Institute of California \(ppic.org\)](https://ppic.org/research/the-sacramento-area-economy-runs-on-government/)

century economy and specific pathways to pursue them would provide growing firms with more home grown and diverse talent;

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Sacramento Economic Development Strategy outlines the following goals relevant to priorities addressed in this Consolidated Plan:

Goal E.2 Sustained, inclusive growth that generates long-term, shared value in the community and creates economic opportunities for all residents;

E-2.3 Neighborhood Development Action Team. The City shall strive to increase the quality of life and economic growth of people, businesses and places and facilitate equitable investments and resources toward Sacramento's historically disenfranchised and disinvested neighborhoods through an interdepartmental Neighborhood Development Action Team;

E-2.7 Small Business/Startup Support. The City should support the development and retention of small business startups and new firms — particularly minority/ women/veteran-owned businesses — by providing assistance with business planning, expansion, and access to capital;

E-2.8 Public Procurement. The City should evaluate the public procurement process with an eye towards stimulating small business development, targeting minority/ women/veteran-owned businesses in particular, and coordinating with anchor institutions such as universities, hospitals, public agencies, and school districts to foster more equitable procurement practices;

Goal E-3 A business environment conducive to growth, investment, collaboration, and the exchange of ideas. Includes increased access to small business loans for incubator projects;

Goal E-4: A workforce equipped with the resources and skills needed to succeed in the 21st century economy. More funding and expansion of technical programs for lower income residents.

Additionally, the plan included the following strategies to achieve the above goals that coordinate with gaps identified in this plan: Focus on social entrepreneurship and prioritization of digital literacy.

Economic development projects currently under review in the City of Sacramento that carry potential to impact job and workforce opportunities during this planning cycle include:

- The City purchased 102 acres from the U.S. Department of Labor in January 2022. The 102-acre site is a vacant parcel of land in South Sacramento, which could be repurposed for commercial purposes or housing;

- A request to annex approximately 475 acres of vacant land into the City of Sacramento. The project includes master-level entitlements for the future development of up to 6,600,000 square feet of light industrial uses, and approximately ±11 acres devoted to highway commercial uses such as hotel/hospitality, service station, and associated parking lots;
- The Innovation Park project proposes to transform the location of the former Sleep Train Arena into a vibrant mix of residential, commercial, health, and educational uses. A major component of the project is the California Northstate University (CNU) Medical Center Campus. The Innovation Park Planned Unit Development (PUD) guidelines, being developed as part of this project, will provide goals, policies, design concepts, and development standards that will guide the future development of the site including residential and non-residential uses, parks and open space, the bikeways network, and community amenities;
- The City is partnering with residents, business owners, landowners, and organizations to strengthen the Marysville-Del Paso Blvd corridor as a vital core for the surrounding neighborhoods. Through a collaborative and inclusive planning process, the City and its partners will build a shared vision of the corridor as a thriving place for existing residents and businesses while also providing space for equitable growth. The Marysville-Del Paso Blvd Action Plan will reflect the City's commitment to its neighborhoods and will focus on, and be reflective of, the community. It will aim to improve the quality of life and economic opportunity for existing residents and businesses along the corridor, while increasing community ownership and building local capacity;
- The historic Railyards site project will connect Sacramento's downtown office, retail, tourism, residential, and government centers to essentially double the size of Downtown Sacramento. The Railyards project is entitled for dense urban residential neighborhoods, a historic museum, a shopping and market district, a regional intermodal transit station, a county courthouse, a medical campus, a soccer stadium, pedestrian-oriented streets, shopping and entertainment complexes, riverfront access, and high-rise mixed-use buildings;
- The River District Specific Plan supports the transformation of the largely industrial 773-acre River District Area into a transit-oriented mixed use urban environment that would include 8,144 dwelling units, 3.956 million square feet of office, 854,000 square feet of retail/wholesale, 1.463 million square feet light industrial, and 3,044 hotel units. The vision for the River District is that of an eclectic mix of uses that will evolve from a primarily light-industrial, low-intensity commercial district, to a series of distinctive walkable neighborhoods contiguous to the American River at the northern gateway into the Central City. This plan builds upon the Mirasol Village project that replaced the Twin Rivers public housing complex with mixed income housing.

The above projects, if developed with intentional and authentic community inclusion coupled with displacement / gentrification prevention, have the potential to transform both housing and workforce opportunities for lower income residents in the City of Sacramento.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As shown in Table 48 titled “Educational Attainment by Age”, 30% of residents aged 25 and older have some college or an associate’s degree, 23% have a bachelor’s degree, and 20% have up to a high school degree or equivalent. The supply of well-educated workers is in part due to the region’s universities: UC Davis, Sacramento State, and the University of the Pacific.

Educational attainment by entitlement and HOME consortium cities in 2010 and 2022 is shown in the figure below. The proportion of residents with less than a high school degree has declined across jurisdictions. In the City of Sacramento, it declined by five percentage points from 19% in 2010 to 14% in 2022. Given that Table 49 titled “Median Earnings in the Last 12 months” shows that those with less than a high school degree earn \$31,190 compared to those with a bachelor’s who earn \$66,876, it is possible that those with less education are becoming priced out of Sacramento by those with higher levels of education or most likely remain precariously housed in order to keep employment. For the Education and Healthcare, Public Administration, Professional/ Scientific/ Management Services sectors, the rise in those with higher levels of education corresponds to the growing employment opportunities in these industries. However, the decline in workers with less education can lead to strained employment levels in the Retail Trade, Arts, Entertainment, and Accommodation sectors. As previously referenced in the context of cost burden in the region, the Sacramento region’s minimum wage is \$16/hour aligning with the state, however MIT’s living wage calculator estimates that an individual would need to earn \$25.19 with 30% of workers in the area earning less than this amount mostly in the service industry according to data from the Bureau of Labor Statistics.^{12 13} California Housing Partnership estimates a much higher required income required for renters in Sacramento County \$32.92 per hour - 2.1 times the state minimum wage - to afford the average monthly asking rent in 2024 of \$1,712.¹⁴

Digital Literacy. Stakeholders interviewed emphasized a considerable gap in basic computer skills limiting job prospects for currently underemployed workers who need additional hours and a higher salary to remain housed. One stakeholder indicated that knowledge of Microsoft Windows is now considered as an assumed skill and therefore not provided through workforce development programs leaving many residents behind in their pursuit of higher paying and more consistent work. Access to laptops was also repeatedly referenced as a major barrier to residents practicing skills and having connection to training and job opportunities. Another obstacle in transitioning unemployed and underemployed residents to job stability is understanding the array of jobs available that do not require a college degree. This was referenced by a stakeholder as a missing component in public schools and workforce development programs which could be addressed through basic counseling and workshops to

¹² [Living Wage Calculator - Living Wage Calculation for Sacramento County, California \(mit.edu\)](#)

¹³ [Occupational Employment and Wages in Sacramento--Roseville--Arden-Arcade — May 2023 : Western Information Office : U.S. Bureau of Labor Statistics \(bls.gov\)](#)

¹⁴ [Sacramento Housing Report.pdf \(chpc.net\)](#)

help youth cast a wider net of possibilities for future careers, income stability and self-sufficiency that do not require the expense of a college degree.

Entrepreneurship. Another gap identified through stakeholder engagement is access to self-employment and entrepreneurial endeavors. As Sacramento is home to a large refugee and immigrant community, there is a considerable interest from these communities in micro-enterprise and home-based businesses, however the process for establishing a small business is opaque, complex and not accessible to English language learners who are required to navigate City offices and webpages with many eventually giving up, a considerable lost opportunity. Additionally, for women specifically, barriers have been identified in operating a home childcare business which disproportionately impacts women of Color and refugee communities who need both childcare for their own children, but also stable income. Although California passed SB234 allowing tenants and homeowners to run licensed family childcare homes in any residentially zoned neighborhood by right, fair housing advocates have indicated continued confrontations with communities and landlords who are not current on this legislation.

Entrepreneurial and home-based businesses can provide a critical lifeline and steppingstone to self-sufficiency and benefit communities through the provision of diverse selection of goods and services. Public support through resources, counseling and facilitation of the process of setting up a business would bridge the income gap and skill mismatch with the formal employment sector that many lower income households are experiencing. Additionally, addressing this mismatch through career counseling on the types of jobs available that do not require the expense of higher education yet allow households to earn the income requisite to housing stability contributes to this Consolidated Plan's focus on reducing severe cost burden and preventing homelessness.

	Less than high school graduate		High school graduate (including GED)		Some college or Associate's degree		Bachelor's degree		Graduate or professional degree	
	2010	2022	2010	2022	2010	2022	2010	2022	2010	2022
	Sacramento County	15%	12%	22%	22%	35%	34%	19%	21%	9%
CDBG Entitlement Cities										
Citrus Heights	11%	9%	27%	26%	43%	43%	14%	15%	5%	7%
Elk Grove	11%	9%	17%	18%	39%	36%	24%	25%	9%	12%
Rancho Cordova	15%	11%	25%	22%	38%	37%	16%	21%	6%	9%
Sacramento City	19%	14%	21%	20%	31%	30%	20%	23%	10%	13%
HOME Consortium										
Folsom	10%	6%	19%	13%	30%	27%	26%	31%	14%	22%
Galt	23%	16%	28%	30%	36%	35%	10%	15%	3%	5%
Isleton	39%	12%	27%	35%	31%	43%	2%	8%	1%	3%

Note: Reflects population 25 years and older.
Source: 2010 and 2022 5-year ACS and Root Policy Research.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Sacramento region offers a wide range of services for new and expanding businesses to recruit and train highly skilled employees through Sacramento Works which comprises a board of 27 members representing the business community. Sacramento Works connects employers with services, resources and training programs provided through the Sacramento Employment and Training Agency, the Employment Development Department and over 40 community workforce development partners.

SETA supports a wide range of programs that assist lower income residents with not only skill development and connection to job opportunities, but also basic resources requisite to establishing the stability required for self-sufficiency including food, housing and childcare assistance. SETA has community partnerships providing programs for career transitions into construction, health intersections with hospitality (senior services), entrepreneurship and programs specific to unhoused residents, refugees, youth and veterans. Through Sacramento Works, training is provided in 14 centers across the County providing a variety of training opportunities including office administration skills, financial counseling, career advising, English language classes, and connection to apprenticeships/internships.

The Digital Upskill Sacramento program was a pilot upskilling program in 2020. The Greater Sacramento Economic Commission (GSEC) is working to scale this model throughout the six-country Greater Sacramento region. Using CARES Act funding from the City of Sacramento, GSEC worked with the Greater Sacramento Urban League, Merit America and General Assembly to launch the Digital Upskill program, an innovative workforce development initiative that quickly and cost-effectively trained people from underrepresented communities for lucrative careers in tech. The Digital Upskill program was hugely successful with graduation and placement rates over 90% at wages 50% higher than traditional job placement. Students have been placed at companies like Accenture, HCL Technologies, VSP and Centene.

As Sacramento's central access point for workforce development, SETA partners with a number of organizations to maximize resources and provide services to job seekers and potential employers including:

Sacramento Works. The Sacramento Works Job Center and Training Center System provides resources and services to employers and job seekers in Sacramento County. Services, resources, workforce development sector strategies, training programs, and services to employers are provided by the staff of Workforce Development Department of the Sacramento Employment and Training Agency, the Employment Development Department and over 40 community workforce development partners.

California Employment Training Panel (ETP). Certain types of businesses that face out-of-state competition or are expanding in or relocating to the state are eligible for ETP funds to offset the cost of job skills training for current and new employees. Essentially, ETP helps employers train employees to help their business adapt. ETP also has an agreement with the

California Energy Commission to utilize American Recovery and Reinvestment Act funding to offer targeted training for jobs related to energy efficiency, water efficiency, and renewable energy.

California Employment Development Department (EDD). Employers can enter job listings, browse resumes, and find qualified workers through EDD's CalJobs system and participate in work sharing programs that prorate unemployment insurance benefits to workers whose hours and wages are reduced. EDD also provides training subsidies and layoff transition assistance in partnership with One-Stop Career Centers.

California Department of Industrial Relations (DIR). Employers can access trained and experienced workers in a specific set of occupations through the DIR Division of Apprenticeship Standards. DIR publishes materials and holds workshops and seminars to promote healthy employment relations.

CareerGPS. Employers can utilize the CareerGPS website to access information about regional education and training programs for specific occupations and analyze local labor market data and forecasts.

UC Davis Extension. Employers can access resources through the UC Davis Extension to assist with educational needs assessment, instructional design, educational delivery (in person and online), custom training, facilitation, and program evaluation. UC Davis Extension specializes in providing resources for adult learners.

California Small Business Development Centers (SBDC). Existing small businesses and new entrepreneurs can receive no-cost business consulting, management training, advertising, capital assistance, and technical assistance through the network of Northeastern California Small Business Development Centers.

Sacramento State Center for Small Business (CSB). Small Businesses and non-profits can request free technical management assistance from the Sacramento State CSB in areas such as marketing/sales, accounting, financial management, information systems, production and operating systems management, and business.

The Sacramento region is also home to several higher education institutions providing opportunities for specialized certifications or college degrees. These institutions are not only important from an academic or workforce development perspective, but also provide a significant number and variety of employment opportunities in the communities where they operate.

Universities, Colleges, and Trade Schools:

Sacramento State University. Sacramento State has just over 30,000 students and a highly knowledgeable faculty. Sacramento State is an Hispanic Serving Institution and Asian American Native American Pacific Islander Serving Institution. Each year, its seven colleges award 9,000 degrees to students from 151 different bachelor's degrees, 69 master's degrees, 28 types of teaching credentials, and five doctoral degrees.

University of California, Davis. UC Davis is one of the nation's top public research universities. It offers 102 undergraduate majors and 101 graduate programs in four globally respected colleges: Agricultural and Environmental Sciences, Biological Sciences, Engineering, and Letters and Science. The UC Davis School of Veterinary Medicine is the largest veterinary school in the United States. In 2016, it was ranked first nationally for veterinary medicine. The 32,000-student, 5,300-acre main campus is a 20-minute drive from downtown Sacramento. In 2016, UC Davis was ranked 2nd globally for Agricultural Sciences.

Los Rios Community College District. Los Rios Community College District is one of the nation's most respected learning institutions and the second largest community college district in California. Los Rios serves the greater Sacramento region with four colleges, six education centers, and specialized workforce and economic development programs for local businesses, governments and organizations.

Numerous Private Educational Institutions

- Lincoln Law School
- University of the Pacific, McGeorge School of Law
- University of San Francisco – Sacramento Campus
- University of Southern California, Price School, Master of Public Administration Program
- Nearly 30 more higher education and vocational schools throughout the region

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Greater Sacramento Region's Comprehensive Economic Development Strategy (CEDS), is known as the Prosperity Strategy and builds upon the foundation of the Next Economy CED from 2013-2018. The Greater Sacramento Region Prosperity Strategy (CEDS) is focused on three principal goals: improve business, support people, and develop place. The Prosperity Strategy is a triple bottom line approach that will ensure a strong, inclusive, and equitable economy for the six-county Sacramento region. It serves as the region's CEDS.

The Prosperity Strategy goals align well with the focus of this Consolidated Plan strategy to prioritize homelessness prevention through place based, human centered initiatives that create opportunities for residents struggling with cost burden to acquire the skills and/or entrepreneurial resources requisite to securing adequate and stable income contributing to Sacramento's diverse economy. An intentional focus on bolstering workforce development activities (skill acquisition and counseling) coupled with the creation and facilitation of small business opportunities will contribute to the vitalization of Sacramento's lower income neighborhoods. Additionally, place based targeted investment to these neighborhoods will

leverage opportunities for residents to engage in activities that build economic resilience and stability.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

There are several areas across Sacramento where households with multiple housing problems are concentrated. As discussed in the Needs Assessment section of this Consolidated Plan, low-income households and residents belonging to a racial/ethnic minority are more affected by housing problems, and are historically segregated geographically. These areas therefore overlap across the Sacramento region.

For the purposes of this Consolidated Plan, "concentration" is defined as the following, consistent with HUD's guidelines for the definition in fair housing analyses:

A "minority area" (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.

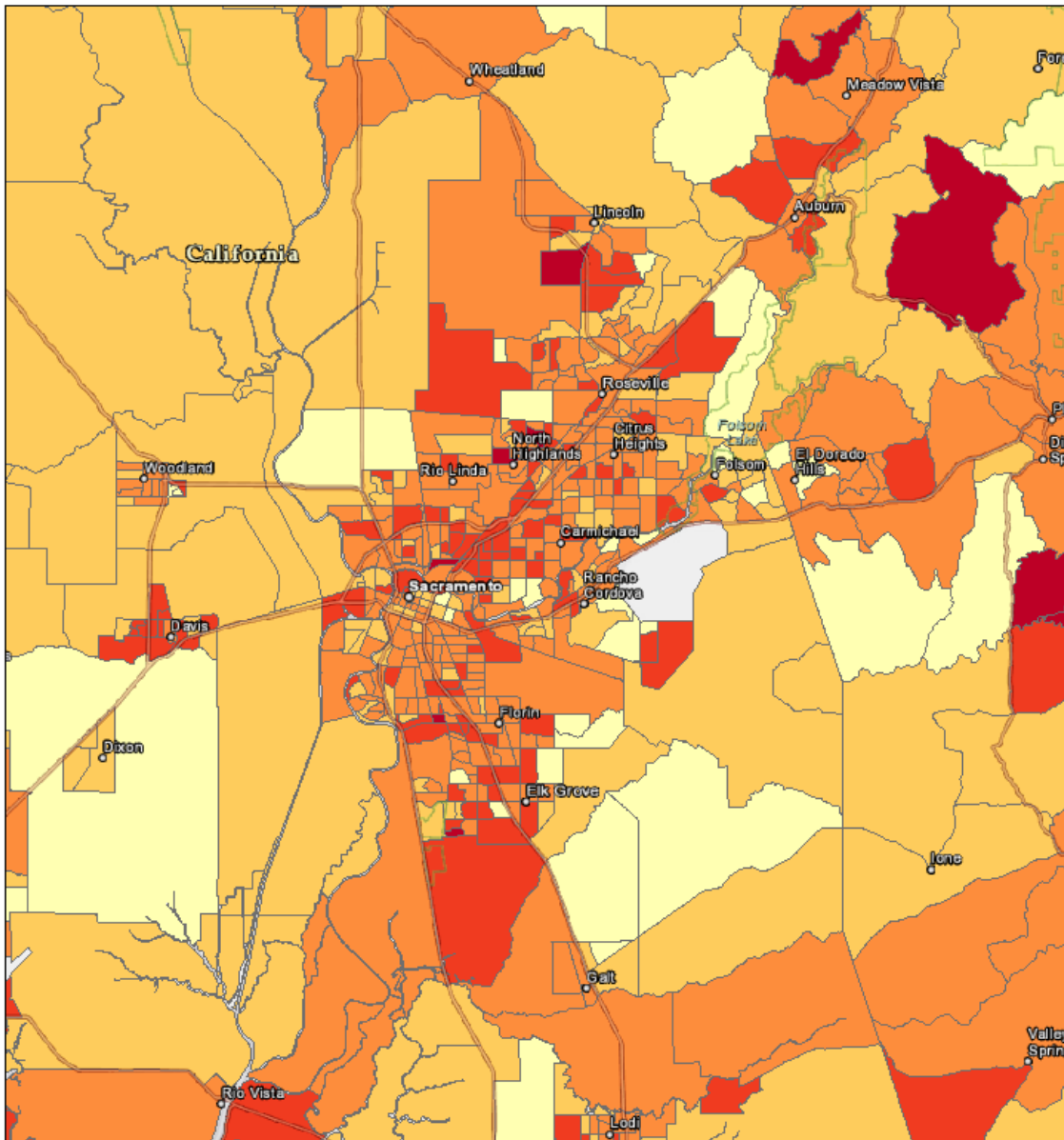
The "housing market area" is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally, the housing market area is the county.

A racially concentrated area of poverty is a Census tract that has family poverty rates exceeding 40 percent and a more than 50 percent minority concentration. HUD-provided maps and data from the Affirmatively Furthering Fair Housing Tool are used to evaluate neighborhoods that are more affected by housing problems, racial /ethnic concentration and concentrated poverty.

As seen in the HUD maps below, Sacramento County has a large number of areas with concentration—both racial/ethnic concentration and areas of poverty concentration (R/ECAPs)—most of which are located within the City of Sacramento. Almost every R/ECAP has a high percentage (over 58%) of households with housing burden. Higher cost burden areas also align with concentrations of Black/African American, and Hispanic households, and conversely, areas with the lowest rate of housing burden also have the least amount of racial or ethnic concentrations. Census tracts within the City of Sacramento with the most affordable units for low-income residents are more prevalent in the areas with greater minority concentration and with fewer resources including Old North Sacramento and South Sacramento.

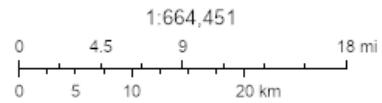
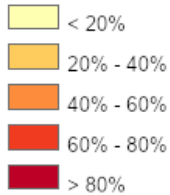
Housing Burden and Race/Ethnicity, Sacramento County

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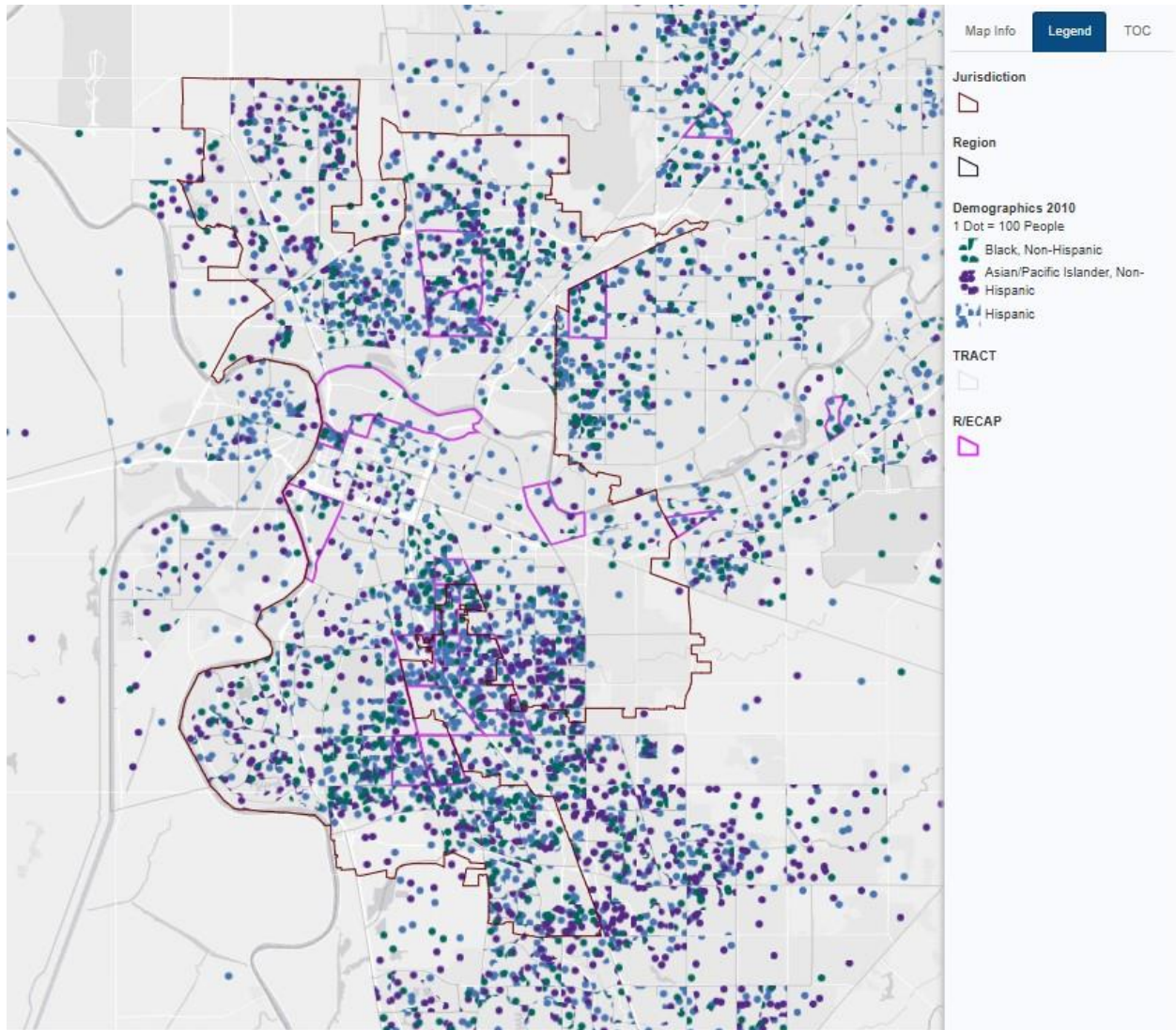
Overpayment by Renters (ACS, 2017-2021) - Tract



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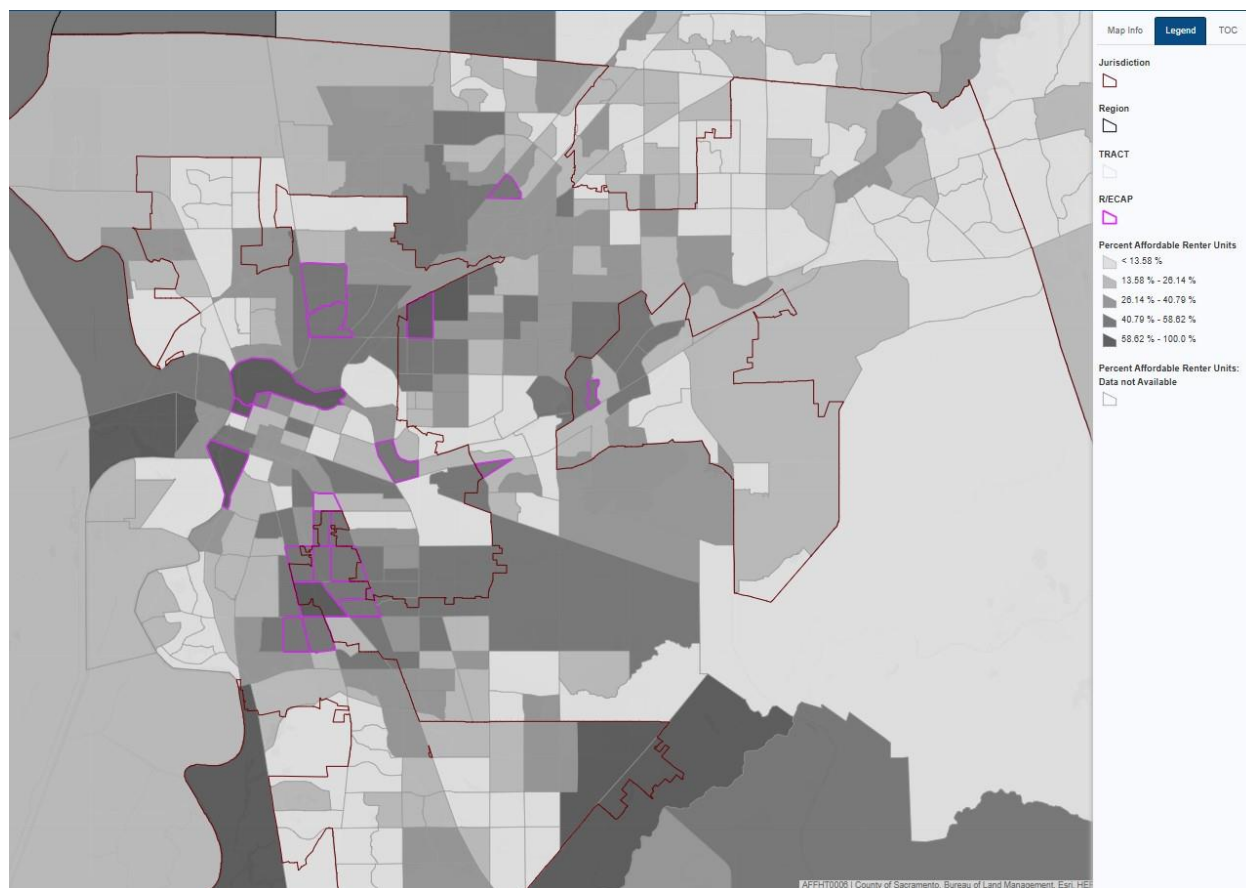
Source: California Department of Housing and Human Development, 2017-2021.

Race/Ethnicity Distribution, Sacramento County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>. 2020.

Percent Rental Units Affordable at 50% by Census Tract, Sacramento County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>. 2020

The Covid 19 Pandemic had dramatically disproportionate impacts on economic and health outcomes for lower income and BIPOC residents. Although the pandemic has since passed, relics of its damage, particularly to high poverty Communities of Color, persist including the devastating effects of job loss, costs associated with illness and related housing insecurity. The Urban Institute built a tool that provides a more comprehensive lens into which communities are in greatest need of assistance, financial recovery and housing stability through emergency rental assistance. This mapping tool visualizes an index by census tract to assist government agencies and housing service providers in effectively prioritizing emergency rental assistance to communities in which the need is greatest based on the following measures¹⁵:

Housing Instability Risk Subindex: Shares of people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

COVID-19 Impact Subindex: Shares of adults without health insurance and low-income jobs lost to COVID-19

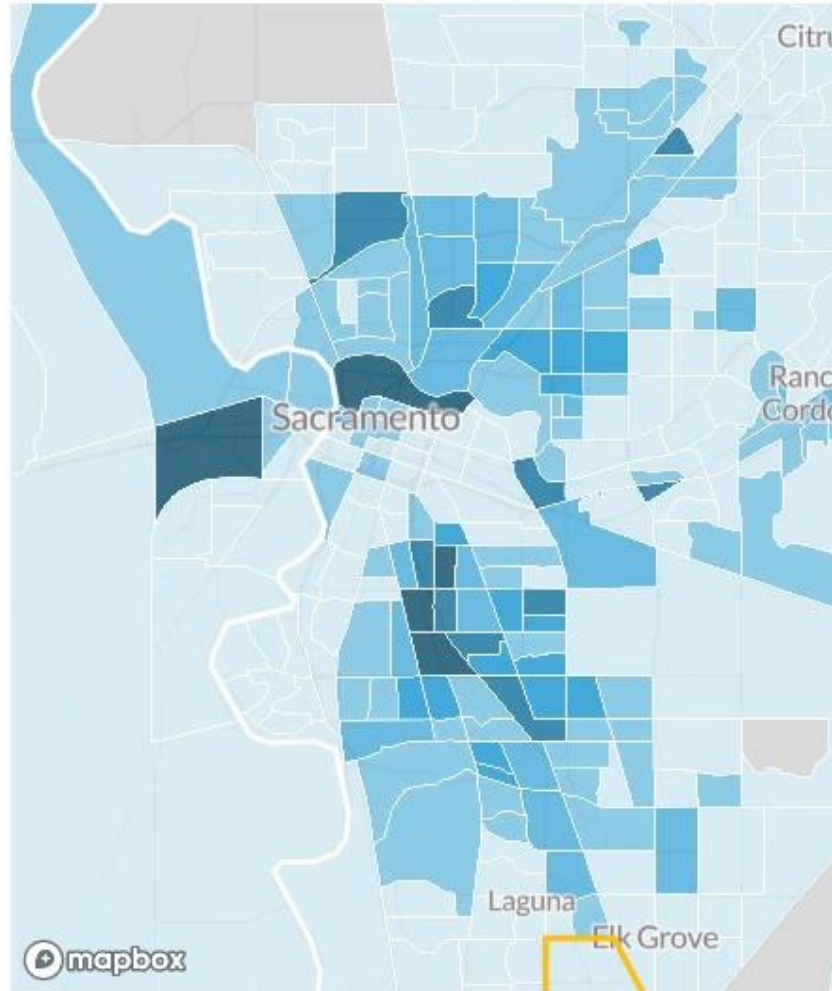
¹⁵ [Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes | Urban Institute](#)

Equity Subindex: Shares of People of Color, extremely low-income renter households (less than 30% AMI), households receiving public assistance, and people born outside the US.

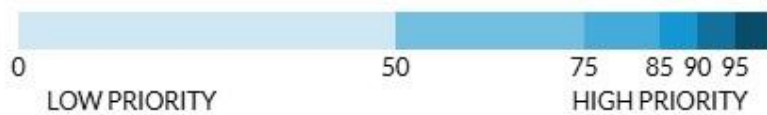
Census tracts identified as high priority correlate with Coordinated Access System data previously presented that indicated the origin of the largest volume of calls to be from Del Paso Heights, Marysville, Oak Park, Fruitridge, and Arden Arcade, providing increased precision on where disproportionate need is the greatest in Sacramento. Stakeholders overwhelmingly identified prevention and diversion efforts as a top priority with lower cost and fewer complications than addressing homelessness.

Risk Map for Rental Assistance Targeting.

Source: Urban Institute.



Emergency Rental Assistance Priority Index percentile



Similarly, the Urban Displacement Project's Housing Precarity Risk Model maps areas with disproportionate housing need identifying the same communities of priority based on the following indices¹⁶:

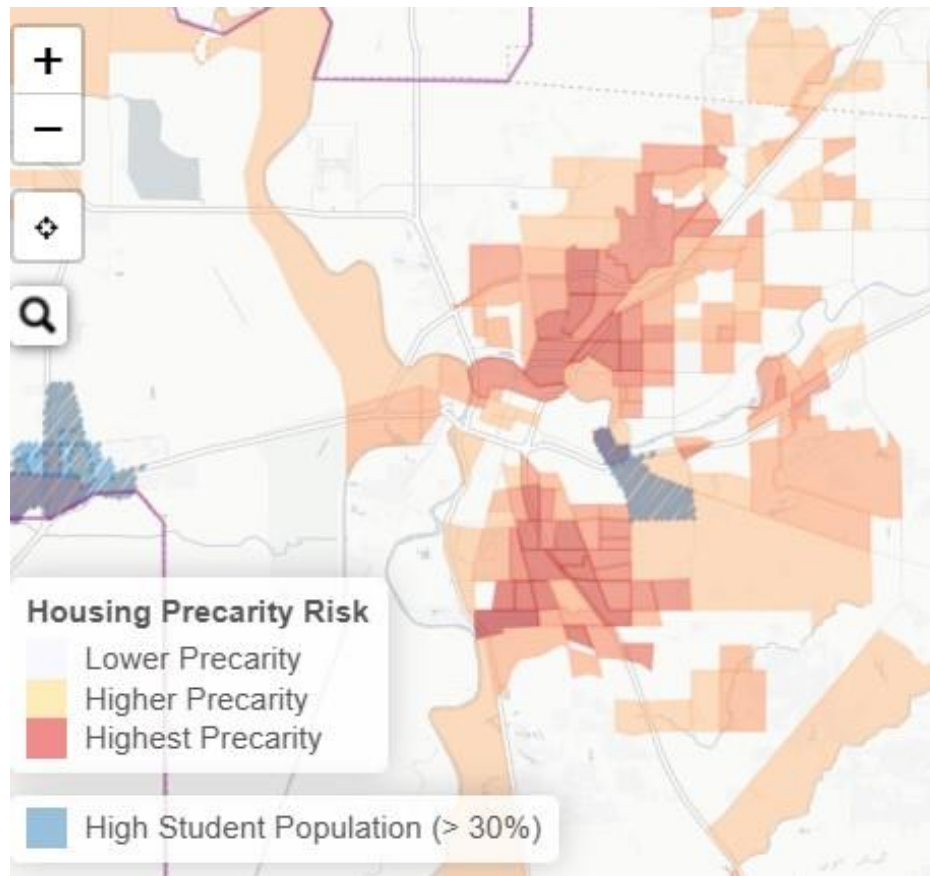
Housing Precarity Risk: a composite score of eviction risk, displacement vulnerability, and pandemic unemployment.

¹⁶ [Housing Precarity Risk Model – Urban Displacement](#)

- Eviction Risk: composite score for the top variables that relate to eviction lockouts. This estimate does not account for eviction notices and filings and therefore is a conservative estimate of eviction risk.
- Displacement Vulnerability: location of communities with predominantly low-income households and/or ongoing displacement. Predominantly low-income households are also susceptible to displacement depending on local housing markets. Also, low-income displacement often precedes gentrification.
- 2020 Unemployment: Estimated unemployment during the pandemic
- Change in Unemployment from 2019 to 2020
- Segregation: Neighborhood level typology showing which racial groups share of the population is greater than 10%.

Housing Precarity Risk Model for Sacramento

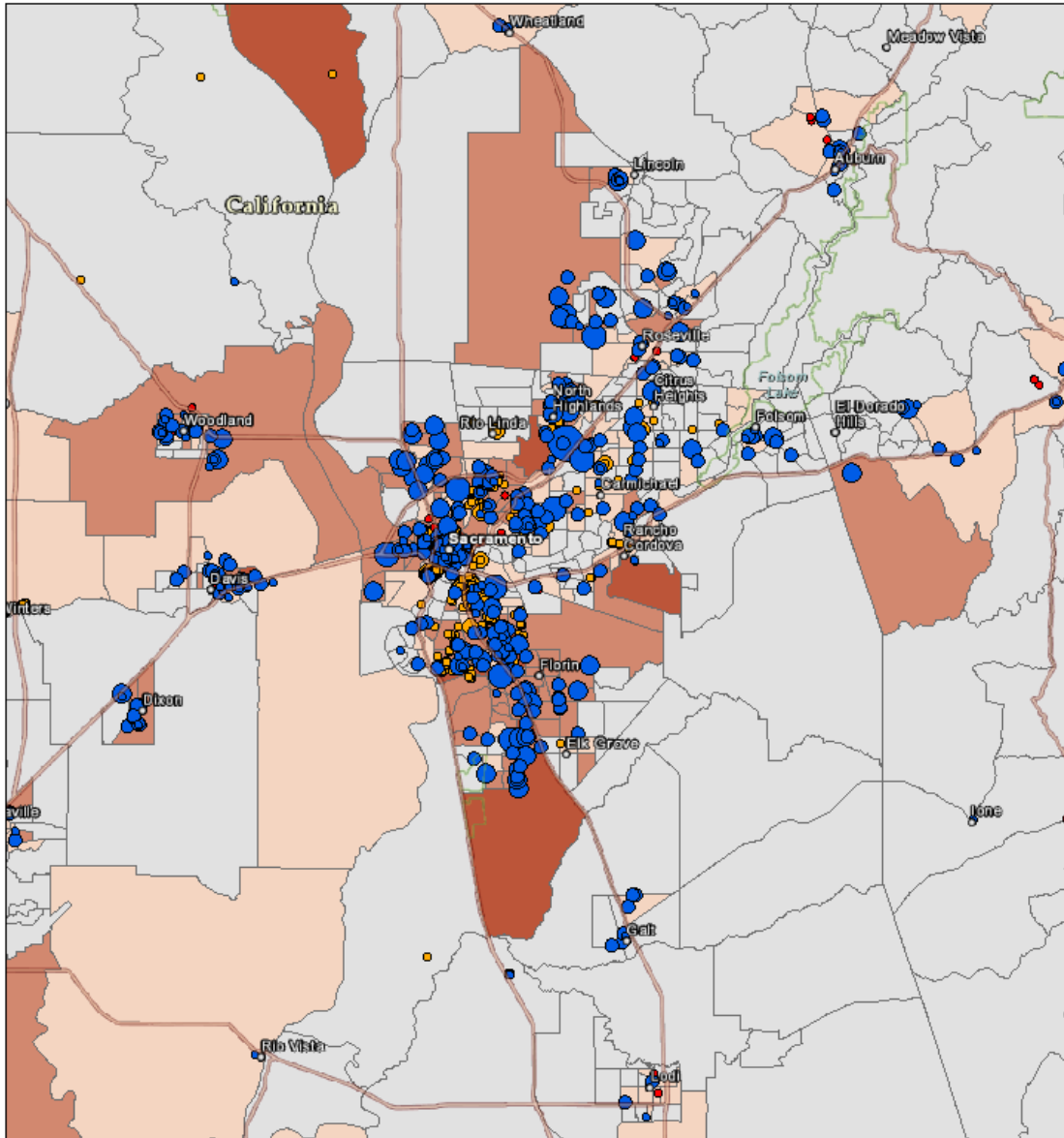
Source: Urban Displacement Project, University of Berkeley, 2022.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

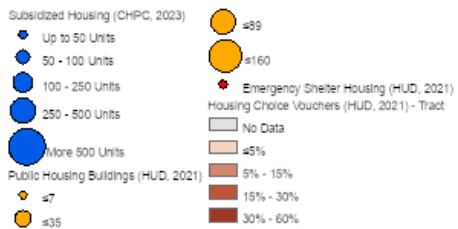
As discussed, (with definitions provided above), racial and income segregation are inextricably linked with a multitude of housing problems as public and low-income housing has historically been disproportionately concentrated in R/ECAP census tracts. Systemic barriers to wealth acquisition and inequitable access to opportunity including education, healthy neighborhoods and jobs, has entrenched lower income residents into neighborhoods with substandard housing and lack of resources perpetuating the cycle of poverty and creating a barrier to building generational wealth. The map below shows all subsidized housing across the County demonstrating that the Sacramento region is not exempt from concentrating lower income housing in areas in the city that have higher concentrations of Black/African American, Hispanic and lower income residents. Blue dot size indicates subsidized housing density, orange is public housing, red is emergency housing, and darker shading indicates concentration of voucher housing. More density of subsidized housing exists in the downtown area, and south Sacramento in the Fruitridge area with sparse density in the higher income, predominantly White areas of the city directly east and south of downtown. Low Income Housing Tax Credit program qualifying metrics attempt to dismantle concentration of affordable housing by awarding more points to projects planned in high opportunity areas, however, these efforts should also be balanced with building resources into existing disinvested areas through infrastructure improvements and using all public policy levers available to attract private investment to these communities.

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Source: California Department of Housing and Human Development, accessed 2024.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market are discussed in detail in Sections MA-05 through MA-25 and most of the same characteristics as described in those discussions apply to the market in these areas.

The areas of Del Paso Heights / Marysville are characterized by legacy city planning obstacles to development, and decades of disinvestment. This manifests in the existence of an overabundance of aging single-family homes, a large collection of vacant lots needing environmental remediation, and insufficient infrastructure to attract private investment as discussed in MA-40. Stakeholders including government staff and residents identified the Del Paso Heights area as a high priority area to concentrate public improvement and housing efforts. Oak Park and South Sacramento also face historic challenges related to infrastructure and disinvestment but have recently received more investment than neighborhoods in the North. Fruitridge Pocket has a particular challenge in that its boundaries comprise both City and County jurisdictions resulting in a sloppy patchwork of shared responsibilities contributing to significant community disinvestment and degradation.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, historic preservation, and social cohesion through community groups, and legacy connection to neighborhood history (i.e. longtime residents with lived community experience). While some of these public facilities exist in the target communities identified, they are not equitably funded as discussed in NA-50.

Despite the negative externalities associated with decades of disinvestment, there is a community resilience and activism in these communities and a multitude of nonprofits attempting to address resident needs with extremely limited funding and resources. This demonstrates a community fabric and social infrastructure ready to own and build upon the needed community improvements requisite to attracting private investment. Additionally, the neighborhoods identified have many small local businesses representing the diversity of Sacramento that would be bolstered by increased investment through infrastructure improvements targeted to these areas.

Are there other strategic opportunities in any of these areas?

CPD programs encourage: economic development through public facility and infrastructure investments in very low-and low-income areas; revitalizing existing eligible commercial areas by investing in infrastructure and public amenities that will draw private investors into the area to develop and remove blighting influences and ultimately increase jobs and affordable housing opportunities; traditional programs that rehabilitate existing substandard housing for income-qualified owners or owners who rent to income-qualified tenants; affordable housing opportunities for renters and first-time homebuyers, including seniors and the disabled; rehabilitation of or new affordable housing units that include handicap accessibility for seniors or the disabled; rehabilitation of community center, neighborhood parks and amenities,

including those in conjunction with affordable housing projects; and public services, including comprehensive homeless and homeless prevention programs.

The hostile architecture of the past that segregated North Sacramento from the rest of city also presents an opportunity with intentional strategic planning focused on transit-oriented development. As detailed in the Marysville – Del Paso Land Use and Historical Context Report from 2022, the area is well-positioned to take advantage of the growth and redevelopment occurring nearby. With excellent access—both in terms of highways, rail and light rail infrastructure—the area is well connected to other destinations throughout Sacramento. Transit oriented development that includes community engagement can provide lower income residents with vastly improved access to opportunities but must be insulated from the high risk of gentrification by infusing deeply affordable housing requirements into development planning.

Additionally, the abundance of aging single-family homes could present affordable homeownership opportunities with expansion of public programs directed at rehabilitation and financial assistance for downpayments. As homeownership represents the greatest share of community investment and is the most significant source of generational wealth, bolstering programs that provide downpayment assistance and financial counseling towards the goal of homeownership would have a marked impact on the communities identified.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

In the City of Sacramento, an estimated 83% of households have a desktop or laptop computer and 92% have a smartphone, a 5% increase from 5 years ago and higher than the national estimate. Seventy-six percent of households have broadband access by cable, fiber, or DSL and 92 % have some type of broadband access—11% only have internet through their cellular data plan which is roughly the same as 5 years ago.

However, American Community Survey (ACS) data indicate that access is much lower for low- and moderate-income households. In the city of Sacramento, just 3% of households earning \$75,000 or more per year are without any internet subscription compared to 22% of households earning less than \$20,000 per year and 9 percent of households earning between \$20,000 and \$75,000 per year. The number of households earning less than \$20,000 per year and not having any type of internet connection has dropped 7% in the past 5 years indicating either improvement to infrastructure, more accessible price points, or increased use of public grant programs for internet subscriptions.

As part of the community engagement process conducted for the Consolidated Plan, an interview was held with a leading stakeholder from the Coalition for Digital Inclusion in Sacramento which comprises government entities, businesses, and nonprofit organizations concerned with digital equity. Additionally, stakeholders providing workforce development and public service navigations assistance were asked to address their experiences with client gaps in device accessibility and digital literacy. These stakeholders identified digital literacy as the priority for improving resident access to education, jobs, and public services as broadband has become more ubiquitous. Access to devices is also a barrier, however, stakeholders overwhelmingly voiced a strong need for basic computer skills.

The Coalition for Digital Inclusion in Sacramento pulls together resources and data to move the needle on digital inclusion and determine what efforts to focus on. Their goal is for everyone in the region to have the ability to access services (skills), hardware (access to or own), and connection (wiring/infrastructure, broadband speeds).

There are three “spheres” of digital equity:

- Economic: the ability to apply for a job or complete tasks
- Civic: for example, fill out the Census, apply for services, access healthcare
- Cultural: communicate with family and friends, use propriety applications for entertainment

According to the 2022 California Advanced Services Fund (CASF) Annual Report, April 2023, the four-county Consortium region still has nearly 18,000 households deemed “unserved” or “priority unserved,” with 13,132 of these residents in Sacramento County based on data that California Public Utilities Commission (CUPC) collects from providers. Many consider these numbers an undercount.

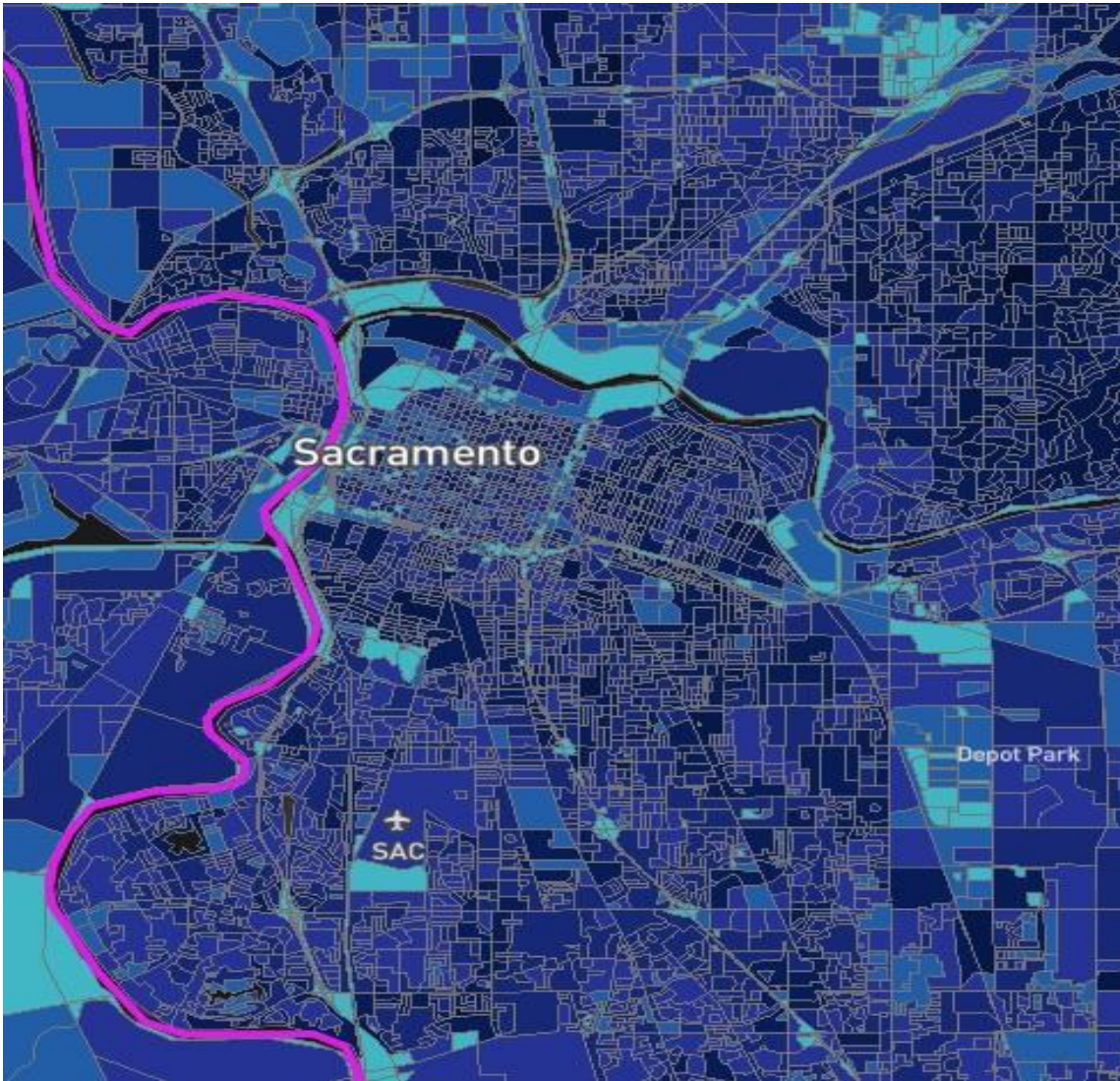
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Stakeholders provided the following information on the extent of digital inclusion or broadband access:

- Inequity is distributed across the region and is mostly due to the lack of skills to utilize broadband or hardware (ability to navigate technology), laptops versus broadband infrastructure or cost differences due to multiple provider competition.
- Sacramento Public Libraries help to address the digital divide by providing computer, broadband access, skill-building, and general resources for youth and families—the Library system is vigorously trying to increase digital literacy, however, do not have the hours nor staff capacity to provide services on evenings and weekends.
- For the population that has mobility to come to the library, problem is not typically broadband speeds (with exception of rural locations); it is usually a skill gap or hardware gap
- Region can find ways of funding to provide better access to broadband, but the largest barriers are missing skills – either elderly residents not having the skills to utilize the internet or current workers needing basic knowledge to move on to higher paying jobs. The largest skill gap is for middle age to older residents who often have mobile device knowledge, but lack laptop skills requisite to accessing resources, public services and jobs.
- Cost of broadband subscriptions is part of the issue in general but secondary to equipment cost. One stakeholder suggested pairing public housing with broadband subscriptions through a partnership with a provider. The federal Affordable Connectivity Program (ACP) is expiring due to lack of funding, however, providers will continue to offer these plans to existing customers. Xfinity, T-Mobile, Verizon and Comcast all continue to offer significantly discounted broadband to low-income customers, but outreach is needed so that lower income residents are aware that they are eligible for these programs.
- All stakeholders interviewed agreed that Sacramento region is well served by broadband infrastructure, it is more an issue of cost of equipment and digital literacy.

According to the Federal Communications Commission database, the Sacramento region is served by more than five broadband providers. The map below illustrates differences in the number of providers by neighborhood throughout the city ranging from roughly 3 providers to 12 or more and indicates strong coverage throughout the city.

Figure ?:
Fixed Broadband Deployment Map: All Providers Reporting Service, 2021



Number of Fixed Residential Broadband Providers



Source: Federal Communications Commission.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

II Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Sacramento County Local Hazard Mitigation Plan which includes the City of Sacramento was adopted by the Board of Supervisors and approved by FEMA in 2022. It is valid through March 2027.

The most significant natural hazard threats to the Sacramento region are drought, extreme heat and flooding all of which disproportionately impact lower income communities with fewer resources and profoundly greater vulnerability to displacement:

- Over the last 20 years there have been federal declarations for flooding in 1996, 1997, 2002, 2006, 2017 (3 declarations), and 2023;
- In 2021, there was a federal declaration for drought;
- Climate change will continue to increase the severity of flooding, and heat waves with Sacramento County at particular risk of both occurrences. Additionally, there is increased risk of wildfires caused by drought which results in scarred land reducing its ability to absorb heavy rainfall leading to flooding. California is experiencing more severe weather phenomena such as “bomb cyclones” and “atmospheric rivers” having catastrophic impact on communities across the state with Sacramento County particularly affected;
- Sacramento is built on a floodplain with aging levees and dams coupled with the threat of increasingly severe rainfall and flooding. The Central Valley Flood Protection Plan warns of “1,000-year storm events ... and the need to act with renewed urgency and purpose before the next large flood event occurs in the Central Valley.”;
- Substantial federal and state investment in bolstering aging water mitigation infrastructure have prevented flooding of the American and Sacramento rivers in 2023 but additional updates are needed. Sacramento County has 22 dams, and 1115 miles of levees all with substantial risk of failure due to age and climate change;
- Arden Arcade, Rio Linda, Citrus Heights and Southern Sacramento County are currently the communities at greatest risk of flooding.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

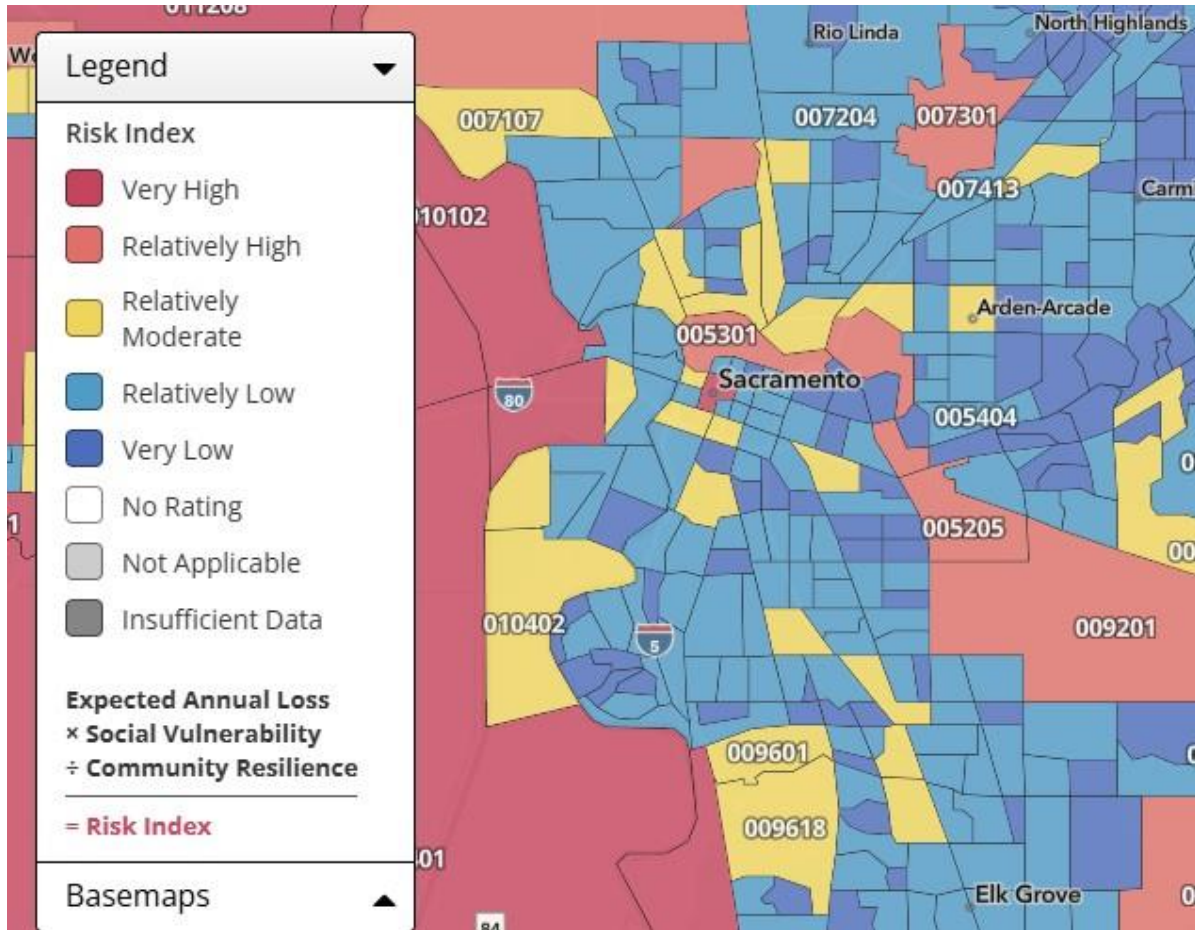
The Federal Emergency Management Agency (FEMA) National Risk Index measures social vulnerability, community resilience and expected annual loss with the overall risk index

comprising all 3 indicators.¹⁷ The index is calculated by multiplying the expected annual loss (which is Exposure × Annualized Frequency × Historic Loss Ratio) times the social vulnerability index divided by the community resilience index. The social vulnerability index is published by the Center for Disease Control and the community resilience index is provided through the Baseline Resilience Indicators for Communities (HVRI BRIC) published by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI).

Sacramento County's highest overall risk index scores are related to drought (agriculture), heat wave and riverine flooding placing the County in the 98th percentile nationally, or "relatively high" ranking for overall risk, however, the County is in the 65th percentile for the State of California. The County's national percentile for expected annual loss is 98th and within California is 70th meaning 70% of California counties have lower expected annual loss than Sacramento County which is ranked as "relatively high". The County's social vulnerability score or susceptibility to the adverse impacts of natural hazards is considered "relatively high" with national percentile at 76th and 55th within California. Lastly, the County's community resilience score, or ability to "prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions" is "relatively high" in the 65th national percentile and 70th for California. Maps below show the relative levels of national risk, and social vulnerability by census tract for Sacramento County.

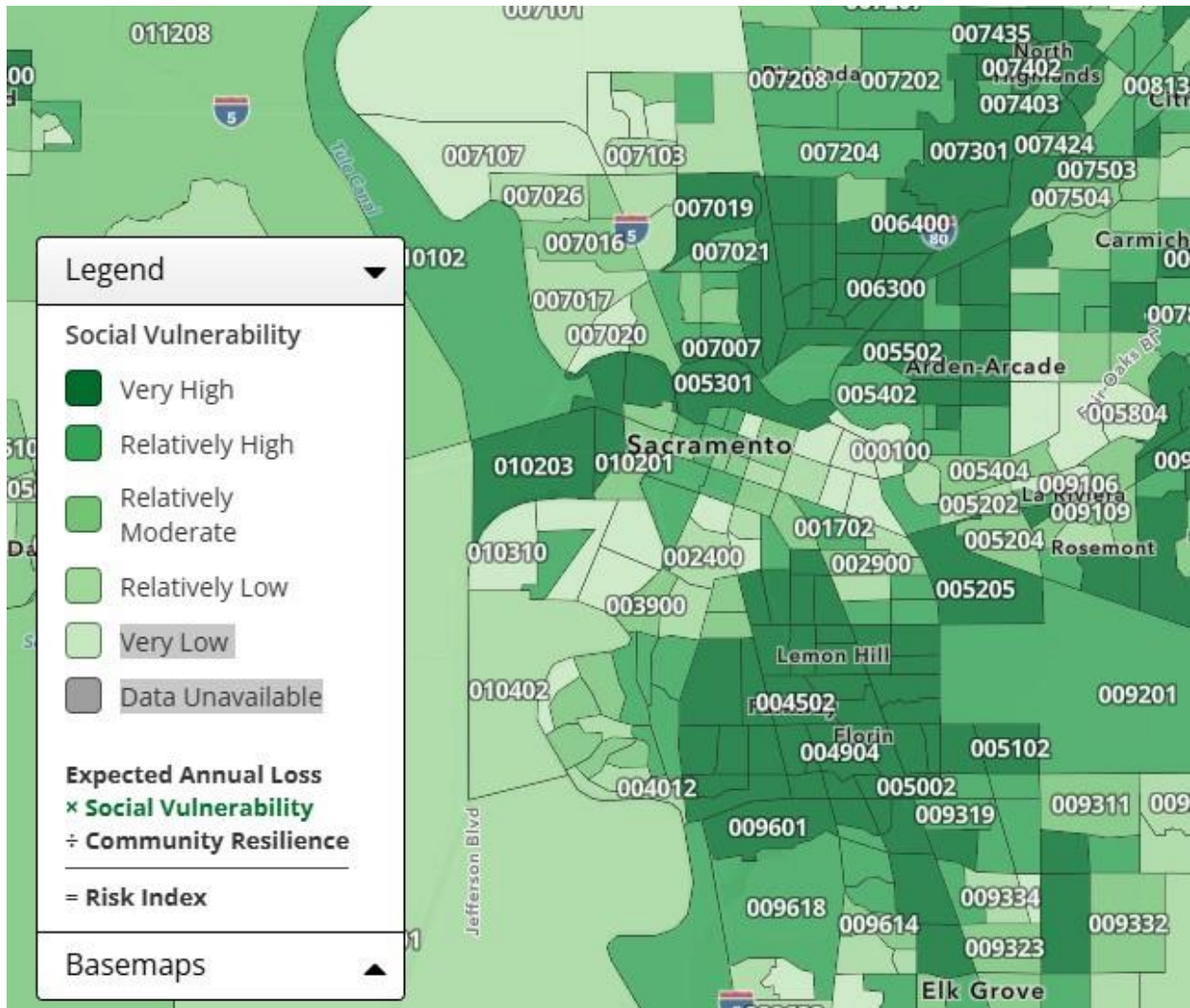
¹⁷ [Map | National Risk Index \(fema.gov\)](#)

Sacramento City National Risk Index by Census Tract



Source: Federal Emergency Management Agency, retrieved 2024

Sacramento City Social Vulnerability Index by Census Tract



Source: Federal Emergency Management Agency, retrieved 2024.

Those who face severe cost burden are at particular risk of displacement due to natural hazards because they likely are not able to set aside robust emergency funds, may be living in older buildings, and may not be able to find affordable housing in other areas of Sacramento County if their neighborhood sustains damage from flooding. Cost burden and severe cost burden are the most common housing problems reported in Sacramento County. For low- to-moderate-income households, the problem can be more severe, meaning these income groups dedicate more of their income towards housing than those with high income and are less able to prepare for natural hazards or have the means to find alternative housing in the case of damage from severe weather. Unsheltered unhoused residents are at extremely high risk of injury and/or death from severe weather events when encampments are situated in areas prone to flooding and areas without protection from high wind, downed trees. Two unhoused residents in Sacramento were killed in 2021 when tree branches fell on their tents in an encampment during a storm with 70mph winds; a situation that could have been prevented given forecasting that anticipated the severity of the storm. In November 2020, an unhoused

resident died after exposure the cold amidst a citywide call to increased frequency of opening warming shelters during inclement weather which has since been implemented in both Sacramento City and County. Additionally, increased severe weather In California has resulted in more incidents of power loss disproportionately impacting lower income residents and is particularly dangerous for people with disabilities and elderly households. Lastly, growing insurance costs associated with fires in California contributed to cost burden for lower income households.

Heat related risk is also particularly high in Sacramento and disproportionately impacts lower income residents. In 2010, the County had approximately 35,847 outdoor workers whose occupation increased their risk of heat illness. In 2011, tree canopy, which provides shade and other environmental benefits, was present on 13% of the County's land area (statewide average was 8%). Sacramento County was one of the first counties in the state to adopt a Tree Preservation and Protection Code. The distribution of tree canopy, however, is not equitable across Sacramento neighborhoods with lower income areas in South Sacramento City having significantly more exposure to heat with significantly less tree canopy. The City of Sacramento has implemented a program to increase tree canopy equity with a plan to double the amount of trees in lower income neighborhoods by 2045.

Although the majority of Sacramento County residents have access to air conditioning, rising utility and housing costs reduce the ability for lower income households to use it. This coupled with the increasing chance of power failure without backup, compounds the risk of hyperthermia/heat related illness or death for vulnerable populations especially individuals with disabilities, individuals who are dependent on medical equipment, unhoused residents, infants, children under 5 and elderly. The California Department of Public Health estimated 22 heat related deaths (estimated by excess mortality) during the 2022 Labor Day Heat Wave in the Central Valley region, an increase of 5% of all deaths during this period of time.¹⁸

¹⁸ [CDPH Report - Excess Mortality During September 2022 Heat Wave in California](#)

Strategic Plan

SP-05 Overview

The eight (8) Consolidated Plan Goals represent high priority needs for the City of Sacramento and serve as the basis for the actions and activities SHRA, on behalf of the City, will undertake to meet these needs. Refer to SP-35 Anticipated Resources for CPD allocations.

The goals are listed below, in no particular order or ranking:

Strategic plan goals.

- Develop, preserve, and finance a continuum of decent, affordable housing including home rehabilitation and facilitate connection to wraparound services;
- Revitalize low-income neighborhoods, eliminate blight, and promote economic development with various infrastructure improvements including vacant lot environmental remediation, park, street, sidewalk, public transit access and sewer improvements with specific focus on the highest need neighborhoods;
- Provide community and supportive services (“public services”) to low- and moderate-income residents, as well as residents with special needs, including homeless, youth, seniors and improve navigation and outreach to access these services;
- Promote equal housing opportunities and coordinate with fair housing advocates to bolster landlord education outreach;
- Contribute to continued improvement of the Continuum of Care System for the homeless through the provision of emergency shelters, prevention and rapid re-housing, supportive housing services, and permanent housing;
- Implement effective and efficient management practices to enhance customer service and project delivery through coordination/collaboration between the City, County, SHRA, nonprofit service providers on all programs;
- Identify effective workforce development, digital literacy and financial counseling programs in affordable housing communities that can be paired with emergency financial assistance for eviction prevention, and;
- Support disaster response and recovery activities in the event of local, state or national responses and collaboration with the county on improving temporary sheltering for unhoused residents during inclement weather including wind, heat and cold and development of outreach plan to advise of location of services;
- Support the Mirasol Village/Twin Rivers Transit Oriented Development and Light Rail Station through a Section 108 loan for infrastructure construction and other resources.

Disaster and response. Response to local, state, and national natural disasters is a priority. Existing and new funding may need to be allocated more regularly with the impact of global climate change and increased occurrences of storms, extreme heat and cold. In the event of available disaster funds, a substantial action plan amendment will be undertaken to allocate funds and the Citizen Participation Plan will be followed. In the event HUD issues waivers of regulatory requirements, these will be evaluated and requested as necessary.

Funding priorities. As in past years, 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. SHRA, administrator of the HUD block grant funds, 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.

Geographic distribution. Funding for housing and community development programs will generally be utilized region wide to assist low- and moderate-income households and/or in the eligible Census Tracts and Block Groups to allow for maximum flexibility and to take advantage of potential leveraging opportunities.

Influence of Market Conditions: An inadequate supply of affordable housing, in addition to the high cost of housing in the City and County for low-income persons (paying more than 30% of household income for housing), is the major housing problem in the area. Sacramento's dedication to increasing affordable housing inventory is having an impact, however, more assistance will be needed for residents who cannot pay more than \$625/month without being cost burdened and are at risk of homelessness.

Institutional Delivery Structure: SHRA on behalf of the City and County rely on a network of public sector, private sector, and nonprofit organizations to implement the Strategic Plan, particularly to address homelessness and special needs. SHRA and the City will collaborate to address the public service navigation issues identified throughout this plan to ensure that residents can more efficiently access housing and basic resource public and nonprofit services.

Public Housing: The City and County will continue to support the efforts of SHRA to supply affordable housing to area residents and will assist in efforts at property owner education and outreach related to fair housing, specifically source of income discrimination.

Barriers to Affordable Housing: The City will continue to develop the partnership with the County to effectively identify affordable housing opportunities including vacant lots in need environmental remediation or rezoning, leverage funding, streamline approval processes, identify planning / zoning strategies, and develop incentives to meet the outlined goals of affordable housing development.

Homelessness Strategy: SHRA, and the City and County work closely with SHRA, which administers the CoC program, to address housing and services for homeless individuals and families, including veterans, those with special needs, at-risk youth, the disabled, HIV/AIDS, and victims of domestic violence. Using data from the Coordinated Access System, the City and County can more effectively target resources towards prevention/diversion and deploy case management to high priority areas.

Lead-based Paint Hazards: Lead based paint hazards are mitigated through rehabilitation activities. SHRA requires all developers of affordable housing who apply for funding to rehabilitate properties that were built prior to 1979 to submit a current lead-based paint report. This requirement is included in the Multifamily Lending and Mortgage Revenue Bond Policies which states that testing be minimally invasive and adhere to HUD standards. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required. ESG and HOPWA also follow federal regulations regarding lead-based paint, and protocol is outlined in each programs' desk guide.

Anti-Poverty Strategy: The City and County's efforts to address poverty are based on partnerships with other organizations that are involved in working to address the underlying causes of poverty. The City and County will continue to leverage its existing CDBG allocations (administered by SHRA) with other resources, including local, state, and federal, in addition to private funds, to address the issue of poverty.

SP-10 Geographic Priorities - 91.215(a)(1)

Geographic Area

SHRA on behalf of the City will follow geographic restrictions under the CDBG Program, which restricts activities to low- and moderate-income census tracts. If handicapped-accessibility improvements are needed in a non-low- and moderate-income census tract the activity may be considered for funding after SHRA staff has evaluated the activity to ensure it meets CDBG eligibility requirements and meets a national objective.

Table not applicable.

General Allocation Priorities

Describe the basis for allocating investments geographically within the city and county:

HOME, and CDBG funds are distributed on an income eligibility basis, whether it is presumed benefit or verified income throughout the City.

For infrastructure, CDBG investments are made in low- to moderate-income census tracts known as low-mod areas (LMA). With the dissolution of redevelopment agencies in California and reduction of funds at the federal level, the ability to leverage funds has greatly diminished. It has become critically important to develop strategies to focus these limited funds in areas of greatest need.

When identifying infrastructure and public facilities investment priority needs SHRA will use the criteria below in consultation with the City in conjunction with the City Council's approved Action Plan allocation process (which may be modified time-to-time):

- Temporary Housing (location and availability)
- Disability & Mental Health Services (access and proximity)
- Foreclosure data (areas of greatest negative impact as defined under NSP)
- Public Schools (access and proximity)
- Choice Neighborhood Initiative Project Boundaries (Sacramento will have to allocate entitlement funds to compete for implementation funding)
- Housing Choice Voucher Locations (access and proximity)
- Transportation routes (bus, light rail, and bike)
- Low- and Moderate-Income Census Tracts & Population Density of LMAs
- Food Deserts & Supermarket Locations
- Multi-Family Housing (location)
- Public Housing (location)
- City Council Districts

SHRA will work closely with City departments to develop, fund, and construct a pipeline of strategic infrastructure and public facility investments.

HOPWA. The City of Sacramento receives HOPWA funds for the City and County of Sacramento, Yolo County, El Dorado County, and Placer County. Allocation of HOPWA funds are determined by the special needs population living within the jurisdiction.

ESG. ESG funds will be utilized for eligible activities such as emergency shelters, rapid-rehousing, prevention, and other ESG eligible activities. SHRA will continue to strategize with the City and County as well as SSF (Continuum of Care lead entity).

SHRA will work with the City and County to organize a regular convening of nonprofit service providers and key government agencies to eliminate existing silos that risk duplication of services and reduce overall effectiveness of individual projects and programs. The interrelated nature of challenges faced by low and extremely low residents necessitate connected solutions and sharing of best practice solutions particularly to leverage extremely limited funding in the current environment. Improvement of navigation systems to public and nonprofit resources can also be addressed as priority through this regular convening.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Development, Preservation & Homeownership Public Services Administration
Description	Expanding the supply and improving the quality of affordable housing for low- and moderate-income households are high priority goals over the next five years for the City of Sacramento.	

	Basis for Relative Priority	For further information please refer to the Needs Assessment and Market Analysis sections.
2	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Public Services
	Description	Based on the analysis of homeless needs in the City of Sacramento emergency shelter, prevention, rapid re-housing of the homeless or at-risk of homeless is a high priority.
	Basis for Relative Priority	For further information please refer to the Needs Assessment and Market Analysis sections.
	3	Priority Need Name
Priority Level		High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
Geographic Areas Affected	Citywide
Associated Goals	Infrastructure and Public Improvements Public Services Agreement Cities Administration
Description	There is continuing need within the City of Sacramento for public infrastructure improvement in low- and moderate-income areas that is needed to enable affordable housing development and attract private investment. This is particularly important to narrow the gaps in quality of infrastructure and neighborhood facilities between low- and moderate-income neighborhoods, many of which are minority concentrated, and high-income neighborhoods. Many low- to moderate income areas in the City are within older disinvested neighborhoods that either do not have proper infrastructure and facilities or their existing facilities suffer from heavy use and deferred maintenance leading to disrepair. Historic preservation can be done under limited circumstances in low-income neighborhoods.
Basis for Relative Priority	For further information please refer to the Needs Assessment and Market Analysis sections.

Narrative (Optional)

The Consolidated Plan (24 CFR 91.215) indicates the general priorities for allocating investment of available resources among different needs. **Priority needs** are those that will be addressed by the goals outlined in the Strategic Plan:

Affordable Housing

- Rental and security deposit assistance (short- mid-term)
- Increase the supply of affordable housing/ production of new units
- Housing preservation and rehabilitation
- New homeownership assistance

Homelessness

- Case management
- Prevention/rapid re-housing
- Emergency shelter and safe spaces for inclement weather
- Permanent supportive/affordable housing

Non-Housing Community Development

- Public infrastructure improvements in eligible census tracts
- Public services (workforce development, navigation of public services, transportation)
- ADA accessibility improvements including sidewalk improvements; including in non-LMA areas
- Public facilities in R/ECAP census tracts

For each priority need, the Sacramento Region indicates one or more populations to be served according to income, family type, homeless population, and special need. In addition, each priority need will be assigned a priority level of "low" or "high." The priority level simply indicates relative preference among the needs listed. The narrative sections elaborate on the meaning of "low" and "high."

The Consolidated Plan discusses the rationale for establishing the allocation priorities given to each priority need. The rationale flows logically from the analysis of information in the Needs Assessment, Market Analysis, and the information gathered during the consultation and citizen participation process.

The Sacramento Region's homeless priority needs and allocation priorities are based on reliable data from the Homeless Needs Assessment, which meets HUD's standards and reflects the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless individuals and homeless families with children. The Consolidated Plan also provides an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category.

SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Used effectively, TBRA can help stabilize households. An example is the ESG Rapid Re-Housing Program, which provided short-term assistance for, security and/or utility deposits and rent subsidy. No funds are given directly to participants.
TBRA for Non-Homeless Special Needs	HOPWA funds provide for Short-Term Rent, Mortgage, and Utility (STRMU) assistance to the special needs of HIV/AIDS persons. No funds are given directly to participants.
New Unit Production	The HOME program can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.
Rehabilitation	CDBG and HOME funds can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.
Acquisition, including preservation	CDBG and HOME funds can be used based on cost and resources, targeting of different income levels; location considerations in terms of competitiveness for leverage funding.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

SHRA, on behalf of the City and County of Sacramento, anticipates that over the course of the Strategic Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdictions. Along with these federal entitlements, jurisdictions may elect to utilize Section 108 loans, or apply for Low-Income Housing Tax Credits (LIHTC).. It should be noted that Section 108 loans can only be used on a limited basis as they require long-term commitment of CDBG funds. The City of Sacramento has received a Section 108 loan of \$16.4 million as a resource for the Mirasol Village (formerly Twin Rivers) Transit Oriented Development and Light Rail Station Project which will continue to be utilized during this Consolidated Plan period. LIHTC financing has become highly competitive in the past few years and City projects have not been as successful in funding awards as they had been previously. Other resources include local funds such as the Housing Trust Fund and Mixed Income Housing Ordinance fund, but the amount in each fund varies greatly from year to year as they rely on fees charged on commercial and residential development which can fluctuate substantially.

From 2020-22 there was a temporary increase in funding due to the pandemic. The City received special allocations of American Rescue Plan, Emergency Solutions Grant, and Community Development Block Grant funding during this period. In addition, the City was successful in competitive applications for Homekey funds which provided additional resources. However, the programs listed above were funded with one-time sources only available due to the pandemic which, while helpful, makes finding permanent sources of funding even more critical.

In 2017 the Building Homes and Jobs Act (SB 2), established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. SB2 funds are now used on the Permanent Local Housing Allocation (PLHA) program. Sacramento began receiving entitlement funding under the PLHA program in 2021.

Proposition 1, which was approved by voters in California in 2024 is a two-part measure that amended California's Mental Health Services Act and created a \$6.38 billion general obligation bond. \$2 billion of the bond funds will be used for a program that provides competitive funding to local governments to turn hotels, motels, and other buildings into housing and to construct new housing. The housing added by the measure is for people who are (1) experiencing homelessness or at risk of becoming homeless and (2) have mental health, drug, or alcohol challenges. Just over half of the \$2 billion will be set aside for veterans. While Sacramento was successful in receiving funding under the Homekey program, the new program funded by Proposition 1, which will be announced in late 2024, is expected to be very competitive and funding is not guaranteed.

Other resources that can be utilized when they are available include funds provided under other HUD programs, grants from the Department of Commerce, the Economic Development Administration, the Federal Emergency Management Agency, federal, State,

and local energy efficiency programs, federal tax credits, City General Funds, and other federal or State grant programs as may be identified. The City was successful in receiving a grant under the State's competitive Local Housing Trust Fund program in 2023 and has applied for a second allocation in 2024.

As mentioned above, the majority of the resources available to create affordable housing are available to the City and to affordable housing developers on a competitive basis. The City works within the constrained resources it has to provide gap financing to developers to demonstrate local support and financial leverage to place developments in the best position to obtain these limited and highly competitive resources.

SHRA will continue to apply for and administer State Continuum of Care Emergency Solutions Grant funding for Emergency Shelters and Rapid Rehousing.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 1 and a projection of resources between FY 2025 and FY 2029, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

Anticipated Resources. The following table shows the anticipated resources from direct grant allocations and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,600,000	103,625	276,494	4,980,119	18,560,000	Annual Allocation for region, Anticipated Program Income and Prior Years Resources (including prior year's program income).

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,300,000	500,000	0	\$2,800,000	\$11,200,000	Annual Allocation for region, Anticipated Program Income and Prior Years Resources (including prior year's program income).
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$2,000,000	0	0	\$2,000,000	\$8,000,000	Annual Allocation for region, Anticipated Program Income and Prior Years Resources (including prior year's program income).

ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re- housing (rental assistance) Rental Assistance Services Transitional housing	\$395,000	0	0	\$395,000	1,580,000	Annual Allocation for region, Anticipated Program Income and Prior Years Resources (including prior year's program income).
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Table 51 - Anticipated Resources

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 City 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 Evaluation Report (CAPER). In order to fully finance a project, multiple sources of funding are typically required as leverage or match, and the minimum matching requirements are typically far exceeded in each project.

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

The City and SHRA do have a limited inventory of publicly owned developable land. To the extent possible, and conditioned upon adequate funding sources and development opportunities, these properties may be developed to meet the purposes of the Plan.

A vacant lot disposition strategy was adopted in 2016. It included both large and small sites to be developed through various options, including public-private partnerships. Several of the sites have already been developed by partnering with affordable housing developers who were solicited through the issuance of Requests for Proposals (RFPs). Sites currently being worked on include:

- 1) 39th and Broadway, .55 acres, 44 studio and 1 bedroom for seniors; project is under construction and expected to be completed in 2025.
- 2) Donner Field, 1.23 acres, 67 1 bedroom units for seniors; developer selected and is seeking financing.
- 3) San Juan Opportunity Site, 5.5 acres, 113 ones, twos, and three bedrooms affordable multifamily housing; project is under construction and expected to be completed in 2026.

Discussion

Please see above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SACRAMENTO CITY COUNCIL	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION	Other	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
SACRAMENTO COUNTY MUNICIPAL SERVICES	Other	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
SACRAMENTO COUNTY DEPT OF HUMAN ASSISTANCE	Other	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SACRAMENTO CITY ECONOMIC DEVELOPMENT	Other	Economic Development Non-homeless special needs Planning	Region
SACRAMENTO CITY NEIGHBORHOOD SERVICES	Other	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
SACRAMENTO AREA COUNCIL OF GOVERNMENTS	Regional organization	Planning	Region
SACRAMENTO STEPS FORWARD	Regional organization	Homelessness	Region
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SACRAMENTO	PHA	Public Housing	Region
LEGAL SERVICES OF NORTHERN CALIFORNIA	Other	Homelessness Ownership Public Housing Rental	Region

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

In recent years, the City of Sacramento has shifted the strategy towards larger improvement projects. By allocating larger dollar amounts to fewer projects, the projects will generate more visible improvements in the neighborhoods, fostering private investment in communities where funds are expended. To improve efficiency, SHRA will meet and confer with City staff on funding activities through a more focused delivery mechanism. Additionally, SHRA regularly coordinates with the Continuum of Care and City Department of Human Assistance to strategically allocate funds for homelessness and rapid rehousing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

HEARTH Act legislation expects that the HUD-funded (CoC) program dollars will focus on meeting critical housing needs for at-risk and homeless. Although some HUD dollars may be reinvested in the system to support services, there is the expectation that other mainstream resources will be incentivized through investment and managing care to provide service to special needs populations (persons with HIV/AIDS, chronically homeless, transitioning aged youth, the elderly and persons with disabilities). In line with managing service costs, there will be a focus on prevention, as research indicates that it is such approaches that are less expensive and highly effective when done properly. There will also be an increased focus on

employment so the individuals and families can offset service costs and needs through increased income. These strategies are explained in more detail below.

Reinvestment/Repurposing of System Resources: The outcome measures in the HEARTH Act, combined with the greater flexibility to move resources to where they may be most needed, calls for a re-examination of the way the current array of federal and matching resources is invested. An emerging body of academic research has illuminated patterns of shelter and service utilization that can help inform local strategies. Such strategies should include targeting more intensive resources to those who consume a disproportional share of the homeless or other system resources (such as health care or criminal justice and other special needs populations), and less intensive services to most clients who can be assisted with less than was previously assumed. The Sacramento Region is beginning to look at the way its resources currently are deployed and how well that matches the need. SSF and the homeless providers are starting to look at their assets: funding, buildings, staff and expertise, and think about where each of these can be best deployed to get the strongest system outcomes.

Strengthen Mainstream Employment Partnerships: The CoC will continue to collaborate with nonprofits, private organizations and the local government to Increase employment opportunities for individuals experiencing homelessness who are ready for permanent employment.

Current Continuum Mainstream Partnerships: SSF to partner with the local hospitals particularly the Sutter T3 program, with local FQHC and other community clinics and mental health service providers to provide the full range of support services to chronic homeless in concert with permanent housing. SSF will also continue to work closely with the VA to outreach to and provide VASH vouchers to veterans. These partnerships will be expanded over the next five years.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City, County, SSF, and SHRA have increased collaboration on strategies to end homelessness in the Sacramento Region over the past few years culminating in the implementation of the Coordinated Access System which improves timeliness of intervention and placement, and data to more efficiently target resources. The City and County have also developed joint outreach teams to improve coordination and effectiveness of addressing homelessness regionally. SSF will continue to conduct the Point-in-Time count with input from the City, County, SHRA and the Continuum of Care. Opportunities will be sought to fund activities to end homelessness, persons at-risk of homelessness, improve service delivery, and continue to implement the HEARTH Act, as well as other federal homeless and special needs initiatives.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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 accessible housing. More coordination and collaboration are needed between housing providers and service providers. Additionally, there is an expressed need to address resident navigation systems for accessing resources and determining eligibility for programs.

SHRA on behalf of the City will carry out its various federal community development programs by an institutional structure that includes SHRA, the County of Sacramento, public institutions, nonprofit organizations, educational institutions and private industry. The institutional capacity of these agencies includes resources to assist in the development, implementation and monitoring of housing and community development programs. An assessment of the institutional structure in the City indicates various agencies and organizations are actively collaborating to develop and administer programs and policies to increase affordable housing units and address community development needs.

An example of regional coordination is the CoC Advisory Board which regularly meets to discuss homeless strategies. The organizations that make up the CoC Advisory Board include, Loaves and Fishes, WEAVE, Sacramento Area Emergency Housing, Downtown Sacramento Partnership, The River District, the City of Sacramento, the City of Citrus Heights, the County of Sacramento Department of Human Assistance, Sacramento Housing Alliance, The Effort, Capitol Community Health Network, Sacramento/Yolo Mutual Housing, SHRA, El Hogar, State of California Employment Development Department, the City of Sacramento Police Department, the County of Sacramento Sheriff's Department, and the County Department Office of Education.

SP-45 Goals Summary – 91.215(a)(4)

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	2025	2029	Non-Housing Community Development	CDBG L/M Areas and Countywide Eligible Metropolitan Service Area (EMSA) Agreement Cities	Non-Housing Community Development	CDBG: \$10,000,000 million HOPWA: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40000 Persons Assisted
2	Housing Development, Preservation & Homeownership	2025	2029	Affordable Housing	CDBG L/M Areas and Countywide Eligible Metropolitan Service Area (EMSA) Agreement Cities	Affordable Housing	CDBG: \$6 million HOME: \$12,500,000 million ESG: \$0 HOPWA: \$500,000	Household Housing Unit Rental units rehabilitated: 55 Household Housing Unit Rental units constructed: 55 Household Housing Unit Owner occupied single family/mobile home Housing Rehabilitated: 900 Household Housing Unit Housing for People with HIV/AIDS added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG L/M Areas Countywide Citywide Eligible Metropolitan Service Area (EMSA)	Affordable Housing Homelessness Prevention Non-Housing Community Development	CDBG: \$3.5 million HOME: \$0 HOPWA: \$9.5 million ESG: \$1.85 million	Public service activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted Homeless Person Overnight Shelter: 500 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 100,000 Beds Homelessness Prevention: 300 Persons Assisted TBRA/ESG Rapid Re-Housing (HH not PP): 500 Housing for Homeless added: 3 Household Housing Unit Housing for People with HIV/AIDS added: 5 Household Housing Units HIV/AIDS Housing Operations: 1000 Household Housing Unit
Consolidated Plan					SACRAMENTO			
OMB Control No: 2506-0117 (exp. 09/30/2021)								

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration	2025	2029	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Administration	Affordable Housing Non-Housing Community Development	CDBG: \$4.6 million HOME: \$1,150,000 HOPWA: \$300,000 ESG: \$150,000	Other: 0 Other

Table 54 – Goals Summary

Goal Descriptions

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

4	Goal Name	Administration
	Goal Description	General administration of programs and funds for affordable housing, homeless, non-homeless special needs, non-housing community development, and planning activities.
5	Goal Name	Disaster Response and Recovery.
	Goal Description	Provides funding for the support of disaster response and recover activities in the event of local, state or national responses. This includes all eligible CDBG, ESG, HOME and HOPWA programs and activities in accordance with applicable HUD notices, waivers, award letters and other communications.
6		Administration – Disaster Recovery and Response
		Administrative services for the implementation of disaster response and recovery activities with special funds (e.g. CARES).

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c) Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority will carry out modifications needed in public housing based on the Section 504 Needs Assessment. Please refer to the Public Housing Authority Annual Plan for further information.

Activities to Increase Resident Involvements

The Housing Authority encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board (RAB). In addition, the Housing Authority recognizes Resident Committees throughout the Sacramento Region, which are resident-elected bodies representing residents in their respective complexes. Furthermore, the Housing Authority distributes a quarterly newsletter to all residents, which contains relevant Housing Authority news, information on training and employment opportunities and other community resources available to Housing Authority residents. Public Housing residents also participate in the development of the Housing Authority's Five-Year and Annual Plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

Is the public housing agency designated as troubled under 24 CFR part 902?

Yes.

Plan to remove the 'troubled' designation

Due to the adverse conditions caused by the Covid 19 pandemic, Housing Authorities operations were significantly impacted. From 2019 through 2022, the Housing and Urban Development Department (HUD) granted waivers to housing authority agencies related to their annual deliverables. In 2022, Housing Authorities were informed by HUD that they would be scored under Public Housing Assessment System (PHAS), which is the annual report card for public housing, even though the country was still deep in the pandemic and President Biden did not declare an end to the Covid 19 national emergency until April 2023.

On April 12, 2024, the Housing Authority was informed that HUD made the determination that the City and County Housing Authorities received low PHAS scores. On May 8, 2024, the Housing Authority received a formal letter from HUD with the official scores and guidance to increase the scores over a two-year period.

Housing Authority staff has been in regular communication with HUD and made them aware of three significant challenges that took place in 2021 and 2022 that significantly impacted the scores. These included HUD's non-acceptance of the SHRA combined single audit, turnover of critical staff, and adverse COVID-19 related Public Housing operational impacts.

HUD indicated that challenges of these types are being experienced by housing authorities around the nation and they are committed to partnering with the Housing Authority to increase the PHAS score.

The Housing Authority worked very closely with HUD to develop a Recovery Plan and will implement actions to improve the PHAS scores within a two-year timeline. This includes working closely with the Housing Authorities audit team to ensure the FY 2023 financial audit is completed and submitted by the September 30, 2024, deadline. Additionally, staff is working with the residents to resolve aged delinquency issues by providing a variety of options, including extended past rent repayment agreements, connecting families to local financial resources, and providing additional outreach to see if there are changes in family income that may impact their rent.

Staff are confident that the targets being developed in the Recovery Plan will be fully achieved. Staff are also recommending the Commission create a Task Force of 4 Commissioners and 1 member of the Resident Advisory Board (RAB) to provide insight and expertise on the implementation of the Recovery Plan.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Rising costs of construction and coordination between the City and County were consistently referenced by stakeholders as the top barriers to affordable housing development. Complicating development and investment in South Sacramento are neighborhoods with fragmented City and County boundaries including Fruitridge and Stockton Blvd. which contributes to these communities being left behind from both a development and public services perspective.

The historic patterns of disinvestment in lower income minority neighborhoods, particularly in Del Paso Heights / Marysville, Oak Park and South Sacramento, has resulted in an abundance of vacant lots and fields many of which were sites of industrial or heavy polluting industries including metal plating, battery sales, military installations, and remnants from filling stations, dry cleaners leaving high levels of lead and PCB contamination. Other sites include illegal landfills and former gas stations. There are currently 56 designated Brownfields (developable sites requiring environmental remediation) across the county mostly in majority minority and R/ECAP census tracts in the city. These vacant and toxic lots present not only a considerable health and safety risk to the communities in which they are located, but also an opportunity for development and reparation of past harm. Public policy barriers to affordable housing and/or commercial development on these sites include inadequate public funding for site study and remediation, liability laws that apply even if the landowner did not cause the pollution, and cumbersome environmental and land use regulations with administrative processes complicated by multi-level (state and federal) government oversight of remediation particularly present in California increasing developer uncertainty.

Stakeholders identified the lack of consistent funding to address the underlying infrastructure and environmental status of these sites as priority and that funding for site studies and disposition strategies would be valuable in identifying opportunities for housing and/or commercial development to bring economic vitality, attracting private investment and improving resident health (including less crime that is associated with vacant lots) to these neighborhoods.

State Level Barriers.

Article 34 of the State Constitution. Article 34 requires local jurisdictions to obtain voter approval for certain “low rent” housing projects (in general, a project with more than 49% of units that will be rented to low-income people). This can deter affordable housing projects, as seeking ballot approval is costly and time consuming. Local jurisdictions instead place a referendum to give “general authority” for a certain number of low-income units. Sacramento last had such a measure in 2004 that approved 6,400 units. The California Authorize Local Land Use and Planning and Repeal Article 34 Initiative was set to appear on the ballot in California as an initiated constitutional amendment on November 5, 2024, however, lawmakers decided to remove it. This would have been the 4th attempt to repeal the 75-year-old bill.

Specific to development barriers in North Sacramento, the State of California budget shortfall in 2012 resulted in a dissolution of redevelopment agencies. Properties that were held for capital purposes were inventoried and now must be sold at fair market value because the proceeds go back to the state. As they are trying to maximize return, the city cannot simply donate the considerable amount of land it owns on Del Paso Blvd. to affordable housing or community projects, as there has to be some reasonable exchange.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City and County of Sacramento entered into a partnership agreement in 2022 to coordinate homelessness strategy regionally. As part of this agreement, the City and County were required to develop an Affordable Housing Plan to improve coordination and alignment of strategies across the jurisdictions which have traditionally been developed independently hindering collective efficacy towards the production of additional housing across the region. Stakeholders identified different experiences in working with the County versus the City on affordable development projects with the former having less administrative barriers, less NIMBYism impacting development, and effective policies for incentivizing development deemed as the “gold standard” for affordable housing development including ministerial housing project approval. Goals identified through this partnership include a county amendment to eliminate zoning barriers to permanent supportive housing, creation of a new fee deferral or waiver program, identification and encouragement of development on publicly owned land, and mechanisms to include funding for affordable housing projects.

SP-60 Homelessness Strategy – 91.215(d)

The Sacramento Local Homeless Action Plan (LHAP) was initiated in 2022 with contribution from Sacramento Steps Forward, the Sacramento City and County Continuum of Care, Sacramento County, City of Sacramento, and the Sacramento Housing and Redevelopment Agency. The report estimated that 16,500 to 20,000 people experience literal homelessness (those in emergency/ temporary shelter or unsheltered). To both prevent and address homelessness, the report highlighted the following actions:

- Build and scale a regional Coordinated Access System (CAS)
 - Ensure current and new emergency shelter and interim housing focused on rehousing
 - Increase permanent housing opportunities
 - Expand prevention and diversion resources
 - Invest in community and service delivery capacity-building and training
- Ensure Adequate behavioral health services

The LHAP estimated that only 8% of need is met to prevent homelessness. To close the gap, the report estimated that Sacramento would need an additional 16 full-time employees to provide individualized housing support and \$11.3 million in annual financial assistance. To respond to current homelessness, the LHAP recommends 21 additional members of the street outreach team that provides individualized support and housing connections in addition to 2,700 beds for individuals and 350 units for families. To end homelessness, the report estimates an additional 5,000 additional permanent supportive housing units are needed. Since 2022, improvements have been made in housing inventory and early successes are being realized through the Coordinated Access System data.

As previously referenced, The City and County of Sacramento unanimously approved a “Homeless Services Partnership Agreement” in 2022 which commits the county to 600 new homeless beds and required the formation of joint city-county outreach teams to encampments. Furthering this progress towards a regional approach in ending homelessness, All In Sacramento was initiated in 2023 to provide a strategic framework for a unified approach to addressing homelessness across the County. Partners in this strategy include the City and County of Sacramento, Sacramento Housing and Redevelopment Agency, the City and County Continuum of Care, Sacramento Steps Forward and a wide range of partners and systems leaders. The plan is organized around eight solutions including: Coordinated Access and Navigation, Diversion and Prevention, Outreach and Engagement, Emergency Shelter and Interim Housing, Rehousing Assistance, Permanent Supportive Housing, Integrated Services, System Capacity Building and Training.

As referenced in NA-40, the City of Sacramento launched a Comprehensive Siting Plan to address the lack of emergency shelter bed availability with the goal of identifying city owned parcels that could be repurposed for safe camping increasing inventory by 1200. Sites were evaluated based on infrastructure, environmental safety and accessibility to public transit among other criteria and a location on Roseville Road was selected and will be managed by First Step Communities; an experienced homeless service provider in Sacramento. Additionally,

the State of California designated 350 cabins for Sacramento by Gov. Gavin Newsom. Those cabins will go to a new community care campus being constructed by Wellspace Health on Stockton Boulevard and potentially on a Safe Stay community planned by Sacramento County on Watt Avenue. Interest in safe camping and parking within the City has gained momentum but continues to be met with resistance due to safety and environmental concerns from not just the community but also government agencies. Camp Resolution is a safe camping location in Old North Sacramento that was approved for a lease by the city through Safe Ground Sacramento and houses 40 mostly senior women who are self-governed and receive minimal assistance from the City besides trash collection. As referenced in NA-40, funding from the City's Comprehensive Siting Plan was diverted to affordable housing following city staff's assessment that converting the majority of the identified lots would be cost prohibitive.

At the state level, in May 2024, California passed Proposition 1 by narrow margin allowing the state to borrow \$6.4 billion to build 4,350 housing units and requiring counties to spend two-thirds of those funds on housing and programs for homeless residents who have serious mental illness or substance abuse challenges. While Proposition 1 could have a significant impact on the inventory of permanent supportive housing in metropolitan communities with higher populations of homeless residents struggling with mental illness, it could negatively impact communities who have lower levels of permanent supportive housing needs by diverting funds needed for critical prevention and diversion programs to housing projects that are not in alignment with the programmatic needs specific to different communities.

Continuum of Care Lead Entity

Sacramento Steps Forward is the lead agency for Sacramento Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Sacramento. Sacramento Steps Forward coordinates and manages over \$30 million annually in federal, state, local funds for programs that provide shelter, housing, and services to people experiencing homelessness. Refer to SSF's webpage for additional information on their homelessness strategies and goals.

SHRA

In the City of Sacramento, SHRA currently funds the Meadowview and Emergency Bridge Housing shelters with its federal ESG and CDBG entitlement. SHRA is also the administrative entity for State ESG funds, which it currently provides to the A Street emergency shelter operated by First Steps Community and its sub-contractor Volunteers of America. SHRA regularly coordinates with the Continuum of Care and Sacramento Steps Forward, as well as the County Department of Homeless Services and Housing and City Housing Department to evaluate and prioritize shelters for funding.

With federal and state ESG, SHRA funds through Volunteers of America a rapid re-housing program which provides short-term rental assistance, security/utility deposits, first/last months' rent, housing case management, and housing search and placement.

The County's Department of Child, Family, and Adult Services (DCFAS) funds Volunteers of America to operate the Bringing Families Home (BFH) program. This program provides short-

term rental assistance, security/utility deposits, first/last months' rent, housing case management, and housing search and placement to families referred from CPS. SHRA uses the BFH program as the match requirement for federal and state ESG.

SHRA will continue to participate as a member of the Continuum of Care Advisory Board, and coordinate and collaborate with SSF, and the City and County on activities to end homelessness.

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

While efforts to shelter as many people as possible and house them quickly are being expanded, efforts to improve the quality of life on people living on the streets, particularly in those areas are most impacted by unsheltered homelessness, are also needed. These strategies strengthen outreach and engagement efforts that connect unsheltered people to services and housing and address individual and public health issues that arise. They also emphasize the importance of meeting basic needs for people experiencing homelessness and making people experiencing homelessness feel comfortable and welcome. Through the City and County partnership to address homelessness, the Homeless Engagement and Response Team (HEART) now comprises staff from both the City and County. The department went from a single therapist to 12 within 5 years and respond in pairs with a clinician or with a community partner. The City addresses encampment issues itself, and then Community HealthWorks deals with physical health and refer clients into the Coordinated Access System. For behavioral health, The County has committed 20 staff for outreach with city/county partnership and have 5 designated behavioral health specialists to go with the city team. Some responders are also encampment specific and have resources outside of the city who are more dedicated to work in those specific municipalities. Action items include:

- Develop estimated cost and scope for a Street to Housing Pilot based on national best practices; pending available funding and availability of housing subsidies and supports begin initial implementation in concert with other system housing resources and cross-sector partners;
- Increase targeted outreach to historically under-resourced community members, including populations experiencing homelessness at disproportionate rates (BIPOC, LGBTQIA+) and ensure outreach teams have access to materials in different languages and adequate training to work with populations they serve;
- Ensure outreach has the staff capacity, tools, and resources to provide comprehensive and individualized (i.e., via low caseloads) system navigation, problem-solving, and support.

Addressing the emergency and transitional housing needs of homeless persons

Shelters serve as critical, temporary places for people experiencing homelessness to stay while they stabilize and are assisted to seek housing. These strategies expand shelter capacity by increasing the number of shelter beds, improve access for all populations by reducing barriers,

and expand services and housing assistance. Taken together, these strategies make it possible to shelter more people, including those with higher barriers, and help more people return to permanent housing stability more quickly.

Emergency and transitional housing needs of homeless persons is addressed in Solution 4 of the All In Sacramento regional plan to address homelessness and includes a focus on increasing emergency shelter and interim housing capacity to meet the current needs of people experiencing unsheltered homelessness, and ensuring that emergency shelter, interim housing, and transitional housing programs are high quality and effective in resolving homelessness. Solution 4 highlights the following goals:

- Reduce the number of people experiencing homelessness (sheltered and unsheltered);
- Increase the number of people exiting homelessness into permanent housing; and
- Reduce the length of time people remain homeless.

Action items to achieve these goals include:

- Provide an additional 175 shelter beds at Stockton Blvd. County of Sacramento;
- Establish a working group to develop a plan to build capacity that addresses the needs of clients discharged from local healthcare systems with medical support requirements beyond the capacity of the homeless response system;
- Establish system-wide shelter utilization and By-Name List management processes to identify and progressively assist sheltered clients not progressing toward housing; and
- Model the financial need and identify financial resources to increase rapid exits to long-term housing for people by increasing and standardizing access to one-time financial assistance for housing move-in costs (e.g., security deposit, first-month rent) across all shelters.

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.

In addition to the action items listed below, SHRA, in partnership with the City, County DCFAS, Sacramento Steps Forward and Volunteers of America, utilizes ESG funds as match to the Bringing Families Home program (and vice versa), and if determined, other eligible programs.

Solution 5 of All In Sacramento identify the following action items to facilitate the transition to permanent housing:

- Set a multi-year plan to fully operationalize existing rapid rehousing assistance and address rapid rehousing assistance gaps, inclusive of rental subsidies, CalAIM funded housing assistance and services, and other integrated service and rental assistance sources;
- Improve lease-up rates to accelerate housing placement;
- Establish a housing placement accelerator pilot starting with the Veterans Collaborative to test and refine progressive approaches to more quickly and effectively rehouse people, including the use of more intensive By-Name List management, case conferencing, and landlord engagement and support; and
- Further develop and scale a centralized landlord engagement strategy to increase landlord participation across all homeless rehousing programs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

In addition to the action items listed below, SHRA, in partnership with the City, County DCFAS, Sacramento Steps Forward and Volunteers of America, utilizes ESG funds as match to the Bringing Families Home program (and vice versa), and if determined, other eligible programs.

All In Sacramento Solution 7 addresses permanent housing goals with Sub-Solution 7.c specifically addressing transitions from institutional care: “Ensure comprehensive and coordinated discharge planning from hospitals, jails, and other institutional settings to prevent people from becoming homeless upon discharge.” Action items to address Sub-Solution 7.c include:

- Establish bi-directional data sharing agreements that support case conferencing, comply with federal HIPAA regulations, increase systemwide knowledge on who is experiencing homelessness, and track the number and general medical needs of unhoused clients who are frequent utilizers of local emergency departments and EMS/ambulance systems of care;
- Establish a framework between the homeless response system and cross-system partners to establish formalized processes for data integration and services coordination to ensure that discharge is focused on ensuring interim and long-term housing support as services;
- Develop a system understanding of hospital discharge processes and identify ways to better integrate linkages to the homeless response system into hospital discharge planning;

- Monitor and measure reductions in unnecessary emergency room and EMS utilization by people experiencing homelessness in the community that are tied to improvements in prevention, diversion, and outreach strategies within the homeless response system;
- Develop standard language on assessing housing stability status, in conjunction with coordinated prevention system development efforts, for use by hospitals, jails, and other institutions.

Sub-solution 7.d specifically addresses the challenges related to justice involved residents exiting prisons to access housing and prevent homelessness through the following actions:

- Develop a streamlined referral process for service providers to refer to appropriate entities for assistance with disability benefits and advocacy, CAPI and supplemental Security Income/State Supplemental Program (SSI/SSP);
- Formalize a partnership and referral process between service providers and Sacramento Employment and Training Agency (SETA) to connect job-seeking clients to the SETA Sacramento Works Program for connections to employment resources;
- Designate a working group to explore opportunities to increase engagement with the Sacramento Office of Economic Development for opportunities to leverage resources with programs such as Working Opportunity Tax Credits (WOTC) and On-The-Job Training (OTJ);
- Outline partnerships and access to employment opportunities with private employers and private employment organizations to develop pathways for job-seeking individuals to connect to employment opportunities. Develop a set of action items for private employers to engage in developing employment opportunities for individuals who are unhoused or formerly unhoused.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Sacramento County's Childhood Lead Poisoning Prevention Program (CLPPP) provides services and information to Sacramento City and County residents regarding childhood lead poisoning and prevention. Specifically, program staff offers case management and home investigations for children with elevated blood lead levels. Staff also provides outreach services and information regarding lead poisoning, childhood testing and treatment, prevention practices, etc. In addition, CLPPP staff distributes literature to tenants and landlords during inspections to help educate the public about lead-safe practices.

The Department of Health and Human Services (DHHS) has a health educator and a public health nurse on staff to provide case management and outreach education services. A registered environmental health specialist from the Environmental Management Department (EMD) provides environmental investigations of homes as part of the case management services for children with elevated blood lead levels. The CLPPP staff also informs the public, parents and community resources about the dangers of lead poisoning.

SHRA's public housing modernization program routinely abates lead from all older units when making structural improvements. If a unit is deteriorating and determined to contain lead-based paint, Housing Authority staff will immediately arrange to have the lead abated. SHRA also continues to implement the Lead Hazard Reduction Grant Program which provides free home inspections and grants up to \$10,000 for lead hazard repairs for qualifying applicants.

SHRA maintains a Lead Safe Housing Registry to inform those interested in renting a housing unit in the County about housing units that have been made safe from lead-based paint hazards. The units on the Lead Safe Registry were determined to be lead-safe following their participation in SHRA Lead Hazard Reduction Program funded by the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control.

SHRA will continue to implement HUD lead-based paint regulations issued under Sections 1012 and 1013 of the Residential Lead-Based Reduction Act of 1992 ("Title X" or "Lead Safe Housing Regulation"). SHRA will continue to provide outreach to all of its subrecipients, program contractors and developers. SHRA will also continue to coordinate with other entities involved in lead-based paint issues.

How are the actions listed above related to the extent of lead poisoning and hazards?

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

How are the actions listed above integrated into housing policies and procedures?

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. 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 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.

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.

Both the nonprofit and for-profit companies that contract/execute subrecipient agreements with SHRA will be required to follow lead-based paint safe work practices. The use of lead-based paint is prohibited in any residential structure constructed or rehabilitated with CPD funds (CDBG, HOME, ESG, and HOPWA) which prohibitions are further described in 24 CFR Part 35. Subrecipients shall follow the procedures for the elimination of lead-based paint hazards, to the extent required by statute.

SHRA's Real Estate and Construction Services Department routinely tests and abates lead from all pre-1978 units whenever structural improvements are made. SHRA requires the ESG Rapid Re-Housing (RRH) Providers to conduct a Habitability Standards Certification, Visual Assessment for Potential Lead-Based Paint Hazards and a ESG RRH Unit Verification Checklist. SHRA requires all developers of affordable housing who apply for funding to rehabilitate properties

that were built prior to 1978 to submit a current lead-based paint report. This requirement is included in the Multifamily Lending and Mortgage Revenue Bond Policies which states that testing be minimally invasive and adhere to HUD standards. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to the 2022 five-year ACS estimates, Sacramento County has approximately 204,388 (13%) of its population at or below the poverty level which is a slight reduction from 5 years ago. Of the 204,388, 62,383 are below the age of 18 (3.5% less than 2017) and 20,276 are over the age of 65 (15% more than 2017). Poverty rates by jurisdiction for comparison:

- City of Sacramento = 76,325 (15%) of its population at or below the poverty level
- Citrus Heights= 8,728 (10%) of its population at or below the poverty level
- Folsom = 4,035 (5%) of its population at or below the poverty level
- Galt = 2,318 (9%) of its population at or below the poverty level
- Isleton = 105 (20%) of its population at or below the poverty level
- Rancho Cordova = 9,143 (12%) of its population at or below the poverty level

The Sacramento Region employs a variety of strategies to help alleviate poverty, including efforts to stimulate economic growth and additional job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. Economic development opportunities, such as higher paying jobs, are very important to low-income persons to gain economic self-sufficiency and live above the poverty level.

As described in the Homeless Strategic Plan section, SHRA, the City and County of Sacramento, SSF, and area nonprofits fund or provide rapid re-housing/prevention, emergency shelters, and transitional and permanent housing that may include a full range of supportive services required to assist this population to achieve economic independence. Along with supporting programs designed to improve employment skills and provide job opportunities, the Sacramento Region provides benefit coordination, counseling, and assistance in obtaining benefits to qualified individuals and families and will work towards improving the navigation system to easily access these services.

To the extent possible, SHRA on behalf of the City and County plans to reduce the number of households with incomes below the federal poverty level through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Investment within the CDBG eligible areas for community development will be allocated under the following Strategies:

- Encourage economic development in low-income areas by providing funding to improve public infrastructure improvements to spur private investment removing blighting influence and increasing job opportunities;
- Rehabilitate substandard existing housing for income qualified owners or to owners who rent to income-qualified tenants;

- Support workforce development, financial counseling and digital literacy programs (including device acquisition) to facilitate income and housing stabilization;
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Provide comprehensive homeless and homeless prevention programs with a particular focus on prevention / diversion.

How are the Jurisdictions poverty reducing goals, programs, and policies coordinated with this affordable housing plan

CDBG economic development requirements are administratively and programmatically challenging, therefore CDBG funds are not used directly as an economic tool but are targeted for public infrastructure and facilities improvements that encourage private investment activities by increasing an area's competitiveness.

SP-80 Monitoring – 91.230

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

To implement effective CDBG, HOME, ESG and HOPWA (CPD programs) programs, SHRA will monitor CPD activities per its monitoring plan. Regular monitorings assist in determining if the subrecipient is carrying out its program and activities within the parameters denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations.

Federal Programs administrative staff will conduct monitoring reviews of each subrecipient per program monitoring plans to ensure program compliance with HUD regulations which includes desk reviews and on-site monitoring visits. Technical assistance is conducted on as needed basis and resources are provided o subrecipients as they become available.

HOME-assisted properties will be monitored regularly to confirm that residents qualify for HOME designated units and borrowers comply with regulatory requirements as outlined in property agreements. Annually, onsite compliance monitoring reviews will be conducted on HOME-assisted rental housing properties. SHRA will also complete compliance audits of resident files while also conducting reviews of affirmative marketing practices, tenant selection and wait list procedures, and management company performance. As well, a complete overview of the management companies' policies and procedures as outlined in their Management Plan will be completed.

Annually, borrowers will be required to send SHRA a Unit Status Report which includes a listing of current tenants occupying HOME-assisted units, household annual income, source(s) of income, household size, ethnicity, household type, number of bedrooms, current rent amount, and affordable income designation. SHRA will use an automated program to randomly select a minimum of 20 percent of the assisted units to conduct file compliance reviews.

For corrective actions, borrowers will receive written notifications of file exceptions within 30-days of the review date and will be required to submit corrections and/or Action Plans within 30-days of the date of the compliance review letter in order to avoid non-compliance penalties such as more frequent reporting and/or additional file audits.

To determine if the properties are in compliance with all applicable Housing Quality Standards (HQS), onsite physical inspections will be conducted on selected properties by compliance monitoring staff annually. SHRA will use an automated program to randomly select a minimum of 20 percent of the assisted units to conduct HQS inspections.

By employing consistent annual inspections, SHRA will ensure that ongoing, HOME assisted units are being maintained in a safe and sanitary manner in accordance with the property standard guidelines outlined in 24 CFR92.251.

SHRA's staff will conduct on-site monitoring visits during the construction phase for projects funded with HOME, CDBG (including NSP). Monitoring includes a) checking whether the construction work conforms to the contract plan specifications; b) final construction closeout inspection visits prior to processing payment for contract invoices; and, c) oversight management of hazardous materials on all in-house construction projects.

Expected Resources

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

Introduction

SHRA, on behalf of the City and County of Sacramento, anticipates that over the course of the Strategic Plan it will have CDBG, HOME, ESG, and HOPWA available for use in the jurisdictions. Along with these federal entitlements, jurisdictions may elect to utilize Section 108 loans or apply for Low-Income Housing Tax Credits (LIHTC) to support housing development. It should be noted that Section 108 loans can only be used on a limited basis as they require long-term commitment of CDBG funds. The City of Sacramento has received a Section 108 loan of \$16.4 million as a resource for the Mirasol Village (formerly Twin Rivers) Transit Oriented Development and Light Rail Station Project which will continue to be utilized during this Action Plan period. LIHTC financing has become highly competitive in the past few years and City projects have not been as successful in funding awards as they had been previously. The City was successful in receiving a grant under the State's competitive Local Housing Trust Fund program in 2023 and has applied for a second allocation in 2024. Other resources include local funds such as the Housing Trust Fund and Mixed Income Housing Ordinance fund, but the amount in each fund varies greatly from year to year as they rely on fees charged on commercial and residential development which can fluctuate substantially.

From 2020-22 there was a temporary increase in funding due to the pandemic. The City received special allocations of American Rescue Plan, Emergency Solutions Grant, and Community Development Block Grant funding during this period. In addition, the City was successful in competitive applications for Homekey funds which provided additional resources. However, the programs listed above were funded with one-time sources only available due to the pandemic which, while helpful, makes finding permanent sources of funding even more critical.

In 2017 the Building Homes and Jobs Act (SB 2), established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. SB2 funds are now used on the Permanent Local Housing Allocation (PLHA) program. Sacramento began receiving entitlement funding under the PLHA program in 2021.

Proposition 1, which was approved by voters in California in 2024 is a two-part measure that amended California's Mental Health Services Act and created a \$6.38 billion general obligation bond. \$2 billion of the bond funds will be used for a program that provides competitive funding to local governments to turn hotels, motels, and other buildings into housing and to construct new housing. The housing added by the measure is for people who are (1) experiencing homelessness or at risk of becoming homeless and (2) have mental health, drug, or alcohol challenges. Just over half of the \$2 billion will be set aside for veterans. While Sacramento was successful in receiving funding under the Homekey program, the new program funded by Proposition 1, which will be announced in late 2024, is expected to be very competitive and funding is not guaranteed.

As mentioned above, the majority of the resources available to create affordable housing are available to the City and to affordable housing developers on a competitive basis. The City works within the constrained resources it has to provide gap financing to developers to demonstrate local support and financial leverage to place developments in the best position to obtain these limited and highly competitive resources.

For public services, SHRA will continue to apply for and administer State Continuum of Care Emergency Solutions Grant funding for Emergency Shelters and Rapid Rehousing.

Other resources that can be utilized to leverage funds include funds provided under other HUD programs, grants from the Department of Commerce, the Economic Development Administration, the Federal Emergency Management Agency, federal, State, and local energy efficiency programs, federal tax credits, City General Funds, and other federal or State grant programs as may be identified.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 1 and a projection of resources between FY 2025 and FY 2026, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,600,000	143,625	236,493	4,980,118	18,560,000	Annual Allocation, Anticipated Program Income and prior years resources (canceled projects, unallocated funds, and reprogramming of remaining funds from completed projects).
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,300,000	800,000	0	2,310,000	11,200,000	Annual Allocation, Anticipated Program Income and Prior Years Resources (including prior year's program income)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,050,000	0	0	2,050,000	8,000,000	Annual Allocation and Prior Years Resources (reprogrammed funds from completed projects)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	3400,000	0	0	400,000	1,600,000	Annual Allocation and Prior Years Resources (reprogrammed funds from completed projects)

Table 55 - Expected Resources - Priority Table

Affordable housing developers and SHRA must be as creative as possible to find other sources of funding to leverage federal sources. A description of leveraged funds is included in the Introduction of this Section above. . 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 Evaluation Report (CAPER). In order to fully finance a project, multiple sources of funding are typically required as leverage or match, and the minimum matching requirements are typically far exceeded in each project.

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

The City and SHRA do have a limited inventory of publicly owned developable land. 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.

A vacant lot disposition strategy was adopted in 2016. ,It included both large and small sites to be developed through various options, including public-private partnerships. Several of the sites have already been developed by partnering with affordable housing developers who were solicited through the issuance of Requests for Proposals (RFPs).

Sites currently being worked on include:

1) 39th and Broadway, .55 acres, 44 studio and 1 bedroom for seniors; project is under construction and expected to be completed in 2025.

2) Donner Field, 1.23 acres, 67 1-bedroom units for seniors; developer selected and is seeking financing.

3) San Juan Opportunity Site, 5.5 acres, 113 ones, twos, and three bedrooms affordable multifamily housing; project is under construction and expected to be completed in 2026.

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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	2025	2029	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$1,200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30618 Persons Assisted
2	Housing Development, Preservation & Homeownership	2025	2029	Affordable Housing		Affordable Housing	CDBG: \$955,000 HOPWA: \$12,741 HOME: \$2,790,000	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 131 Household Housing Unit Housing for People with HIV/AIDS added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Homelessness Prevention Non-Housing Community Development	CDBG: \$690,000 HOPWA: \$1,975,759E SG: \$370,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 460 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 80 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 75 Persons Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 2 Household Housing Unit HIV/AIDS Housing Operations: 460 Household Housing Unit

Table 56 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

HUD requires a consolidated planning process for the federal CDBG, HOME, HOPWA 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 Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, and ESG funds for the period 2025-2029. 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.

The amounts include funds subject to administrative and public service caps. Administrative activities include SHRA staff salary and fringe benefits, as well as the Fair Housing Program activities.

Below are the activities proposed for the 2025 program year. Where outcomes are not listed, these are still being determined. A map of the infrastructure and public facility improvement projects are included as an attachment in the AD-26 Administration section.

IDIS only allows ESG to be added as one project with one funding. ESG funding will be allocated as follows: \$148,000 rapid re-housing, \$222,000 emergency shelter, and \$30,000 SHRA administration for a total of \$400,000.

Projects

#	Project Name
1	24th Street Bypass
2	Argonaut Park ADA Improvements
3	Ninos Park Playground
4	Robla Park Restroom Design
5	Earl Warren Park Restroom Design
6	Dos Rios Remediation
7	Minor Repair Program
8	Capital Improvement Project Scoping and Environmental
9	Home Repair Program

#	Project Name
10	Affordable Housing Rehabilitation Program
11	Housing Programs Implementation and Delivery
12	Homeless Activities
13	Meals on Wheels
14	Fair Housing Activities
15	Capitol Park Hotel Public Services
16	CDBG Planning and Administration
17	Section 108 Loan Repayment - Mirasol Village (Formerly Twin Rivers)
18	Capital Reserve
1920	Home Program Administration
20	Emergency Solutions Grant
21	HOPWA - City and County of Sacramento
22	HOPWA - Yolo County
23	HOPWA - El Dorado and Placer Counties
24	HOPWA - Multi-Family Housing Acquisition and Construction
25	HOPWA - Program Administration
26	Home Multi Family Housing Acquisition and Rehabilitation
27	Home Multi Family New Construction
28	Consolidated Planning

Table 57 - Project Information

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

To meet underserved and unmet needs identified during the development of the 2025 Action Plan, the City has allocated FY2025 CDBG funds for public service activities (senior nutrition, homeless activities, and public services at a housing site). The allocated level of support for public service activities funding complies with HUD’s annual public services category cap.

The City considered community goals and priorities identified in the 2025-2029 Consolidated Plan, as amended, in allocating its Program Year 2025 CDBG funds.

Other Program Year 2025 activities funded with CDBG resources were identified during the citizen participation process for development of the Consolidated Plan, and through input received by the City of Sacramento to determine and prioritize parks and public works projects, and support Sacramento’s overarching goal of developing a viable community in which all residents, but especially those in low to moderate income households and those who have special needs, can enjoy:

- decent housing;
- suitable living environments; and
- expanded economic opportunities.

As identified in its 2025-2029 Consolidated Plan, the primary obstacle to addressing underserved needs in Sacramento continues to be the lack of federal, state, and local resources including CDBG Entitlement funds to meet the high level of underserved needs in the community.

SHRA, working with the City and County of Sacramento, will continue to allocate funding to infrastructure improvement and affordable housing projects to improve aging infrastructure and provide decent, safe and affordable housing to its residents.

AP-38 Project Summary

Project Summary Information

1	Project Name	24th St Bypass
	Target Area	
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000
	Description	Adding fitness equipment to the existing park
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	9,400 LMA
	Location Description	
	Planned Activities	See above
2	Project Name	Argonaut Park
	Target Area	
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$150,000
	Description	New ADA accessible walkway improvements
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,558 LMC

	Location Description	
	Planned Activities	See above
3	Project Name	Ninos Park
	Target Area	
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$500,000
	Description	Replace existing tot lot and adventure play structures and accessibility improvements
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	5,190 LMA
	Location Description	
	Planned Activities	See above
	4	Project Name
Target Area		
Goals Supported		Infrastructure and Public Improvements
Needs Addressed		Non-Housing Community Development
Funding		\$80,000
Description		Design and Engineering of new restroom facility
Target Date		12/31/2026
Estimate the number and type of families that will benefit from the proposed activities		5,635 LMA
Location Description		625 Bell Ave, Sacramento, CA 95838

	Planned Activities	See above
5	Project Name	Earl Warren Park Restroom
	Target Area	
	Goals Supported	Infrastructure and Public Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	\$80,000
	Description	Design and Engineering of new restroom facility
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	8,835 LMA
	Location Description	7420 Vandenberg Dr, Sacramento, California, 95820
	Planned Activities	See above.
6	Project Name	Dos Rios Housing Site Remediation
	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	\$175,000

	Description	Environmental Remediation activities at site of Dos Rios transit-oriented housing development
	Target Date	12/31/2029
	Estimate the number and type of families that will benefit from the proposed activities	95 housing units LHM
	Location Description	1451 Sproule Ave, Sacramento, California, 95811
	Planned Activities	See above
8	Project Name	Minor Repair Program
	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$55,000
	Description	Provides for delivery costs associated with minor home repairs and safe at home programs for low- and moderate-income homeowners (HARPS and Safe at Home). Funds were used for activity delivery costs. 14H/Citywide/LMH
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	90 LMH
	Location Description	Citywide
	Planned Activities	See above
9	Project Name	Capital Improvement Project Scoping and Environmental
	Target Area	
	Goals Supported	Infrastructure and Public Improvements

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000
	Description	Funding for CEQA/NEPA review, environmental studies and mitigation costs for 2023 projects. 20/Countywide
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	See above
10	Project Name	Home Repair Program
	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$250,000
	Description	This program provides grants to low-income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents (home repair program). 14A/Citywide/LMH
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	30 LMH
	Location Description	Citywide
	Planned Activities	See above
11	Project Name	Affordable Housing Rehabilitation Program

	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$675,000
	Description	Provide loans/grants to rehabilitate low- and a moderate-income multi-family housing unit. 14B/Citywide/LMH
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	11 LMH
	Location Description	Citywide
	Planned Activities	See above
12	Project Name	Housing Programs Implementation and Delivery
	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$250,000
	Description	SHRA delivery costs related to multi-family rehabilitation, and home repair program. 14H/Citywide/LMH
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	See above

13	Project Name	Homeless Activities
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$63,000
	Description	Design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food. 03T/Citywide/LMC
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	75 LMC
	Location Description	Citywide
	Planned Activities	See above
14	Project Name	Meals on Wheels
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$535,000
	Description	Provide meals to homebound seniors and non-homebound seniors at over 20 dining sites. 05A/Citywide/LMC
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Citywide
	Planned Activities	See above
15	Project Name	Fair Housing Activities
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$187,750
	Description	Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing. 21D/Citywide
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	See above
	16	Project Name
Target Area		
Goals Supported		Public Services
Needs Addressed		Homelessness Prevention

	Funding	\$90,000
	Description	Operating costs for supportive services at Capital Park Hotel permanent supportive housing facility 03T
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	134
	Location Description	1121 15 th St, Sacramento, CA 95814
	Planned Activities	See above
17	Project Name	CDBG Planning and Administration
	Target Area	
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$680,245
	Description	Administrative and Planning Services for CDBG Programs 21A
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Citywide
	Planned Activities	See above
18	Project Name	Section 108 Loan Repayment - Mirasol Village (Formerly Twin Rivers)
	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$722,000
	Description	Annual debt services payment including principal and interest on Section 108 loan funds. any unused funds from previous or current year allocation is authorized to be returned to capital reserve for reallocation.(19 years remaining). 19F
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Mirasol Village
	Planned Activities	See above
	19	Project Name
Target Area		
Goals Supported		Infrastructure and Public Improvements Housing Development, Preservation & Homeownership
Needs Addressed		Non-Housing Community Development
Funding		CDBG: \$234,797
Description		Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities.

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	See above
20	Project Name	Home Program Administration
	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$279,684
	Description	Administrative services for the implementation of HOME-Funded activities in 2023
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	See above
21	Project Name	Emergency Solutions Grant
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention
	Funding	ESG: \$402,374

	Description	Funds to provide homeless prevention and rapid re-housing in addition to emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Includes administration.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	80 emergency shelter beds and 20 rapid re-housing unduplicated clients
	Location Description	Citywide
	Planned Activities	See above
22	Project Name	HOPWA - City and County of Sacramento
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing
	Funding	HOPWA: \$1,041,266
	Description	Provides for short-term emergency housing and tenant-based housing rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	378 HOPWA clients
	Location Description	City and County of Sacramento
	Planned Activities	See above
23	Project Name	HOPWA - Yolo County
	Target Area	
	Goals Supported	Public Services

	Needs Addressed	Affordable Housing
	Funding	HOPWA: \$62,000
	Description	Provides for short-term emergency housing and tenant-based housing rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the County of Yolo.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	22
	Location Description	County of Yolo
	Planned Activities	See above
24	Project Name	HOPWA - El Dorado and Placer Counties
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing
	Funding	HOPWA: \$165,326
	Description	Provides for short-term emergency housing and tenant-based housing rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	60
	Location Description	El Dorado and Placer Counties
	Planned Activities	See above
25	Project Name	HOPWA - Multi-Family Housing Acquisition and Construction

	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing
	Funding	HOPWA: \$739,052
	Description	Provides loans or grants for acquisition or construction of low- and moderate-income multi-family housing for HOPWA-eligible clients
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	2 HOPWA Units
	Location Description	Citywide
	Planned Activities	See above
26	Project Name	HOPWA - Program Administration
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention
	Funding	HOPWA: \$62,092
	Description	Administrative services for the implementation of HOPWA funded activities.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	See above
27	Project Name	Home Multi Family Housing Acquisition and Rehabilitation

	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Homelessness Prevention
	Funding	HOME: \$1,258,579
	Description	Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	11
	Location Description	Citywide
	Planned Activities	See above
28	Project Name	Home Multi Family New Construction
	Target Area	
	Goals Supported	Housing Development, Preservation & Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,258,579
	Description	Through the multifamily lending program, SHRA provides loans for new construction of low- and moderate-income multi-family housing
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	11
	Location Description	Citywide
	Planned Activities	See above

29	Project Name	Consolidated Planning
	Target Area	
	Goals Supported	Infrastructure and Public Improvements Housing Development, Preservation & Homeownership Public Services
	Needs Addressed	Affordable Housing Homelessness Prevention Non-Housing Community Development
	Funding	CDBG: \$50,000
	Description	Costs for hiring a consultant to provide Consolidated Plan services, including development of action plan amendments and consolidated plan, CAPER, IDIS input, and review administrative documents
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	See above

AP-50 Geographic Distribution – 91.220(f)

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

Funding for housing and community development programs will generally be utilized Citywide and/or in the eligible Census Tracts and Block Groups to allow for maximum flexibility and to take advantage of potential leveraging opportunities.

Geographic Distribution is not used.

Geographic Distribution

Target Area	Percentage of Funds

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geographic Distribution is not used.

Discussion

The City of Sacramento strives to make all of its programs and activities available to eligible low and moderate-income residents regardless of sex, gender identity, race, religious background, or disability. As a result, many programs, including emergency repair, affordable housing and public services, will be available to residents citywide. Projects that do have a specific, pre-determined geographic location are often located in or near areas of minority concentration, as seen in the attached map in the AP-26 Administration page.

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-, and low-income households in the City of Sacramento, the following programs will be available during the next program year: HOME-funded new construction and multifamily rental rehabilitation, CDBG-funded multifamily rental rehabilitation, and minor home repair/accessibility programs. In addition, CDBG and ESG will provide funding for homeless shelters and the rapid re-housing program; an estimated 225 persons in the emergency shelters (approximately 65,700 bed nights) and 20 persons receiving rapid re-housing assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	52
Special-Needs	495
Total	567

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	420
The Production of New Units	11
Rehab of Existing Units	125
Acquisition of Existing Units	11
Total	567

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

The City continues to provide homeownership assistance programs

Downpayment assistance to low-income first-time homebuyers utilizes funding from a portion of the City's Permanent Local Housing Allocation (SB 2) funds and from CalHome program income. The City's Multifamily Lending and Mortgage Revenue Bond Program Guidelines (Guidelines) adopted in 2019 outline priorities for the various forms of affordable housing financing managed by SHRA. These priorities assist affordable housing developers, both for-profit and non-profit, who are applying to SHRA for funding to provide the required information that conforms with the priorities in the Guidelines. The priorities are outlined below:

1. Preservation of Existing Affordable Housing at Risk of Losing Affordability Preservation of projects which are currently publicly subsidized, but at risk of losing affordability restrictions due to sale, termination, or public subsidy reductions.
2. New Construction and Conversion of Non-Residential to Residential Use Projects will be prioritized as follows:
 - a. Permanent Supportive Housing and Homeless Housing
 - b. Veterans
 - c. Workforce (30% AMI to 60% AMI)
 - d. Other
3. Rehabilitation of Existing Affordable Housing 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.
4. Rehabilitation of Market Rate Housing into Affordable Housing Substantial rehabilitation that results in the conversion of market rate to affordable housing.

Other assistance may include:

- Assistance with the issuance of tax-exempt Mortgage Revenue Bonds (MRB) to be used as a financing tool for qualified multifamily projects; and
- SHRA applies for competitive affordable housing funds from the State Department of Housing and Community Development such as the CalHome program which provides funds for down payment assistance, the Homekey program which provides funding for permanent supportive housing for the homeless, and the Local Housing Trust Fund Matching Program which can help SHRA fund more affordable housing units. In addition, the County and City of Sacramento entered into a partnership agreement in 2022 to improve coordination on permanent supportive housing (PSH) production and re-housing (RH) efforts for the homeless. The agreement required the preparation of an Affordable Housing Plan (AHP) to analyze the issue and set goals. The AHP was developed in 2023 with community, Board, and Council input and approved by the County Board of Supervisors and City Council on October 24, 2023. SHRA is the lead in this effort and reports back to the City Council and Board of Supervisors on an annual basis about progress made related to the PSH and RH goals in the AHP.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority provides affordable housing for over 7,600 residents through its Public Housing Program and serves over 12,000 extremely low-, very low- and low-income families, seniors, and disabled individuals through the Housing Choice Voucher Program. Housing Authority staff continues to implement 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 actions will help the Housing Authority maintain high occupancy rates.

In 2016 SHRA (through its County Housing Authority) was awarded a \$30 million Choice Neighborhoods Implementation Grant (CNI) grant to redevelop the Mirasol Village community (formerly Twin Rivers public housing). Between 2018 and 2022, additional public and private funding sources were secured for a total redevelopment project cost of nearly \$300 million. The project began relocation and demolition in 2018, and the final phase of construction began in 2023. The housing serves mixed income households between 20% AMI and market-rate. The entire project will be completed in 2025.

Mirasol Village is being developed in four phases and includes 427 total housing units, plus community improvements. The first and second phases have been completed and occupied, the third phase will be leased up in 2024 and the fourth phase will be leased up in 2025. A fifth off-site phase was initially proposed to be part of the overall Mirasol Village project, but this phase has been delayed due to environmental remediation work and will be developed by SHRA as a separate project. The off-site phase will include up to 75 affordable housing units and is adjacent to a new light rail station that will start construction in 2024. Both the light rail station and the future housing will be funded through a mix of federal, state, local and private funds. The site is considerably polluted by a variety of industrial contaminants and will need environmental remediation before it is suitable for housing. SHRA intends to use \$175,000 of CDBG in 2025 with the potential of additional CDBG in future years.

The Mirasol Village site includes a new public park, community garden, walking trail, dog park and an Early Childhood Education Center. The Education Center is under construction and will serve up to 60 children and their families. The other amenities are completed.

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

The Housing Authority of the City of Sacramento will continue to follow its asset repositioning plan for its Public Housing units. RVP Group is a scattered site senior preferred development project. The project was awarded Low Income Housing Tax Credits through a 4% application process to the California Debt Limit Allocation Committee (CDLAC) and California Tax Credit Committees (CTCAC) in 2023. The complete rehabilitation of 183 units is scheduled for completion by late September 2024.

The Housing Authority of the City of Sacramento, through the Sacramento Housing Authority Repositioning Project (SHARP), Inc., will continue to search and apply for funding opportunities to fund its asset repositioning plan. These sources will likely include submissions to CDLAC and CTCAC for the consideration. The main objective of the asset repositioning plan is to rehabilitate all Public Housing units using the Rental Assistance Demonstration (RAD) program and other financial resources.

The use of RAD and/or Section 18 disposition processes will allow for the properties to utilize Project-Based Section 8 vouchers. These vouchers will provide residents with housing choice and mobility options, while at the same time providing long-term housing stability due to the 20-year initial term length of a Housing Assistance Payment Contract.

The Housing Authority will continue to implement the revised Equal Access Rule per HUD Guidance issued September 2014. The Housing Authority updates its Admissions and Continued Occupancy Policy and Administrative Plans annually to incorporate changes required by federal regulations, guidance, and notices.

2025 Initiatives:

- Utilize the Rental Assistance Demonstration (RAD) program to leverage the private capital markets to make capital improvements to public housing developments.
- Create a Resident Employment Opportunity Portal which will work as a resource center of Agency and partner employment opportunities.
- Asset Repositioning: As a requirement from HUD the HA has updated the asset repositioning strategy for long term operation, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. In 2025, we are looking to publish an updated asset repositioning plan from the last update that was published in 2018. This will consider lessons learned from the development work that has occurred over the last 6 years, and changes in the financial landscape when it comes to funding capital projects.
- Neighborhood Wi-Fi: The HA launched a community Wi-Fi project at the Marina Vista and Alder Grove communities. This project utilized a generous contribution from the City of Sacramento to provide free, stable, high-speed internet to over 700 households between the properties. The project is meant to help increase digital inclusion and to bridge the digital divide that is often present within affordable housing communities. This project originally started back in 2021 with a pilot program at Marina Vista with 25 users and has since expanded to cover both properties.

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 these committees. Resident committees provide input on policies and the development of funding for the modernization of public housing units.

Two public housing residents currently serve on the Sacramento Housing and Redevelopment Commission, which serves as the advisory panel to SHRA related to Housing Authority activities as well as serves as a liaison between 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: painting, janitorial and clerical work. Public housing residents 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 resources and 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 resources and services available in the community
- Neighborhood Security Homeownership Program
- Senior Nutrition Program
- Seasonal recreation and lunch programs

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

N/A

Discussion

Please see information above.

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

Introduction

The City will invest CDBG and ESG funds to address high priority homeless and other special needs identified in the current Consolidated Plan. SHRA on behalf of the City will assist homeless and some at-risk of homelessness households to access permanent housing through ESG and with funding through the County's Bringing Families Home Program. SHRA will also provide ESG and CDBG to fund emergency shelters. SHRA will continue to fund Meals on Wheels (MOW), a senior nutrition program. MOW serves seniors 60 years of age or better and helps keep seniors in their homes and communities by providing nutritious meals, safety net services, social contact, community resource information and much more. Below are examples of other public funds utilized for current and proposed homeless programs.

State of California Housing and Community Development's (HCD) Emergency Solutions Grant (ESG) Program: SHRA is the Administrative Entity (AE) to receive funds and administer HCD's ESG funds on behalf of the City and County. In receipt of the State ESG grant, First Step Communities will provide emergency shelter services; and VOA will provide rapid re-housing services. State Homeless Funding and Local Homeless Action Plan: The Homeless Housing, Assistance and Prevention (HHAP) program provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. The region has applied for all available funds from HHAP-1 through HHAP-4. HHAP-1 funds are to be fully expended by June 30, 2025, HHAP-2 and HHAP-3 must be fully expended by June 30, 2026, and HHAP-4 must be fully expended by June 30, 2027. The City and County continue to collaborate with SSF on funding investments, and through the HHAP-3 application process, a Sacramento Local Homeless Action Plan (LHAP) was initiated in early 2022 to meet the requirements of the HHAP-3 application, but more importantly to create a cross-jurisdictional unified approach to addressing homelessness across. This three-year plan (7/1/2022 -6/30/2025) was developed in partnership with SSF, Sacramento Continuum of Care, Sacramento County, City of Sacramento and SHRA. The region also completed The Regionally Coordinated Homeless Action Plan in early 2024, a requirement to be eligible for HHAP-5 funding. The goal of the Plan is to regionally coordinate efforts to reduce the number of people experiencing homelessness, explore faster pathways to housing and rehousing, have equitable access to housing and services and have greater transparency and accountability across local systems of operation. In addition, the Sacramento region has collectively applied for HHAP-5 funds and is waiting to receive their respective awards totaling over \$51 million.

The expected allocations are Sacramento Continuum of Care: \$13.3 million, City of Sacramento \$27 million, Sacramento County \$12.8 million. In June of 2018, the Governor signed Senate Bill 850, which allocated over \$553 million in one-time State funding. The State has since continued making financial investments to address homelessness and has expanded funding sources, including HHAP, and the California Emergency Solutions and Housing Program (CESH). Each program operates as a block grant intended to get funding to CoC entities and localities quickly and efficiently for emergency response programs. The City and County continue to collaborate with SSF on HHAP and CESH investments to sustain the following five funding objectives: Address the immediate need of unsheltered populations; fund activities that can be implemented quickly and can flex down within expenditure timelines; use the existing

administrative infrastructure to deliver services; drive broader system change and improvements; and measure, evaluate and communicate results.

In 2022 the Sacramento CoC was awarded \$6.5 million from HUD through the Youth Homelessness Demonstration Program (YHDP). Currently a Youth Action Board (YAB) is implementing a [Coordinated Community Plan \(CCP\)](#). These funds went to seven (7) local programs designed to prevent and end youth homelessness, for example, a College Initiative program at Lutheran Social Services aims to bridge the gap between the education and homeless response system, and a new TH-RRH program, and SSF is developing a system navigation app for TAY youth to use on their phones.

For the 2023 CoC NOFO competition, the Sacramento region was awarded \$33.4 million to fund 33 projects designed to move individuals and families experiencing homelessness into permanent housing with access to supportive services, and to help them achieve long-term stability.

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

SSF, as the Lead Agency for the Continuum of Care (CoC), will continue to meet with the CoC Board, the City and County, SHRA, and other interested organizations to discuss how best to reach out to homeless persons and how to assess individual needs. One-year goals are listed below:

Implementing the 53 actions for the region's response to addressing homelessness are identified in the 2024 adopted RCHAP:

City and County and SSF collaborate on funding investments consistent with a recently adopted Regionally Coordinated Homelessness Action Plan (**RCHAP**) to create a cross-jurisdictional unified approach to addressing homelessness across. The goal of the Plan is to regionally coordinate efforts to reduce the number of people experiencing homelessness, explore faster pathways to housing and rehousing, have equitable access to housing and services, and have greater transparency and accountability across local systems of operation.

Additional key actions include:

Continued expansion and development of the Coordinated Access System:

People experiencing homelessness can access a range of services via a central access point operated by 2-1-1. The CAS aims to streamline entry to services such as shelter beds, crisis resources, and long-term housing solutions, while providing more problem-solving access and preventing homelessness through enhanced outreach and coordinated agency efforts. Goals for the Coming Year will be to add new physical access points to complement 2-1-1 services, replace the VI-SPDAT assessment with a locally developed tool to improve racial equity, and training assessors to ensure consistent and effective service delivery. Additionally, there will be

a concentrated effort to support Extremely Vulnerable Households (EVH), defined as the top 10% most vulnerable community members. People with Lived Experience (PLE) will be integral to these efforts, offering crucial insights to ensure that the system remains responsive and equitable in meeting the needs of those it serves.

Investing in families through The Housing Families First Collaborative (HFFC).

The HFFC is a 21-member body, including representatives of families with lived experiences and youth, particularly Transitional Aged Youth dedicated to providing strategic leadership to tackle family homelessness through a comprehensive, systems-level approach. HFFC charge is to enhance access to services and housing, prioritize racial equity, and leverage data analytics guided by the Built for Zero model to inform effective strategies. The committee will also be guiding investment of funding received through the Day 1 Family Fund.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through the adoption of several guiding plans including the RCHAP, Housing Action Plan and the Homelessness System Gaps Analysis, the region is directing resources to more outreach services, sheltering options and increased housing.

SHRA, SSF, and the City and County subcontracts with local providers to assist families and individuals to address barriers that help households move quickly from homelessness to self-sufficiency and independent living. Programs can provide eligible households with security and utility deposits, and short or medium-term rental assistance. Households receive case management targeted to gaining employment and budgeting and financial competency. In the next 2 years an additional 400+ non- congregate shelter beds will be coming online for the community.

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 City of Sacramento is committed to helping low-income individuals and families avoid becoming homeless and will continue to implement and provide programs or funding (upon availability) to assist homeless households gain or retain housing, and fund health and social services. Recent adoption of the Countywide community standards for outreach, sheltering and housing are being incorporated into funding agreements and regular reporting and sharing of key performance measurements will begin in 2025.

The County (including the City of Sacramento) has expanded programs including drop-in centers and street outreach for persons with serious mental illness and/or co-occurring

substance abuse disorders and who are at risk of homelessness or experiencing homelessness. Services will benefit people countywide; including those participating in the County's various homeless initiatives and the State new Cal-AIM program which provides Medical reimbursable enhanced case management services and community supports such as one-time rental assistance, sustaining tenancy and navigating to housing. The County has also developed and implementing a Landlord Engagement and Assistance Program (LEAP) to optimize Cal-AIM, behavioral health, and CoC rehousing activities by coordinating resources for recruiting and retaining landlords, providing flexible funding to support clients in securing housing.

Currently the region has 2712 permanent supportive housing beds for individuals and 556 units for families, for a total of 3268. Under construction and projected to be available next year is another 700+ permanent supportive housing units.

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.

Sacramento Steps Forward and the CoC are working closely with managed care plans and other stakeholders to ensure partnerships between the CoC and implementation of state's Medi-Cal program Cal-AIM. Cal-AIM is an opportunity to infuse resources into the system to address the service needs of people experiencing homelessness. The RCHP calls out the Cal-AIM coordination including the increased resources to support persons leaving institutional settings. The County has initiated an outreach pilot for persons staying in the County jail and SSF and the Health Systems developing a cross-system case conferencing approach for medically complex adults experiencing homelessness.

Imbedded within all the RCHAP and CAS activities is the inclusion of members of the CoC's Persons with Lived Expertise Committee as developers and decision makers of CoC policies and programs. The Racial Equity Committee, whose purpose is to uncover the scope, causes and potential solutions of race serving as a predictor in homelessness, has developed a racial equity action plan to guide work of the CoC and its funding decisions in the coming years.

Discussion

Please see above.

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

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	400
Tenant-based rental assistance	5
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	5
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	70
Total	480

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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

The Regional Coordinated Action Plan (RCHAP) is coordinated by Sacramento Steps Forward and is a plan to collaboratively and strategically address homelessness. Building off the progress made under the Local Homeless Action Plan (LHAP), the RCHAP secures crucial Homeless Housing, Assistance, and Prevention (HHAP) state funding and defines impactful, region-wide solutions. Goals in the RCHAP include:

- A Reduction in the number of people experiencing homelessness
- Faster pathways to housing and rehousing
- More equitable access to housing and services across the system
- Greater transparency and accountability across the entire system

SHRA, through its Multifamily Lending and Mortgage Revenue Bond Policies has historically provided reduced-interest-rate gap financing to multifamily housing projects that are developed to meet the program guidelines. SHRA uses HOME, CDBG and HOPWA program funds, and locally generated housing funds, as well as its capacity as an issuer of mortgage revenue bonds to provide gap financing.

The Housing Trust Fund (HTF) and Mixed Income Housing Ordinance (MIHO) generate impact fees on commercial and residential development which are used for the development of affordable housing. The fee is based on the nexus between jobs created by new commercial development and the increased demand for affordable housing.

On November 1, 2016, the Council adopted an amendment to the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance also known as the Single Room Occupancy (SRO) Ordinance. Pursuant to the SRO Ordinance, SHRA is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. The amended relocation ordinance also imposed an obligation on the City to maintain an inventory of not less than 712 SRO units. Currently there are 889 units subject to the Ordinance that are monitored annually by SHRA.

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 works with the City of Sacramento 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. The 2021-2029 Housing Element serves as the City's overall strategy and plan for the housing needs, constraints, and resources as well as policies and programs to address those issues. It is also intended to address listed residential development and housing needs strategies during that planning period.

The City of Sacramento considers housing development a priority, particularly the development of affordable housing. The City's Long Range Planning Division has been working on a housing streamlining program to encourage housing development. As part of that program, the City Council has passed ordinances to encourage the development of Accessory Dwelling Units and has instituted a zero-fee policy for affordable housing projects.

The Housing Element includes a policy to update the HTF Ordinance, in part, "to apply the fees equally throughout the City and modify aspects of the ordinance that have been proven to be ineffective over the years" (HA-1 and H-9.2). Through the Housing Element, The City intends to implement the following:

Goal 1. Increase Overall Housing Production

Goal 2. Increase Affordable Housing and Workforce Housing Production.

Goal 3. Promote Accessory Dwelling Units.

Goal 4. Advance Equity and Inclusion.

Goal 5. Protect residents from Displacement

Goal 6. Preserve Existing Housing Stock

Goal 7. Housing for People Experiencing Homelessness

Goal 8. Increasing Accessible Housing

Discussion:

In addition to the above, SHRA has a responsibility to affirmatively further fair housing within the City of Sacramento. SHRA strives through the implementation of its programs and outreach efforts to reduce housing discrimination in the housing rental, sales, and lending based on race,

sex, color, religion, national origin, familial status, gender identity, or disability, in compliance with the Fair Housing Act.

SHRA has executed contracts with Legal Services of Northern California (LSNC), Community Link Capital Region (CLCR) and Project Sentinel to provide Fair Housing Activities services to the community. LSNC will provide referral/coordination to CLCR, California's Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), and the California Rental Housing Association. In addition, LSNC will provide fair housing education/training, outreach/marketing, renters help line, implicit bias training, and investigation, testing, and litigation. CLCR services to include intake (hotline), initial assessment, immediate consultation/referral/mediation, second level mediation with DFEH, data collection and case building. In addition Project Sentinel provides services to address fair housing intake immediately as part of the renter hotline. SHRA will continue to coordinate with surrounding cities and county staff on fair housing activities.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

SHRA will continue to implement housing and community development activities that meet the underserved and worst-case needs in the City of Sacramento. Extremely low income and special needs populations are finding housing hard to secure, given the diminishing inventory of naturally occurring affordable housing and flat funding to public supported housing, as well as rising home prices and interest rates.

SHRA staff will continue to address the challenges of existing and new obstacles focusing on three programmatic and administrative areas. First and foremost staff will concentrate on projects and program to improve efficiencies in delivery of the funds. Staff will use proactive approaches toward future applications for potential leverage funds. These efforts 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 City administered programs and support services that serve the burgeoning needs of low- and moderate-income residents. Unfortunately, many in the SHRA network of public service providers are being caught in the compounded predicament of significant loss of local and other funding while the numbers of their clients remain steady or increase. SHRA staff will work diligently to the extent feasible to keep services and programs intact and available.

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The HA 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.

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.

SHRA subrecipients are required to follow lead-based paint safe work practices. The use of lead-based paint is prohibited in any residential structure constructed or rehabilitated with CPD funds (CDBG, HOME, ESG, and HOPWA) which prohibitions are further described in 24 CFR Part 35. Subrecipient shall follow the procedures for the elimination of lead-based paint hazards, to the extent required by statute.

SHRA's Real Estate and Construction Services Department routinely tests and abates lead from all pre-1978 units whenever structural improvements are made. SHRA requires the ESG Rapid Re-Housing (RRH) Provider to conduct a Habitability Standards Certification, Visual Assessment for Potential Lead-Based Paint Hazards and a ESG RRH Unit Verification Checklist. SHRA requires all developers of affordable housing who apply for funding to rehabilitate properties that were built prior to 1978 to submit a current lead-based paint report. This requirement is included in the Multifamily Lending and Mortgage Revenue Bond Policies which states that testing be minimally invasive and adhere to HUD standards. If lead-based paint is present on the project site, a remediation plan or identification of the protocols that will be followed is required.

SHRA will continue to conduct extensive outreach to the City and County of Sacramento in order to spread information on the Lead Based Paint Hazard Reduction Program. SHRA advertises on the SHRA web page, distribute fliers, email HCV landlords, meet with neighborhood associations, City and County Code Enforcement Departments and launch a billboard campaign.

Actions planned to reduce the number of poverty-level families

The Sacramento –Roseville-Folsom, CA Metro Area has 12 percent of people living in poverty. The City of Sacramento and the County of Sacramento have 76,325 resident and 128,063 residents respectively living in poverty.

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.
- Sacramento Works is designed to offer universal access to customers through a system of Job 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.

Actions planned to develop institutional structure

SHRA's institutional structure provides the foundation for guidance and leadership of all aspects of operations. The Executive Director receives policy direction from the City Council of the City of Sacramento and the Sacramento County Board of Supervisors with advice from the Sacramento Housing and Redevelopment Commission and assumes responsibility for ensuring 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, two Deputy Executive Directors, 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 one of the Deputy Executive Directors.

The Development Department includes the following Divisions:

Federal Programs Division includes planning and project delivery for the CDBG, ESG, HOPWA and Neighborhood Stabilization Program (NSP). This Division coordinates with community and organizational stakeholders to establish development priorities in targeted neighborhoods and to cultivate business proposals.

Development Finance and Portfolio Management Division includes planning and project delivery for the following sources of funds: HOME, HOME-ARP, local Housing Trust Funds, multi-family development. The Division underwrites loans to subsidize affordable multifamily rental developments and provides first-time homebuyer down payment assistance to expand the supply of affordable housing. The Division manages a portfolio of loans and real estate assets and annually monitors SHRA-funded affordable housing for compliance with federal, state and local regulations and agreements. They assist the City and County to develop and implement the required multi-year Housing Element strategic plan.

Asset Repositioning team includes planning and project delivery for the Choice Neighborhoods (Mirasol Village, Marina Vista and Alder Grove) and high rises. This group provides public outreach, planning and implementation to these public housing authority communities and nearby neighborhoods.

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

SHRA meets with department level staff from the City Economic Development, Public Works, Utilities and Parks and Recreation to identify, evaluate and prioritize a coordinated list of eligible CDBG projects. This will continue in 2025. SHRA will also continue its many partnerships with the community, non-profits, and the City and County in developing and implementing the Action Plan.

As previously discussed, SHRA works with adjacent jurisdictions to coordinate a regional approach aimed at addressing cross-jurisdictional fair housing issues.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

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.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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	103,625
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	103,625

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(I)(2)

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

SHRA administers the HOME program on behalf of the City of Sacramento. HOME funds will only be used for eligible activities as described in the HOME regulations (24CFR§ 92.205). During the 2025 Program Year, other forms of investment not described in §92.205(b) which the City may use for housing activities include CDBG, NSP, and other local funds.

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

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

The terms of recapture are based on the amount of HOME subsidy provided to the homebuyer. The City will recapture the amount then due on the HOME-funded loan, including all principal and interest, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance. Additionally, the City's security documents for HOME-funded loans specify that the recapture provisions will terminate in the event of a foreclosure or deed in lieu of foreclosure by a senior lien holder.

The City does not plan to engage in homebuyer activities.

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:

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 homebuyer. The City will recapture the amount then due on the HOME-funded loan, including all principal and interest, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance. Additionally, the City's security documents for HOME-funded loans specify that the recapture provisions will terminate in the event of a foreclosure or deed in lieu of foreclosure by a senior lien holder.

The City does not plan to engage in homebuyer activities.

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:

SHRA's program guidelines permit the use of HOME funds throughout jurisdiction to refinance existing debt on multifamily housing developments under the following conditions:

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. Resident services will be required of all projects which include involvement by a non-profit owner and will be encouraged in other projects.

General Eligibility Rules: Multifamily developments within the Sacramento Region will be eligible for refinancing. Eligible applicants include non-profit and for-profit housing corporations, joint ventures, limited liability companies, partnerships, and local governmental entities. 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. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. The process includes submission of pre-applications 2 or 3 times a year. SHRA publishes available funding a minimum of 30 days in advance of the pre-application deadline. After review of pre-application and based on funding availability, SHRA will request full applications from applicants who meet project priorities. Pre-applicants will receive confirmation within 30 days after the pre-application deadline if they are invited to submit a full application. Governing board approval is required and coordinated with the developer. The application process and requirements are located at <https://www.shra.org/multi-family-housing-financing-lending-resources/>.

Rehabilitation Requirements: Rehabilitation must be a component of any refinancing activity. Rehabilitation requirements are detailed in Exhibit 2 of SHRA's Multifamily Lending and Mortgage Revenue Bond (MLMRB) Policies (https://www.shra.org/wp-content/uploads/2021/02/SHRA-Multifamily-Lending-Policies-County-Tech-Corr-2_21.pdf).

Affordability Requirements: Housing preserved through refinancing and rehabilitation shall carry a regulatory agreement that is consistent with HOME program rules. Projects must include at least 15 percent of total number of units affordable to and occupied by very low-income households, and at least 5 percent of total number of units affordable to and occupied by extremely low-income households, based on financial feasibility. Restricted rents shall be at least 10 percent below market rents for a given type and size of unit unless expressly permitted by SHRA. The maximum amount of subsidy per restricted unit cannot exceed HUD's Section 234 limits for the Sacramento area. Housing preserved through refinancing and rehabilitation shall carry a regulatory agreement that is consistent with HOME program rules. The required affordability period is 15 years for rehabilitation projects and 20 years for new construction projects.

Management Practices: A thorough review of the applicant's management practices, financial records, 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, 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. As part of the adoption of its MLMRB Policies, SHRA adopted an Affirmative Fair Marketing Policies which includes requirements and planning for all SHRA-funded multifamily rental projects.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

Include written standards for providing ESG assistance (may include as attachment)

SHRA's ESG providers utilizes SHRA's ESG Desk Manuals to administer the program per 24 CFR Parts 91 and 576. SHRA's ESG Desk Guide can be found here: https://www.shra.org/wp-content/uploads/2022/09/SHRA-ESG-Desk-Guide_REV_August-2017.pdf . SHRA will contract with providers to utilize ESG funds to operate and provide essential services to a homeless shelter, rapid re-housing and prevention. ESG funds will only be used for eligible activities as described in the ESG regulations. SHRA requires that its subrecipients / providers enter client demographic data into HMIS in a timely fashion per SSF's HMIS policies. HMIS client data is utilized to complete the ESG CAPER in SAGE.

The 2025 ESG federal entitlement funding allocation is approximately \$400,000. For a detailed breakdown of the ESG funds refer to AP-38. Actual amounts depend upon final grant award as determined by HUD.

In addition, administering the City and County of Sacramento's federal ESG entitlement on behalf of the two jurisdictions, SHRA is also the Continuum of Care's Administrative Entity for the State of California's Housing and Community Development (HCD) ESG funds (entitlement). The 2022 and 2023 State ESG funds are to be fully expended by December 31, 2024. 2023 State ESG was awarded July 2024. Funding will be utilized for an emergency shelter and the rapid re-housing program. SHRA will submit the 2024 grant application funding upon state issuance.

1. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

HUD mandates that CoCs implement a CES for access to all HUD CoC-funded Permanent Housing (PH) and HUD ESG-funded Emergency Shelter (ES) and Rapid Rehousing (RRH). Sacramento began CES implementation in phases in 2015. As of January 2022, nearly all CoC PH projects and ESG projects are participating, with the remainder to come online soon, pending additional planning and coordination to address challenges presented by multiple funding streams and other issues associated with these projects. The Sacramento CoC CES uses the VI-SPDAT (Vulnerability Index- Service Prioritization Decision Assistance Tool) as the standard assessment tool required by HUD, which informs uniform prioritization criteria for referrals into HUD CoC projects. The VI-SPDAT helps determine the severity of a household's service needs. The intent of the CES is to reduce homelessness by improving access to PH, decrease the length of time a person is homeless, and ensure that people with the most severe service needs are prioritized for access to PH projects. Sacramento Steps Forward (SSF) operates the CoC's CES. Approximately 30% of all PH projects in Sacramento participate in the CoC CES.

In December 2020, the CoC completed an extensive evaluation of the CES, to inform redesign of the system to better serve people experiencing homelessness in our community. The CES evaluation was conducted by Homebase, a well-respected, HUD-endorsed consulting firm, and overseen by SSF, as well as the CoC Board and its CES and System Performance Committees. The evaluation was based on a variety of sources, including extensive interviews, in-depth surveys about project eligibility criteria throughout the system, analysis of HMIS data, and comprehensive system mapping. Key areas of focus for improvement identified by the evaluation have been integrated into the CES Committee work plan and include improving access, increasing accountability and transparency about system access to better serve consumers, decreasing silos/improving coordination, and increasing the number of emergency and permanent resources accessed through the CES. Additionally, information from the CES evaluation informed components of the CoC's gaps analysis completed in early 2022 and the CoC's Racial Equity Action Plan approved in August 2021.

2. 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 competitively bid in 2019. 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. SHRA follows its adopted Procurement Policy to enter into agreements/contracts with subrecipients.

State ESG 2024 will be awarded to VOA. Accomplishments for these activities are reported by the State via Sage in the HCD CAPER.

3. 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.

SHRA is a board member of the Continuum of Care (CoC) which has a formerly homeless member. SHRA also participates on various CoC subcommittees.

4. 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. SHRA will continue to consult with the CoC and the City on performance standards for evaluating ESG.

Per HUD regulations, SAGE will be utilized to report aggregated data on persons assisted with ESG.

In addition to the above, in the Bringing Families Home program that began in 2017 and continues into 2025 enhances the existing ESG-funded rapid re-housing program. The Sacramento County Department of Health Services received approval to accept Bringing Families Home (BFH) funding on June 14, 2017. BFH, established by AB 1603 (Stats. 2016. Ch. 25), is a state program for homeless families involved with the child welfare system. The BFH program has a county-match requirement for participating counties to provide housing-related supports to eligible families served by the child welfare system. The goal of the BFH Program is to significantly reduce the number of families in the child welfare system experiencing homelessness, increase the number of families reunifying, and prevent foster-care placement. Sacramento County BFH program administrator has requested federal ESG funds to cover a portion of the County-match requirement. The County, SSF, VOA and SHRA, will continue to meet to discuss the BFH program to continue to provide assistance to assist households locate permanent, affordable housing. ESG-eligible households (households meeting HUD definition of households that are literally homeless or at risk of homelessness) are referred to VOA through SSF's Coordinated Entry system. Households are entered into the Homeless Management Information System (HMIS) for reporting purposes and conduct the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT). BFH households that received ESG-funding assistance are reported in the CAPER via SAGE.

The City of Sacramento is the recipient of the Housing Opportunities for Persons With AIDS (HOPWA) funds for the Eligible Metropolitan Statistical Area (EMSA) serving the geographic areas of Sacramento, El Dorado, Placer, and Yolo Counties. Program funds are used to assist HOPWA eligible participants in maintaining stable housing arrangements, reducing the risk of homelessness and improving their access to care. This is done through Tenant-Based Rental Assistance (TBRA), Short-Term Rental, Mortgage, and Utility Assistance (STRMU), facility-based

housing assistance, and supportive services. Supportive services, usually are tied to HOPWA housing assistance, can include alcohol and drug abuse services, case management, life skills management, meals/nutritional services, outreach, childcare and other services, education, and employment assistance and training.

In 2025, the Sacramento Housing and Redevelopment Agency (SHRA) will support the following organizations with HOPWA funds:

- **Colonia San Martin, LP (Mercy Housing California)** provides supportive services to HOPWA eligible residents at one property which is managed by Mercy Housing California.
- The **CARES Community Health dba One Community Health** provides STRMU and non-facility-based case management to eligible HIV/AIDS individuals in Shelter Plus Care and other housing situations within Sacramento County.
- The **CommuniCare Health Centers** provides STRMU and supportive services to eligible individuals in Yolo County.
- The **Sierra Foothills AIDS Foundation (SFAF)** provides STRMU and TBRA assistance to eligible individuals in El Dorado and Placer Counties.
- **Volunteers of America (VOA)** operates a transitional short-term supportive housing facility and provides supportive services for the housing facility and to HOPWA clients.
- **Sunburst Projects** provides STRMU and supportive services to eligible individuals in Sacramento County in collaboration with **CARES Community Health dba One Community Health**.

SHRA coordinates with various non-profit and public organizations during the development of the Action Plan. These include, but are not limited to, City and County of Sacramento Departments, Sacramento Steps Forward (SSF), the lead agency for the CoC, the Salvation Army, and Volunteers of America.

To better link services to the targeted population, SHRA staff maintains relationships with various local, state, and federal agencies.

SHRA is also a member of the CoC Advisory Board. The Board is responsible for recommending policy to elected officials around the homeless related issues. Most HOPWA providers are members of the CoC.

SHRA is also a member of the HIV Health Services Planning Council.

Appendix A.

Community Engagement Findings

This section reports the findings from the community engagement activities conducted to support the City and County of Sacramento five-year Consolidated Plan and 2025 Annual Action Plan. Engagement activities were conducted to provide additional insight into the Sacramento region's greatest housing and community development needs and included one-on-one interviews with stakeholders, a survey for city residents and stakeholders, and pop up presence at community events and public hearings.

The Root Policy team and Sacramento Housing and Redevelopment Agency staff are grateful for the residents and stakeholders who shared their experiences and perspectives by participating in the survey, and interviews throughout the Consolidated Plan process.

Summary findings from this community engagement are included in the Consolidated Plan using the IDIS eCon Plan tool. This appendix provides a more detailed analysis of the findings from the community engagement activities conducted to inform the 2025-2029 Consolidated Plan for the City and County of Sacramento.

Engagement Opportunities

Residents and stakeholders had several opportunities to provide their input on the City and County's greatest housing and community development needs. Community members also had the opportunity to provide feedback on the goals and strategies that will guide housing and community planning decisions over the next five years through public hearings.

These opportunities included in-depth stakeholder interviews, "pop up" engagement at 3 public events, an online resident and stakeholder survey, and public hearings and meetings. These activities are highlighted and summarized below, followed by a more detailed analysis of findings from engagement.

- **Stakeholder interviews.** Interviews with stakeholders serving City and County residents were conducted between April and July 2024 to gather feedback on the housing and community needs, and their priorities to guide funding decisions for CDBG, HOME, ESG and HOPWA over the next five years. A total of 42 people representing public agencies, nonprofit service providers, and affordable housing developers were interviewed.
- **Neighborhood Association and focus Group outreach.** Low to moderate income neighborhood associations were invited to participate in focus groups and/or a presentation on the Consolidated Plan process through their monthly meetings. Outreach included 11 neighborhood associations who were also given informational flyers for survey participation to share with their communities. Gardenland Neighborhood Association

which comprises R/ECAP census tracts participated in a focus group and provided input through a Googlejam activity in addition to participating in the survey. Additionally, First Step Communities, La Familia Counseling Center and Meals on Wheels were invited to host a focus group with their community members.

- **Pop up engagement.** On Thursday, June 27th, Friday, June 28th and Saturday, June 29, 2024, the Root Policy team attended Bodega Days in downtown Sacramento, the Tahoe Heights Neighborhood Food Truck Night and a farmer’s market in Citrus Heights to gather feedback from residents (vendors and shoppers) on their greatest housing and community needs. The event was also an opportunity to promote the survey to residents in which team members and staff distributed multiple bilingual survey flyers with an online link to the survey and QR code.
- **Public hearings/meetings.** A public hearing of the Sacramento Housing and Redevelopment Agency (SHRA) Board was held on September 18th, 2024, and was open for public comment. Questions about the survey distribution and equitable access were received by the SHRA Board members. Additional public hearings include Sacramento City Council on October 8th, 2024 and Sacramento County Board of Supervisors on October 22nd, 2024.
- **Community survey.** An online community survey was available in English and Spanish for residents and stakeholders between May 9, 2024 and July 9, 2024. A total of 731 community members participated in the survey—including 664 residents, 141 stakeholders (88 of whom were also residents).

Sacramento Housing and Redevelopment Agency staff led outreach and survey promotion efforts with support from the Root Policy Research team. Efforts were taken to broaden citizen participation by updating and amending the City and County existing Citizen Participation Plan (CPP).

Stakeholder Interviews

Stakeholders across the City and County of Sacramento were contacted to participate in an interview to discuss housing and community needs and priorities. Invitations were sent multiple times to a network of more than 60 organizations. A total of 28 stakeholder interviews (42 participants) were conducted providing critical insight into the greatest housing and community development needs in the city and county as well as recommendations to inform five-year goals and strategies.

Stakeholders who participated in interviews for the Consolidated Plan included housing and service providers, community and economic development professionals, affordable housing developers, public transit leadership, city and county staff, and individuals providing services to special needs residents including unhoused persons, seniors, survivors of domestic violence, persons with disabilities, and low to moderate income families.

Participating organizations included:

- 2-1-1 Community Link Capital Region
- Building Health Communities
- Capital Area Development Authority
- City of Sacramento Economic Development Department
- City of Sacramento Long Range Economic Development Planning Department
- City of Sacramento Housing Department
- Eden Housing
- First Step Communities
- Folsom Cordova Community Partnership
- Habitat for Humanity
- Legal Services of Northern California
- Meals on Wheels
- Mutual Housing
- National Union of the Homeless
- Project Sentinel
- Rebuilding Together
- Renters Helpline
- Sacramento County Community Development Department
- Sacramento County Department of Homelessness and Housing
- Sacramento County Health and Human Services Homelessness Engagement and Response Team (HEART)
- Sacramento Housing Alliance
- Sacramento Rapid Transit
- Sunburst Project
- United Way of California Capital Region
- Urban League of Greater Sacramento
- Valley Vision
- WEAVE

Primary findings. Main themes drawn from interviews are summarized below.

- Stakeholders prioritized further improvement of navigation systems for housing and basic services. Significant gaps persist in accessing information on what resources exist, qualification paths, and accessing current information on service providers, how to find help;
- City, county, and SHRA institutional coordination was referenced as needing improvement for better access to housing and basic resources;
- Projects that are focused on prevention and diversion of homelessness were identified as a priority by the majority of stakeholders through assisting residents who might need only temporary assistance to avoid homelessness and to reach these individuals before the trauma of homelessness multiplies the obstacles to finding permanent housing;
- Digital literacy, workforce development, and opportunities to assist in small business start ups in addition to financial counseling were identified as a need to increase income stability, homeownership, and wealth building;
- Several neighborhoods were referenced as high priority for development and infrastructure improvement to attract investment—especially Del Paso Heights, Meadowview, downtown, and Fruitridge;
- Aging homes needing repair were identified as a continued need in many neighborhoods with large inventories of larger, single-family homes especially for seniors which also presents an affordable home ownership opportunity and community improvement;
- Service providers indicated that significant transit gaps exist for their clients countywide with inconsistent routes, schedules, and difficult pathways to transit stops;
- The significant volume of fair housing issues and an overwhelmed system results in limited services; only residents within 24 hours of eviction can be assisted;

Housing and Community Needs Survey

An online community survey was available in English, Spanish, Chinese and Russian for residents and stakeholders between May 9, 2024 and July 9, 2024. A total of 731 community members participated in the survey for the Consolidated Plan—including 576 residents, 53 stakeholders, and 88 individuals who live *and* work for an organization that provides services to residents in the City and County of Sacramento.

Where relevant, analyses of the responses provided by those who live and provide services in the city are summarized separately—for example, findings informed by local knowledge

on planning efforts and solutions. Findings that reflect respondents' personal experiences as residents of the City or County are summarized with overall residents below.

Sampling note and respondent profile. Survey respondents do not represent a random sample of residents living in the City and County of Sacramento. A true random sample is a sample in which each individual has an equal chance of being selected for the survey. The self-selected nature of the survey prevents the collection of a true random sample. Important themes and insight are gained from the survey as it allows for a deeper understanding of resident needs and preferences, however, findings cannot be generalized to the larger population.

Figure A-1. Survey Respondent Profile

Note:

N = 731.

Not all percentages may equal 100% as subgroups are not mutually exclusive and not all respondents answered every demographic question.

Source:

Root Policy Research from the 2024 Housing and Community Needs Survey.

	Number	Percent
Total Survey Responses	731	100%
Total Resident Responses	664	91%
Non Resident Stakeholders	53	7%
Resident Stakeholders	88	12%
City of Sacramento Residents	407	56%
Race and Ethnicity		
Hispanic or Latino	52	8%
Black or African American	74	11%
Other Minority	192	29%
Non-Hispanic White	248	37%
Income		
Below \$25,000	80	12%
\$25,000 up to \$50,000	80	12%
\$50,000 up to \$75,000	185	28%
\$75,000 up to \$100,000	44	7%
Above \$100,000	107	16%
Age		
Under 35 years	146	22%
35 to 44 years	170	26%
45 to 54 years	84	13%
Over 55 years	113	17%
Household Characteristics		
Large Household (5+)	53	8%
Household with Disability	168	25%
Household with Children under 18	321	48%
Single Parent	75	11%
Senior Household (65+)	49	7%
Tenure		
Homeowner	358	54%
Renter	169	25%
Publicly Assisted or Income Based Housing	190	29%
Precariously Housed	79	12%

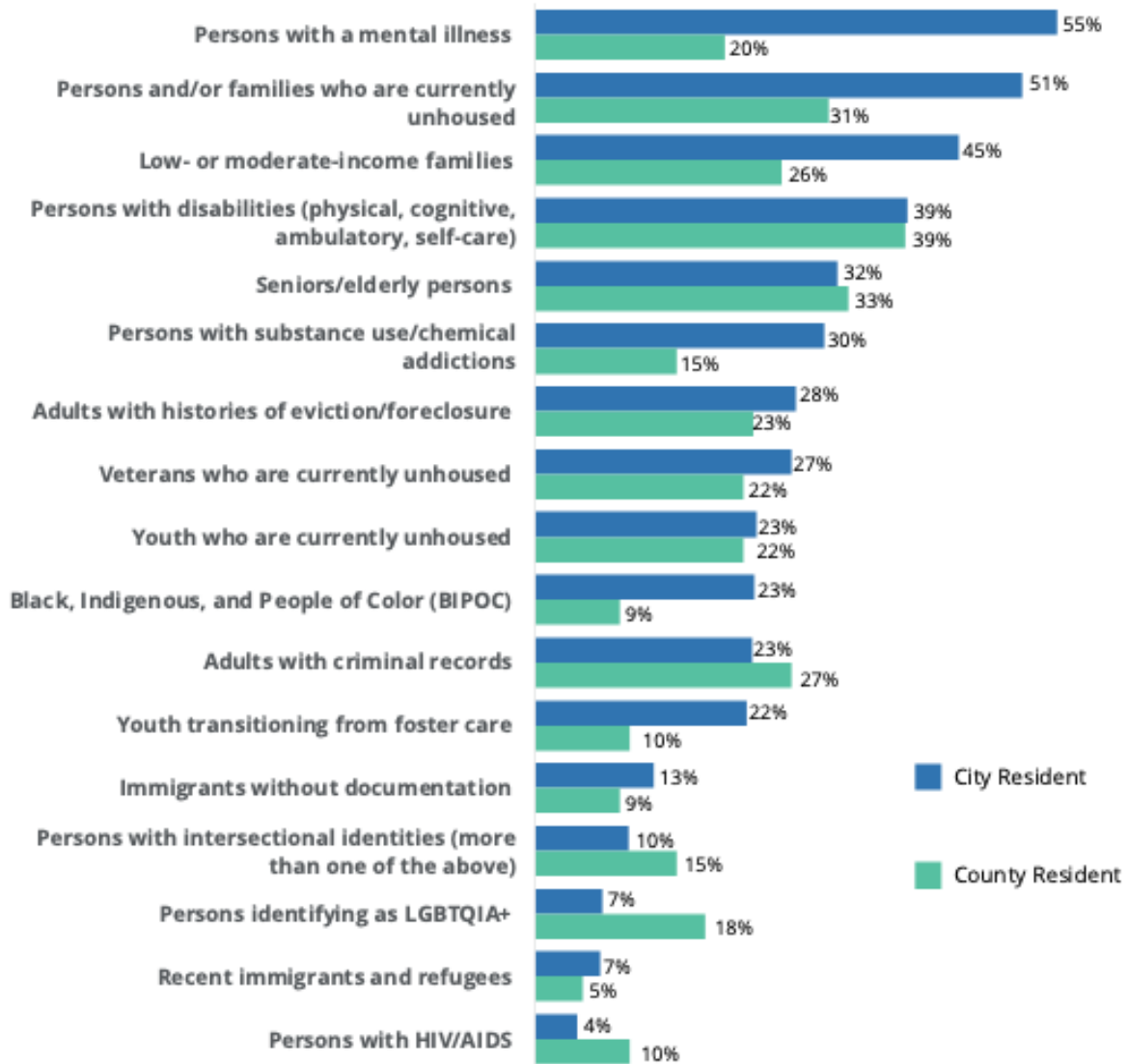
The organizations represented in the stakeholder survey sample were distributed fairly evenly across service types with affordable housing development, affordable housing provision, affordable housing advocacy, and government workers having the greatest share of responses.

Housing Needs and Challenges

This section of Appendix A explores the greatest housing needs and challenges in the City and County of Sacramento—specifically challenges finding and keeping housing, disproportionate needs, accessibility challenges, and the housing activities most needed to address needs. Survey responses provided by residents, stakeholders, and residents and stakeholders are provided throughout the section.

Challenges finding and keeping housing. Residents identified the top five groups that have the greatest challenges finding and keeping housing in the City and County from a comprehensive list of options with the opportunity to indicate a group not listed. For the City of Sacramento, people with mental illness was selected by over half of the survey respondents. For Sacramento County, the top selection was people with disabilities.

Figure A-2. Groups with the most housing challenges

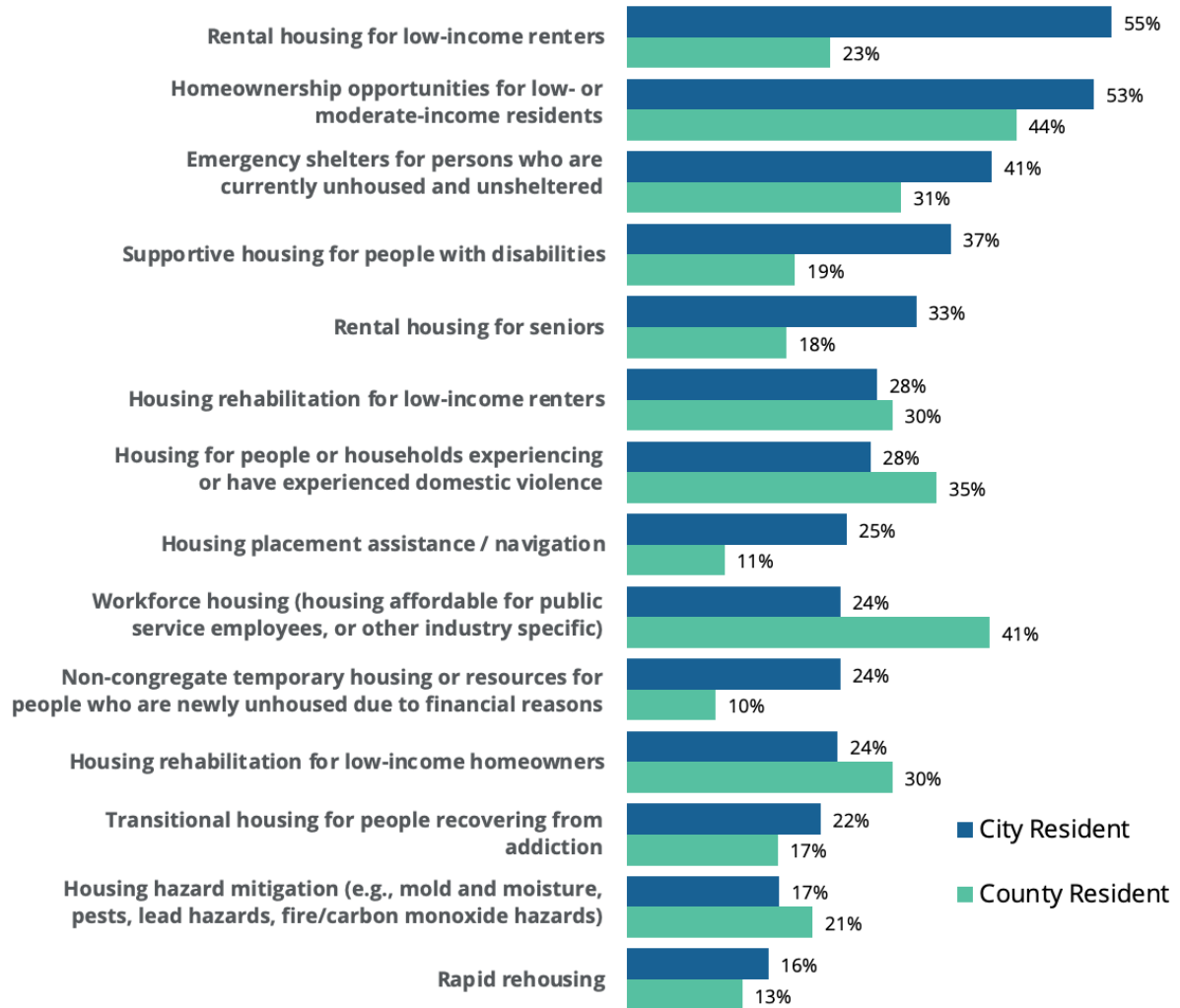


Note: N = 664.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Housing needs. Residents were then asked to select the types of housing or housing activities that are most needed in their community (maximum selection of 5). The percentage of residents who ranked each housing need as a critical housing need displayed in figure A-3. Rental housing for low-income residents was the most selected option for City residents at 55% and homeownership opportunities was most frequent selection for County residents at 41%.

Figure A-3. Most Needed Housing Types and Activities

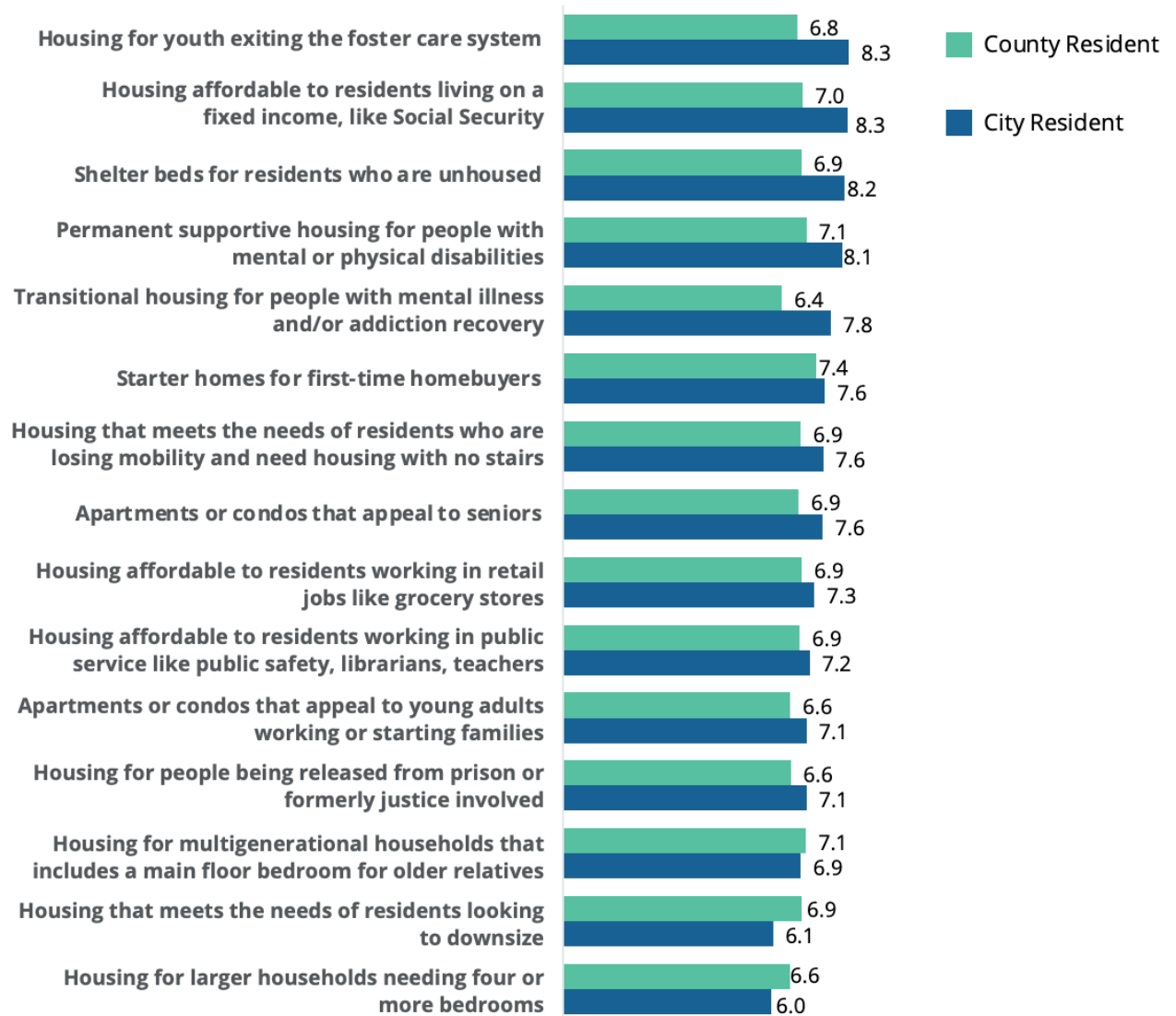


Note: N = 664.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Funding priorities for Housing. Residents were asked on a scale of 1 to 10, where 10 means strongly agree and 1 is strongly disagree, to rate their level of agreement with the City or County of Sacramento providing funds for a series of housing activities. The average rating of agreement/disagreement for each option for city and county residents is displayed below. The average ratings are displayed in ascending order towards strongly agree for City residents. The highest agreement rating for city residents are housing for youth existing foster care and for people on a fixed income. For county residents, starter homes for first time homebuyers has the greatest percentage of selection.

Figure A-4. Housing Funding Priorities



Note: N = 664.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Finding housing with a voucher. Residents with housing vouchers (e.g., Section 8/Housing Choice vouchers) tend to face greater barriers finding landlords that accept vouchers as a source of income. These barriers often restrict housing choice for voucher holders and/or place them at greater risk of housing instability.

Of the total residents who participated in the survey, 26% have some type of publicly assisted housing, with 64 respondents indicating they have a housing voucher.

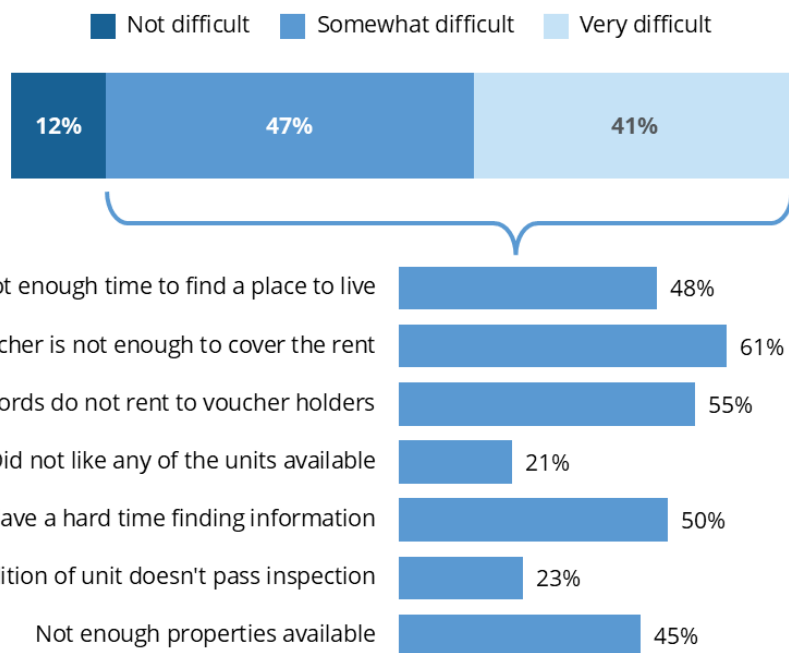
Most voucher holders in the City and County feel that it is “somewhat difficult” (47%) to find a landlord that accepts housing vouchers while 41% feel it is “very difficult” to find

landlords that accept vouchers as a source of income. Only 12% indicated that using a voucher in the city is not difficult.

When asked why it is difficult to use a housing voucher, more than half (55%) said that there “landlords do not rent to voucher holders”, 61% reported that the “voucher is not enough to cover the rent for places I want to live”, and half of respondents had a difficult time finding information consistent with stakeholder interviews regarding system navigation barriers and source of income discrimination. (Figure A-5).

Based on the responses below, using a voucher in the City and County of Sacramento is extremely challenging, with condition or acceptability of unit as less problematic than actually finding one to rent.

Figure A-5.
How difficult is it to find a landlord that accepts a housing voucher? And why?



Note:
 N=64,

Source:
 Root Policy Research from the 2024 Housing and Community Needs Survey.

Accessibility improvements. A quarter of survey respondents indicated they have some type of disability and/or live with a household member who has a disability. Of those residents, 30% currently live in a home or apartment that does not meet the accessibility needs of their household.

Of those who live in a home or apartment that does not meet their accessibility needs, 40% need a walk/roll in shower and 38% need grab bars installed in their bathroom. Other accessibility improvements residents need made to their homes include accessible parking (31%), wider doorways (29%), ramps (27%), and/or lower countertops in their unit (15%) as shown in Figure A-6 below.

Figure A-6.
What
improvements
do you need?

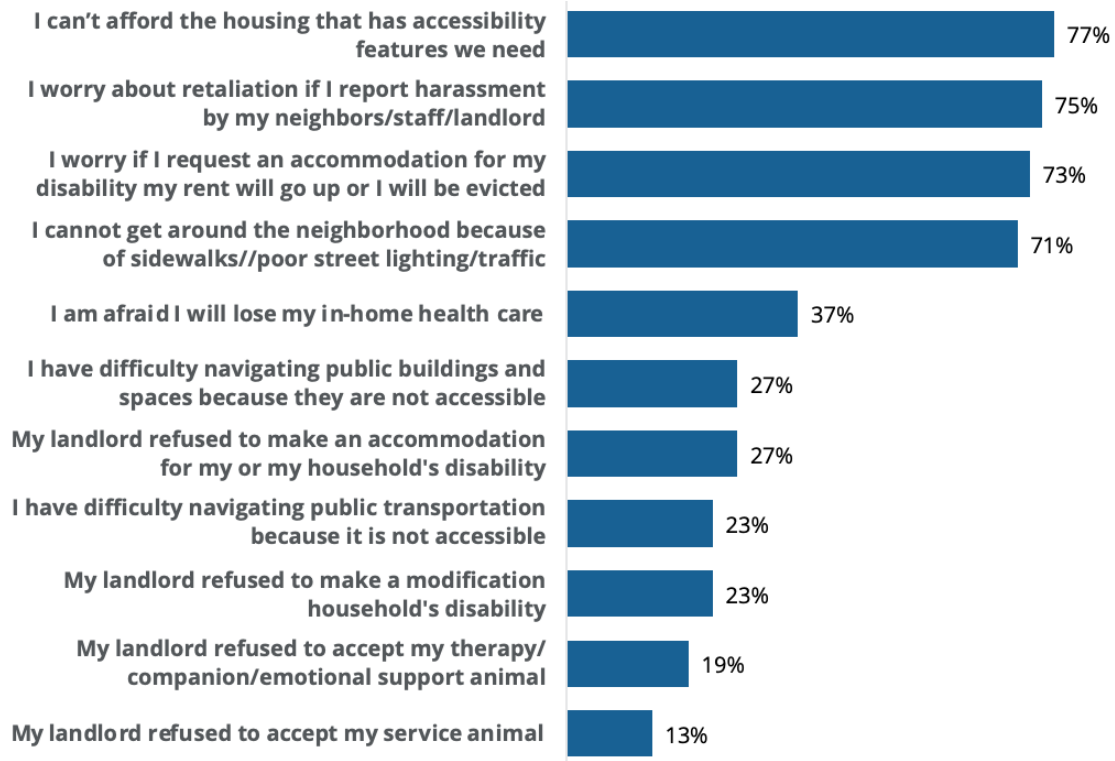
Note:
 N = 52.

Source:
 Root Policy Research from
 the 2024 Housing and
 Community Needs Survey.



Figure A-7 shows the selections made in response to the following question: “Do you face any of these challenges in your housing situation or neighborhood? (Select all that apply).” Affordability of accessibility improvements and retaliation by landlord for accessibility requests including rent increases were the most significant concerns of resident survey respondents with a disability indicating a need for additional outreach for home improvement programs offered by the city and/or county, and fair housing resources. Additionally, resident respondents equally selected the inability to navigate their neighborhood due to infrastructure barriers including insufficient sidewalks, streetlights and dangerous traffic indicating a need for accessibility improvements across the Sacramento region which was also shared by several stakeholders interviewed for this Consolidated Plan.

Figure A-7. Household and Neighborhood Challenges



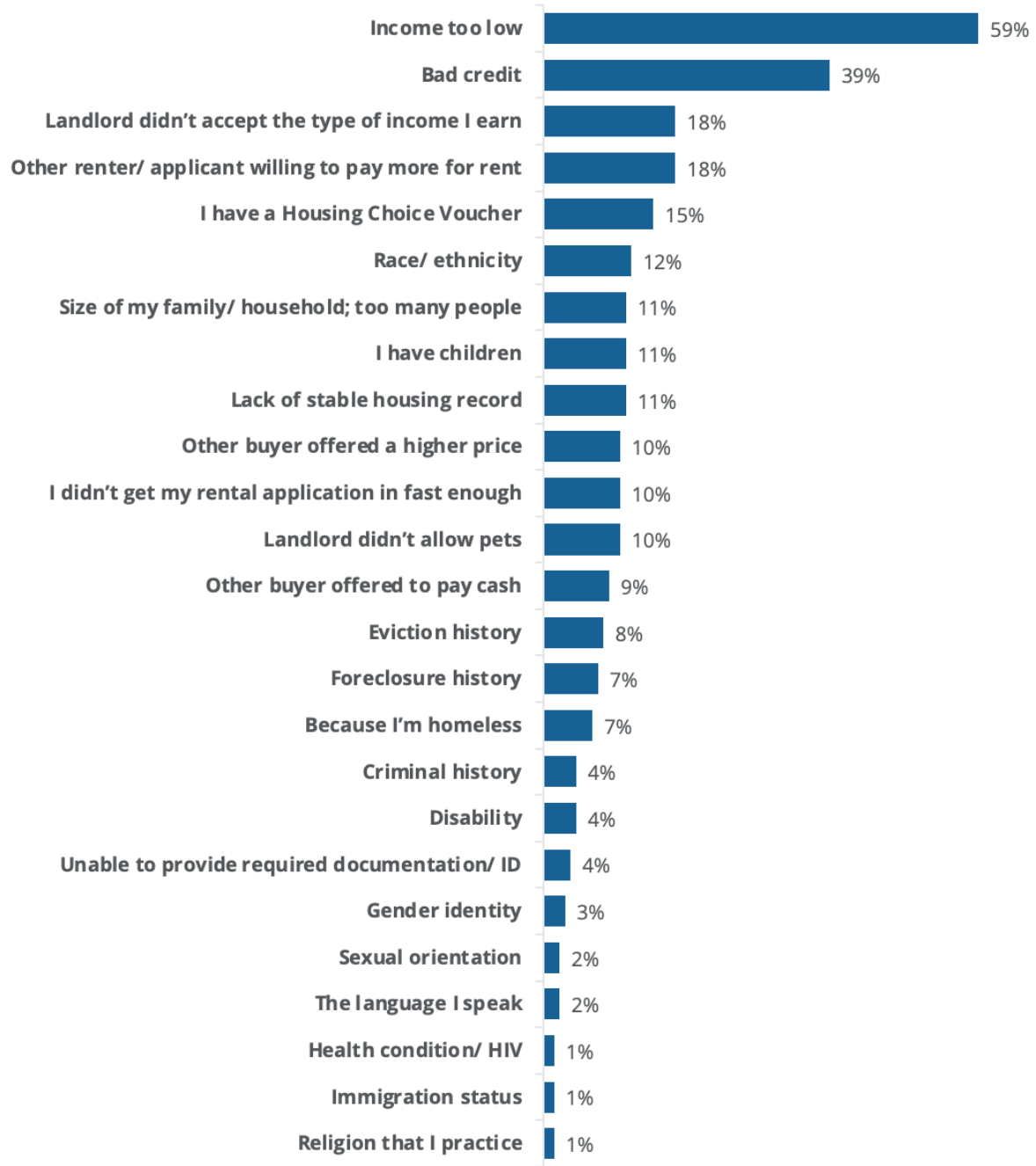
Note: n=52.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Recent Experiences Finding Housing for All Residents

Denied housing to rent or buy. In the past five years, 23% of all residents who participated in the survey were denied housing to rent or buy in the City or County of Sacramento. Of the residents who were denied housing, 57% earned less than \$25,000 per year. Frequency of denial reasons are presented in Figure A-8 below.

Figure A-8. Denial Reasons for Housing (Renting or Buying)



Note: n=134.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey

Nearly two-thirds were denied housing to rent or buy because their income was too low while 39% were denied because of negative credit history. Other frequently selected reasons for being denied housing in the City and County of Sacramento include income source discrimination (18% for type of income and 15% having a housing voucher), and competition from other applicants or buyers (18%). These responses are consistent with

stakeholder interviews emphasizing the difficulty in finding housing for lower income households, especially those on fixed income or with public subsidies, and the need for financial counseling services to improve credit scores.

Discrimination. Residents also reported experiencing housing discrimination in both the City and County of Sacramento. When looking for housing, 33% of those who participated in the survey reported being discriminated against and/or knowing someone who had experienced discrimination while looking for housing in the city.

Nearly half (40%) of which reported that the most recent instance of discrimination occurred in between two to five years ago, followed by 31% who reported being discriminated against in the past year.

When asked what they did about the discrimination, residents were more likely to report that they did nothing as they were unsure what to do (38%) or were afraid of being evicted and/or harassed (24%) as shown in Figure A-9.

Figure A-9.
What did you do about the discrimination?

Note:
N = 192.

Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.



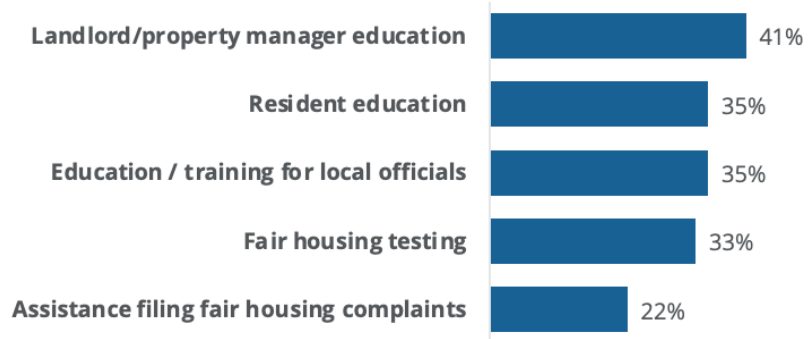
Stakeholder survey respondents identified landlord and tenant education as the most needed fair housing activities. Additionally, stakeholders interviewed shared that fair housing organizations are currently overburdened and understaffed to address the significant volume of requests to address fair housing issues and prioritize imminent eviction (within 24 hours), the majority related to income source and racial discrimination.

**Figure A-10.
Fair Housing
Activities Most
Needed.**

Note: n=141

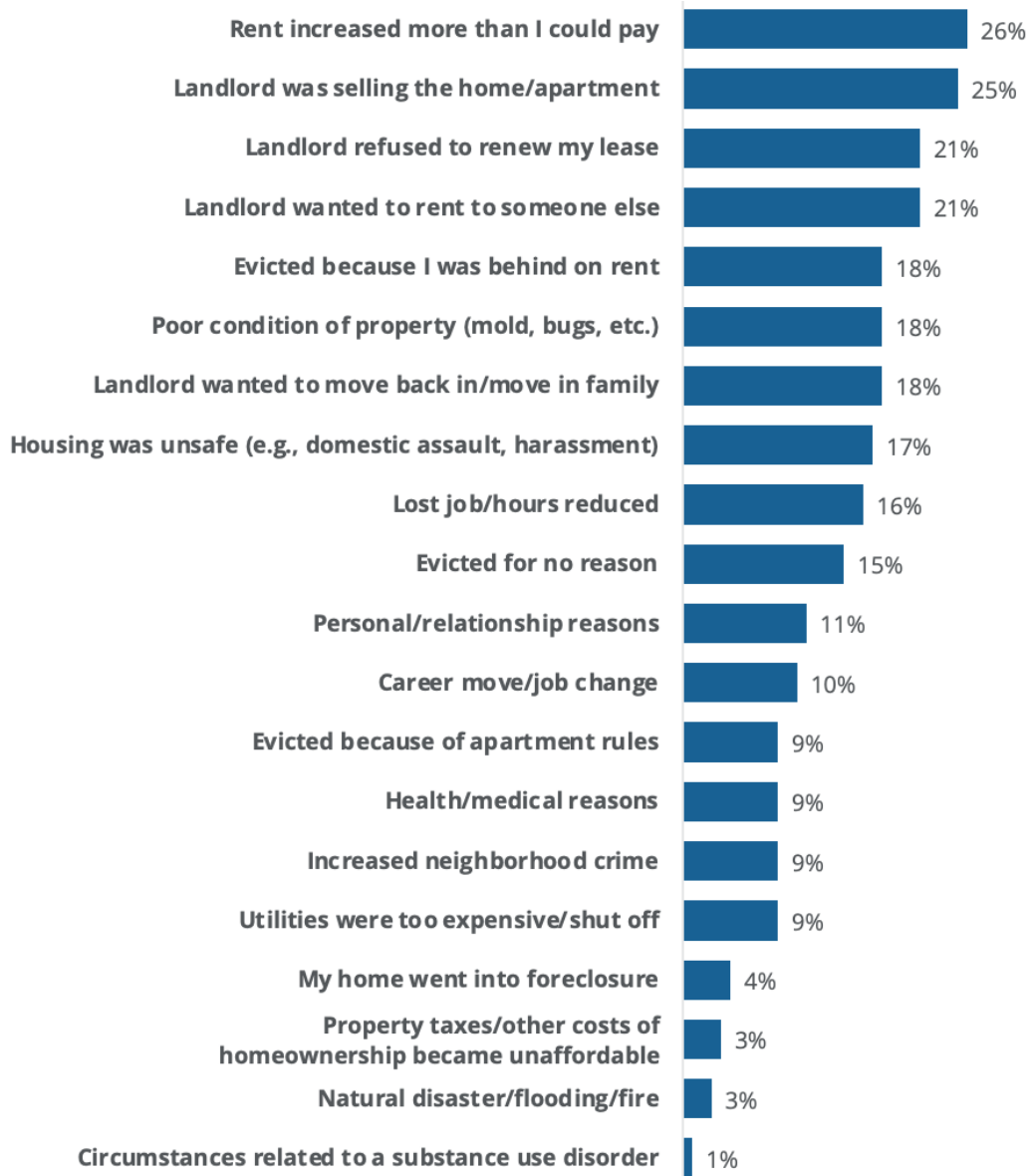
Source:

Root Policy Research from the 2024
Housing and Community Needs
Survey.



Experience with displacement. In the past five years, 35% of residents have had to move out of a home or apartment in City and County of Sacramento when they did not want to move with reasons shown in Figure A-11 below. Increased rent was the most frequently selected reason at 26% followed by landlord decisions including selling the unit, not renewing lease, and renting to someone else. Property condition and safety were each also selected by nearly a fifth of respondents.

Figure A-11. Displacement Reasons.



Note: n=117.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey

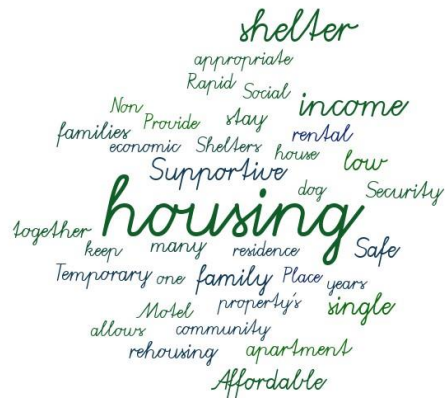
Unhoused and precariously housed residents. Thirteen percent of city and county respondents indicated that they were currently unhoused with the majority sheltered in a motel, staying with friends or in transitional housing and 14% of respondents indicated that they are either currently or formerly unhoused in the city or county. Currently unhoused respondents were given the opportunity to provide an open-ended text response to describe the type of shelter that would most meet their needs. Additionally, all respondents were given the opportunity to share what type of shelter they felt is most needed in their community. The Word Cloud results of the most frequent words for each

group are displayed in Figures A-12 and A-13. In stakeholder interviews, shelter for families was consistently referenced as missing in the city and county and “family” and “families” appear frequently in the Word Cloud for unhoused residents along with “together”. It is also interesting to note that currently unhoused residents use the term “housing” more than “shelter” the most frequently (despite the question referencing “shelter”), whereas housed residents mostly use “shelter” indicating a critical difference in perception of need between groups with “housing” implying a permanent solution or home, and “shelter” implying a temporary space.

**Figure A-12.
Unhoused
Respondents’
Shelter Needs**

Note: n=66

Source: Root Policy Research from the 2024 Housing and Community Needs Survey

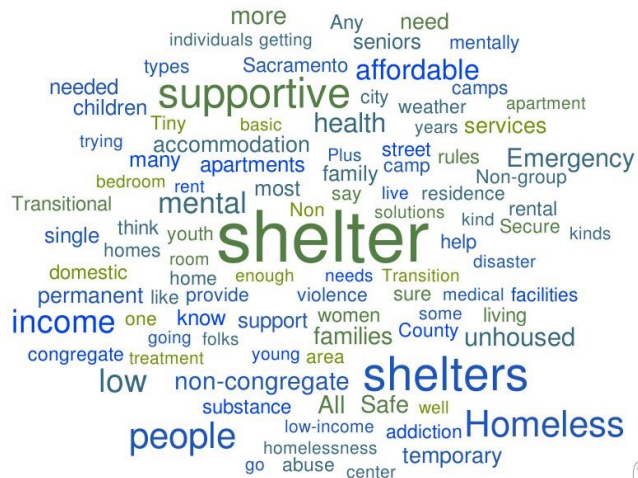


WordItOut

**Figure A-13.
City and County
Housed Resident
Perception of
Shelter Needs for
Unhoused**

Note: n=315

Source: Root Policy Research from the 2024 Housing and Community Needs Survey



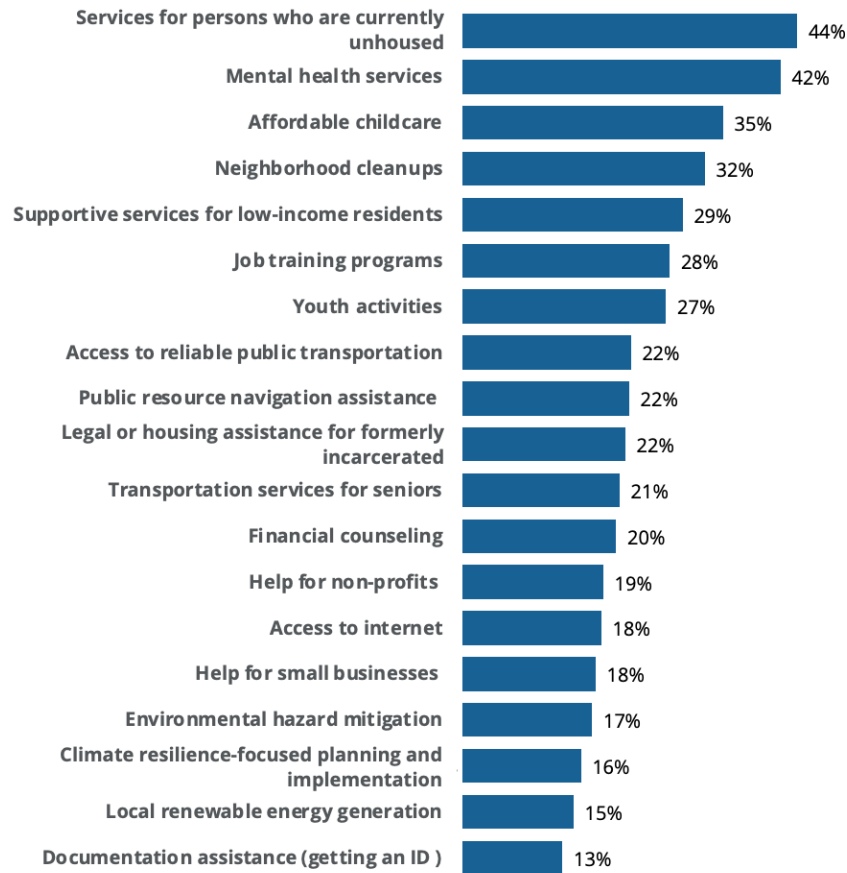
WordItOut

Community and economic development needs.

Individuals who participated in the survey were asked to identify the most critical public service, public facilities and community development needs in the City and County of Sacramento.

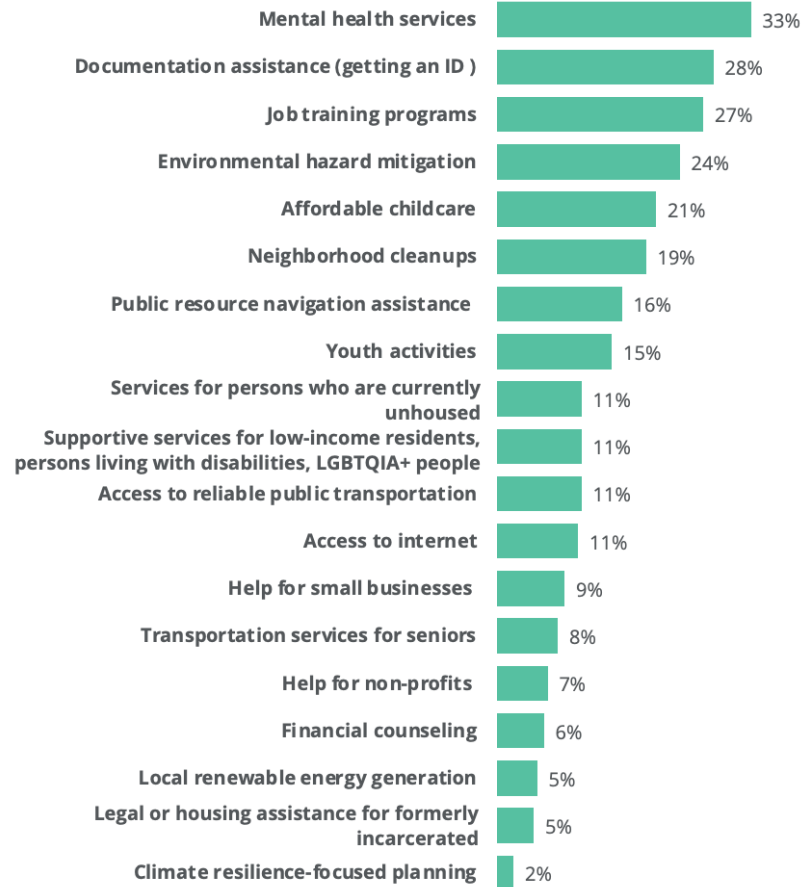
Of the needs provided by the survey, city and county respondents had similar top 5 priorities with mental health services, affordable childcare, neighborhood cleanups crossing over both respondent types. The City of Sacramento identified services for the unhoused as the top need and supportive services for low-income people in the top 5, whereas county residents selected mental health services as a top need, and environmental hazard mitigation as a top five selected priority which differed from city respondents. Job training programs were frequently selected for both groups.

Figure A-14.
City of Sacramento Public Service Needs.



Note: n=407.
 Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

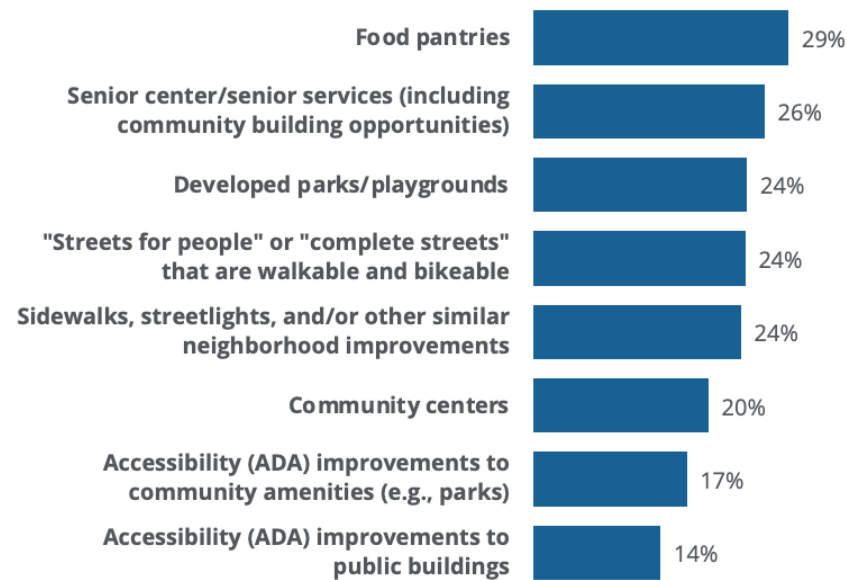
Figure A-15.
Sacramento County Public Service Needs.



Note: n=257.
 Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

The top public facilities were overall not selected as frequently as some of the public services for both the City and County, with food banks, parks and playgrounds, streets and sidewalks and senior centers having the highest percentage of respondent selection as shown in Figures A-16 and A-17.

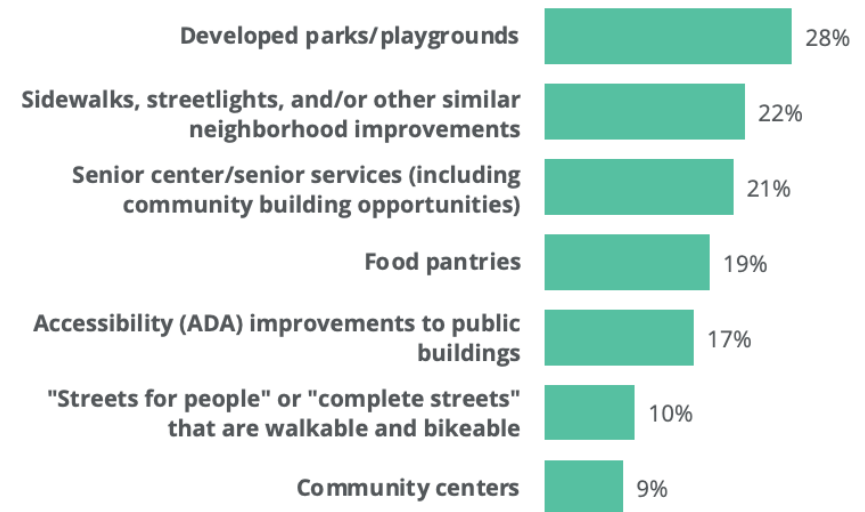
Figure A-16.
City of Sacramento Public Facilities Needs.



Note: n=407.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figure A-17.
Sacramento County Public Facilities Needs.

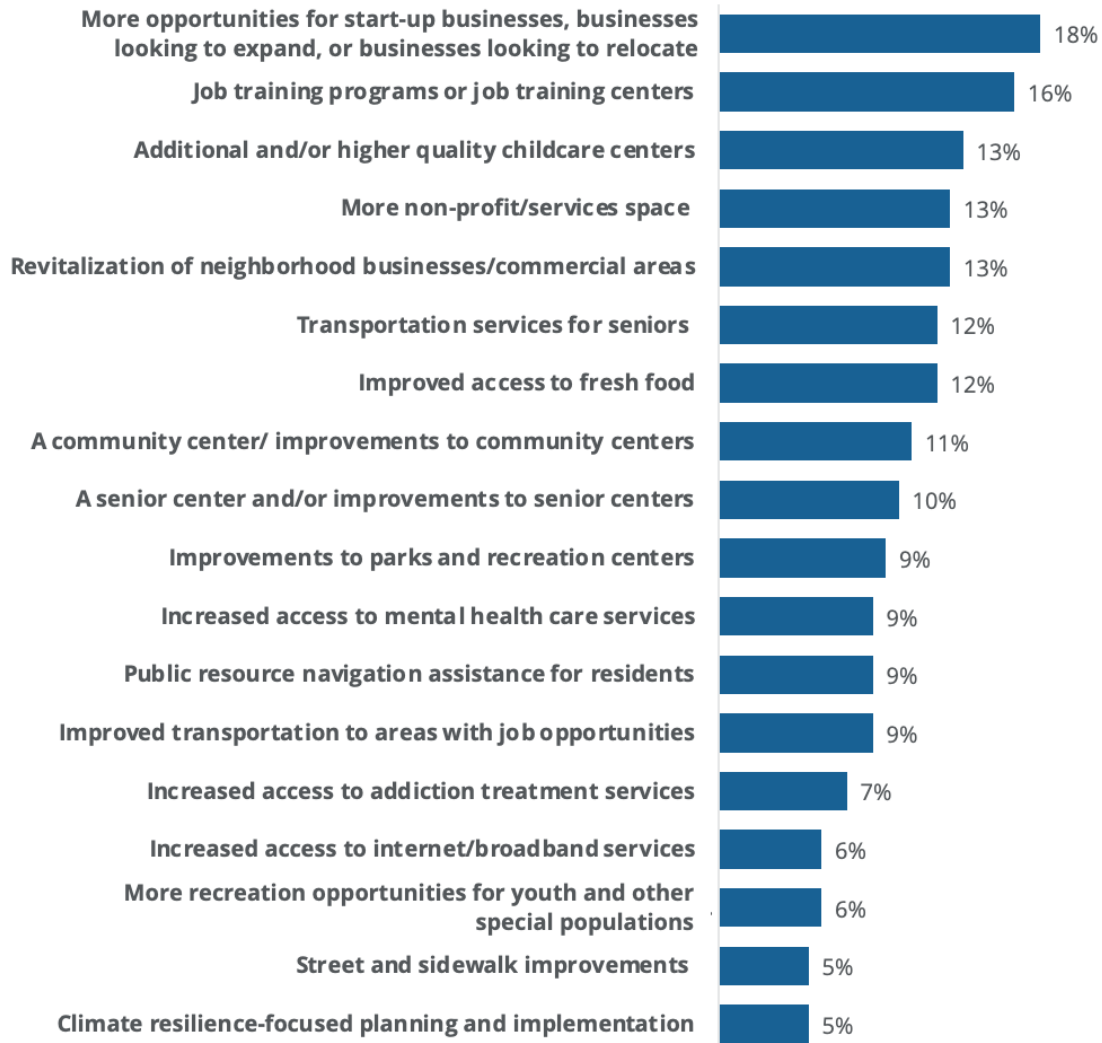


Note: n=257.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Stakeholders were also asked to identify top five priority public service needs in the region and represented a diverse range of organizations with affordable housing developers, affordable housing advocates, and government agencies having the most representation followed by a wide range of nonprofit service providers focused on food access, homelessness, seniors, youth and housing rehabilitation. Figure A-18 shows the percentage of stakeholders indicating each public service as a top 5 priority.

Figure A-18. Stakeholder Community Needs Priorities.



Note: n=141.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey

Community experience. Respondents ranked their agreement with a series of statements related to their experience in the community with “10”= strongly agree and “1” = strongly disagree. Access to affordable housing for city residents was ranked the lowest of agreement overall for City and County residents. Satisfaction with transit is

highest for city residents and access to fresh food options is the highest agreement for county residents.

Figure A-20. Community Satisfaction Average Rating.



Note: N = 664.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Lastly, residents for the City of Sacramento were asked to select which neighborhoods in the City were the most in need of the community development priorities that had been selected. Figure A-21 shows the most selected neighborhoods and the top five selected community improvements.

Figure A-21. Prioritized Improvements by City of Sacramento Neighborhood

<p>CITY OF SACRAMENTO</p> <ol style="list-style-type: none"> 1 Neighborhood revitalization (businesses/commercial areas) 2 Job training programs or job training centers 3 Improved transportation to areas with job opportunities 4 Increased access to mental health care services 5 More opportunities for small or start-up businesses 	<p>OLD NORTH SACRAMENTO</p> <ol style="list-style-type: none"> 1 Mental health services 2 Services for persons who are currently unhoused 3 Food pantries 4 Affordable childcare 5 Youth activities 	<p>SOUTH NATOMAS</p> <ol style="list-style-type: none"> 1 Mental health services 2 Services for persons who are currently unhoused 3 Job training programs or job training centers 4 Affordable childcare 5 Accessibility (ADA) improvements to community amenities
<p>DEL PASO HEIGHTS</p> <ol style="list-style-type: none"> 1 Mental health services 2 Services for persons who are currently unhoused 3 Affordable childcare 4 Supportive services for low-income residents, persons living with disabilities, LGBTQIA+ people 5 Youth activities 	<p>MEADOWVIEW</p> <ol style="list-style-type: none"> 1 Mental health services 2 Affordable childcare 3 Services for persons who are currently unhoused 4 Food Pantries 5 Supportive services for low-income residents, persons living with disabilities, LGBTQIA+ people 	<p>CENTRAL OAK PARK</p> <ol style="list-style-type: none"> 1 Job training programs 2 Services for persons who are currently unhoused 3 Mental health services 4 Documentation assistance (getting an ID or driver's license) 5 Neighborhood cleanup
<p>DOWNTOWN SACRAMENTO</p> <ol style="list-style-type: none"> 1 Mental health services 2 Services for persons who are currently unhoused 3 Sidewalks, streetlights, and/or other similar neighborhood improvements 4 Youth activities 5 Public resource navigation 	<p>SOUTH OAK PARK</p> <ol style="list-style-type: none"> 1 Services for persons who are currently unhoused 2 Mental health services 3 Affordable childcare 4 Food pantries 5 Neighborhood cleanups 	<p>FRUITRIDGE</p> <ol style="list-style-type: none"> 1 Mental health services 2 Services for persons who are currently unhoused 3 Developed parks/playgrounds 4 Food pantries 5 Sidewalks, streetlights, and/or other similar neighborhood improvements

Note: n=407.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.