

HOME-ARP Allocation Plan

City of Sacramento

5/3/2022

Sacramento Housing and Redevelopment Agency
Development Department-Federal Programs

CITY OF SACRAMENTO
HOME-ARP
ALLOCATION PLAN

HOME-ARP Allocation Plan Template

Guidance

- To receive its HOME-ARP allocation, a PJ must:
 - Engage in consultation with at least the required organizations;
 - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
 - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - Affirmatively Further Fair Housing;
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
 - Anti-Lobbying;
 - Authority of Jurisdiction;
 - Section 3; and,
 - HOME-ARP specific certification.

Participating Jurisdiction: City of Sacramento

Date: 5/3/2022

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

Consultation was done in three phases. For the first phase, SHRA was fortunate that a Citywide process was underway regarding housing and staff utilized the feedback from this effort and then conducted a second phase of consultation. A third consultation phase was conducted when SHRA changed the preference in the plan to QP1 only.

Phase 1 – In the first phase of the consultation process, SHRA participated with the City of Sacramento as partners in a citywide Master Siting Plan to Address Homelessness (Master Siting Plan). SHRA is a joint City/County public agency and serves as the administrator of federal funds for the City of Sacramento. As such, this City led effort included not only the HOME-ARP funds but all other local and federal funds received by the City being contemplated for homeless services or facilities. As part of the Master Siting Plan, an extensive community engagement process was conducted from January 2021-May 2021 and individuals representing all four HOME-ARP qualifying population (QP) groups and the groups identified as required in the HUD Notice CPD-21-10 were invited including: homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. The process included dozens of meetings with presentations, discussion and comments from residents and stakeholders. Despite the social distancing requirement, a diverse cross section of community members and organizations representing QPs participated including associations, homeless service advocates and providers, housing authority staff, persons with lived homeless experience, faith based groups, domestic violence service providers, disability advocates and other non-profits.

On May 18, 2021 a coalition of community based organizations representing all four qualifying populations presented their recommendation for funding to the Sacramento City Council. On August 10, 2021, the Sacramento City Council approved the Master Site Plan, which included recommendations for the use of HOME ARP. Please see attached excerpt from the City Council Staff Report and City Council Resolution which highlights their actions. A summary of the individuals that participated is included in the table below.

Phase 2 – the second phase of the consultation was exclusive to the use of HOME ARP. On September 21, 2021 letters and emails were sent to all members of the Sacramento Continuum of Care (CoC) and to other organizations not in the CoC representing all four QPs and the groups identified as required in the HUD Notice CPD-21-10 including: homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. A summary of the groups consulted is included below.

At the request of the CoC, a two hour virtual meeting was held on October 13, 2021 regarding the use of HOME ARP funds with more than 25 organizations represented, including, but not limited to: mental health services, substance abuse, veterans, people with disabilities, homeless, homeless youth, shelter providers, employment, education, health, at-risk of homelessness, homeless prevention, fair housing and civil rights organizations, housing authority staff, and organizations specializing in assisted LEP populations. Those organizations provided comments and two letters which were attached to the HOME ARP Plan. At the meeting staff provided an overview of the HOME-ARP program and the allocation that Sacramento was expected to receive, reviewed the types of activities and populations that were eligible, and provided insight

on what the gap analysis, consolidated plan, and outreach had revealed related to needs in the community.

The Sacramento Housing and Redevelopment Agency (SHRA) developed the draft allocation plan, on behalf of the City of Sacramento, by following its adopted Citizen Participation Plan (attached) and CPD Notice 21-10 which allows for a 15-day public comment period. Both SHRA and the City of Sacramento provided translation services at all public meetings upon request and SHRA and City websites can be used by visually impaired individuals.

Phase 3 - Finally, a third consultation phase was conducted in April of 2022. This outreach was necessary as SHRA desired to change the preference in the HOME-ARP Plan to QP1/Homeless only so it was necessary to gather feedback on that proposed change. On April 4th and 5th letters and emails were sent to organizations representing all for QPs and the groups identified as required in the HUD Notice CPD-21-10 including: homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. A one hour virtual meeting was held on April 12, 2022, in which SHRA presented an overview of the program, a summary of qualifying populations, a summary of eligible activities, SHRA's observations on needs and gaps and the reason for the proposed change to only QP1 (currently homeless) as the preference. A summary of the groups consulted during this phase is included below.

A complete list of consulted organizations for all three phases is attached.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.

Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
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Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period: start date - 10/4/2021 end date - 10/19/2021***
- ***Public hearing: 10/19/2021***

A duly noticed public hearing was held before the Sacramento City Council.

Describe any efforts to broaden public participation:

Efforts to reach out to the community and neighborhood populations for citizen comments began during the City of Sacramento’s Master Siting Plan to Address Homelessness (Homeless Siting Plan) process and continued with the development of the City’s HOME-ARP Allocation Plan (Allocation Plan) as stated above in the “consultation” section. The Sacramento City Council adopted the Homeless Siting Plan on August 10, 2021 by Resolution 2021-00924. A second consultation phase occurred in September/October of 2021 which was specific to the HOME-ARP funds and a third consultation was held in April of 2022 to obtain feedback regarding the proposed change from no preferences to QP1/homeless only.

Draft copies of the the proposed Allocation Plan activities were made available for the 15-day public comment period beginning on October 4, 2021 with publication in the Sacramento Bee (paper of general circulation). The public notice was also translated and posted in the Latino Times, Sacramento Observer and Hai Van News. The draft Allocation Plan was posted on the SHRA web site located at www.shra.org and a hard copy was made available upon request. The public noticing indicated that citizens could also send their public comments to SHRA's Development Department with contact information being provide in the public notice.

Public hearings on the Home-ARP Plan specifically were held at both the Sacramento Housing and Redevelopment Commission held virtually on October 6, 2021 at 6pm and at the City Council meeting virtually on October 19, 2021 at 5 pm. All meeting agendas provide information in six different languages on how to receive translation assistance and also include the option for those that are hearing impaired to use the TTY phone for assistance. The live City Council meeting has a running subtitle feature for those who are hearing impaired and further they state "if you need special assistance to participate in the meeting contact the Office of the City Clerk." In addition SHRA's public notices state "If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting." City council meetings are was broadcast on KUBU 96.5 FM, streamed lived on Metro Cable Channel 14, and also available on the City's website. SHRA Commission meetings are shown live on Youtube. Both City and SHRA meetings are available to the public for viewing at any time after the meeting.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

Comments received are summarized below:

1. Comments received during Phase 1 Homeless Master plan on May 18, 2021.
 - **City – County Partnership Agreement/Fix the fragmented homeless leadership structure –** The current system is too fragmented & disjointed to successfully implement a Homeless Master Plan that must include a City – County Partnership Agreement [CCPA] that clarifies roles, responsibilities, authority & accountability.
 - **Homeless Prevention –** The Homeless Master Plan needs to incorporate universal prevention and targeted prevention and diversion programs to minimize the number of people that become homeless on an annual basis – this is especially critical once the eviction moratoriums expire.
 - **Trauma-Informed Care; Harm Reduction and Housing First Principles –** make these three items a priority when planning for homeless housing.
 - **Accessibility-**Ensure that all programs are accessible to people with disabilities including physical, mental, and developmental.
 - **Ombudsperson[s]-**Fund and staff a centralized ombudsman to assist individuals to find services and housing.
 - **Criminalization-**The implementation of the Homeless Master Plan must be grounded in our community's sense of justice & equity – and not as a way to circumvent the *Martin v Boise* decision.

- **Good Neighbor Policies**-Incorporate Good Neighbor Policies that include the following applying to all in our community – people experiencing homelessness; community residents, including neighborhood associations; business community, including business improvement districts: Respect, Dignity, Diversity, Inclusion, Health, Safety
 - **Income-based housing** – Promote the development of housing affordable to lower income populations and cost burdened rental households.
 - **Citywide Homeless Employment Program [HEP]** – Create a robust Citywide Homeless Employment Program with a goal of hiring 800 of our unhoused neighbors at a living wage + benefits.
2. Projects funded with HOME-ARP should participate in Coordinated Entry System. Comments received during phase 2 consultation.
 3. Projects funded with HOME-ARP should serve the most vulnerable people - specifically people experiencing chronic homelessness. Comment received during phase 2 consultation
 4. Funds should be used to increase the supply of permanent supportive housing. Comment received during phase 2 consultation
 5. One comment recommended that the HOME-ARP Plan clarify how HOME-ARP funds allocated to permanent supportive housing can be used – specifically if they can be used for operating expenses. Staff indicated that this question was posed both in writing and verbally during the virtual meeting and staff was able to address the question when it was asked verbally. Information was added to the narrative to address this concern. Comment received during phase 2 consultation.
 6. One attendee questioned the difference between “homeless” and “at risk of homelessness as it related to the HOME-ARP preferences. Staff was able to respond to this question during the meeting. Comment received during phase 3 consultation.
 7. One attendee expressed concern that transitional age youth (ages 18-24) might be excluded if the preference was changed to homeless only. Staff was able to respond in writing after the meeting to provide additional information on how this population would be effected. Comment received during phase 3 consultation.

Summarize any comments or recommendations not accepted and state the reasons why:

No comments were not accepted. All recommendations were considered.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

The PJ may use the optional tables provided below and/or attach additional data tables to this template.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	559	211	1121	#	40								
Transitional Housing	306	119	350	#	139								
Permanent Supportive Housing	1527	471	2176	#	736								
Other Permanent Housing						247	235	#	#				
Sheltered Homeless						334	788	158	55				
Unsheltered Homeless						567	3319	488	418				
Current Gap										567	#	4,225	#

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	98,402		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	26,125		
Rental Units Affordable to HH at 50% AMI (Other Populations)	42,015		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		17,470	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		5,935	
Current Gaps			23,405

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Qualifying Population 1 (QP1): Homeless as defined in 24 CFR 91.5.

One of the primary methods of assessing the homeless population is the annual Point in Time Count or PIT. The PIT was not conducted for Sacramento in 2020 or 2021 due to the coronavirus pandemic so the January 2019 point-in-time (PIT) count will be used for this section. The numbers below are countywide numbers but Sacramento Steps Forward, who prepares the PIT, indicates that approximately 73% of the households are originally from the City of Sacramento or are long-term City of Sacramento residents.

Sheltered Homeless Population

Total sheltered individuals - 1670

Children under age 18-370

Persons ages 18-24 - 171

Persons over age 24 - 1129

In emergency shelter-1129

In transitional housing-531

Female-780

Male-882

Transgender-6

Gender non-conforming-2

Hispanic or latino-322

Non-hispanic/latino-1348

White-840

Black/African American-661

Asian-17

American indian/Alaska native-41

Native Hawaiian-11

Multiple races-100

Unsheltered Homeless Population

Total unsheltered individuals-3900

Children under age 18- 346

Persons ages 18-24- 244

Persons over age 25- 3310

Female-1318

Males-2549

Transgender-19

Gender non-conforming-14

Non-hispanic/latino-3237

Hispanic/latino-663

White-1768

Black/African American-1214

Asian-32

American indian/Alaska native-380

Native Hawaiian-112

Qualifying Population 2 (QP2): At risk of Homelessness as defined in 24 CFR 91.5.

Households at risk of homelessness are defined as those with incomes below 30% Area Median Income (AMI) that lack sufficient resources or support networks to prevent homelessness, and 1) have moved more than two times due to economic reasons in the past 60 days, 2) are doubled up with another household due to economic hardship, 3) will be evicted within 21 days, 4) live in a hotel or motel without financial assistance from a nonprofit or government entity, 5) live in an efficiency apartment and are overcrowded, or 6) are exiting a publicly-funded institution or system of care.

HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018 data Table 10 specifically for the City of Sacramento provides information on overcrowding among households that include more than one family, by household income level. This CHAS data indicates there are approximately 1,935 households with incomes below 30% AMI that are at risk of homelessness in the City of Sacramento.

Qualifying Population 3 (QP3): Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD.

According to the 2019 Sacramento Point in Time Count, which has the most recent information regarding this issue, approximately four percent of the homeless individuals (at that time approximately 90 individuals out of 2052) indicated they had left their last household due to violence from a partner or family member. 59% of the individuals surveyed were women and 41% were men. 67% of the individuals surveyed reported that they had been homeless for the entirety of the last three years. The numbers below are countywide numbers but Sacramento Steps Forward, who prepares the PIT, indicates that approximately 73% of the households are originally from the City of Sacramento or are long-term City of Sacramento residents.

Per the 2020 CoC Dashboard there are 473 homeless DV persons in need of housing.

Qualifying Population 4 (QP4): Other Populations where providing supportive services or assistance under section 212(a) of NAHA (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those at greatest risk of housing instability. HUD defines these populations as individuals and households who do not qualify under any of the populations above.

Other populations, as defined by HOME-ARP, include those who:

1. Are currently housed and at risk of repeat homelessness;
2. Have incomes below 30% AMI and are experiencing severe housing cost burden; and
3. Otherwise meet the definition of at risk of homelessness and have incomes between 30% and 50% AMI.
4. Veterans

Currently housed and at risk of repeat homelessness

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, in data collected from the 2019 PIT Count, an estimated 3,610 families with children are homeless in the region, annually, yet another 2,278 become homeless. Taking into consideration this dynamic of homelessness, researcher 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. Using this methodology, the 2019 Homeless Count suggests that approximately 10,000 to 11,000 residents in Sacramento County will experience homelessness during the next year. This is a countywide number but Sacramento Steps Forward, who manages data for Sacramento related to homelessness, indicates that approximately 73% of the households are originally from the City of Sacramento or are long-term City of Sacramento residents.

At greatest risk of housing instability – Households with incomes < 30% AMI and experiencing severe housing cost burden

2014-2018 HUD CHAS data for the City of Sacramento indicates there are 16,320 renter households with annual income less than 30% AMI that are at greatest risk of housing instability. These renter households include:

- Two-person households, one or both of who are age 62 or older - 580;
- Small families with 2-4 non-elderly people – 5,380;
- Large families with 5 or more people – 1,550;
- People living alone or with non-relatives who are age 62 or older – 2,700;
- People living alone or with non-relatives, none of whom are age 62 or older – 6,110.

At greatest risk of housing instability – Households with incomes 30-50% AMI that meet HUD's §91.5 definition of at risk of homelessness

2014-2018 HUD CHAS data for the City of Sacramento indicates that there are 545 households in this category. Households in this category are those with incomes between 30% and 50% AMI that lack sufficient resources or support networks to prevent homelessness, and 1) have moved more than two times due to economic reasons in the past 60 days, 2) are doubled up with another household due to economic hardship, 3) will be evicted within 21 days, 4) live in a hotel or motel without financial assistance from a nonprofit or government entity, 5) live in an efficiency apartment and are overcrowded, or 6) are exiting a publicly-funded institution or system of care.

Veterans

Per the 2019 Sacramento Point in Time count

- On a single night in January, 667 veterans were experiencing either sheltered or unsheltered homelessness in Sacramento County.
- Veterans represent approximately 12 percent of all persons experiencing homelessness in the county.
- The majority (73%) of these veterans were unsheltered, a similar unsheltered proportion as in the overall homeless population in Sacramento County (70%).

- Of those who were sheltered, half were in emergency shelters and half were in transitional housing programs.

This is a countywide number but Sacramento Steps Forward, who manages data for Sacramento related to homelessness, indicates that approximately 73% of the households are originally from the City of Sacramento or are long-term City of Sacramento residents.

Per the 2020 CoC Dashboard, there are 646 homeless veterans in need of housing.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- *Sheltered and unsheltered homeless populations;*
- *Those currently housed populations at risk of homelessness;*
- *Other families requiring services or housing assistance or to prevent homelessness; and,*
- *Those at greatest risk of housing instability or in unstable housing situations:*

Unmet Housing and Service Needs: describe the unmet housing and service needs of the qualifying populations.

According to Sacramento Steps Forward Point in Time Count for 2021, the greatest unmet **housing** needs of all four qualifying populations are:

- Permanent rental housing that is affordable to qualifying and other populations; and
- Permanent supportive rental housing that coordinates specialized services with housing that is affordable to qualifying and other populations.

According to Sacramento Steps Forward Point in Time Count for 2021, the greatest unmet **service** needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations are: housing search, rental subsidy, mental health, diversion, and legal services.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

Current resources available to assist qualifying populations include:

- Congregate and non-congregate shelter beds - 1730

- Tenant Based Rental Assistance – 13,200
- Veteran Vouchers (VASH program) -1200
- Affordable rental housing units (regulated) - 9000
- Permanent supportive housing beds - 3342
- Public housing units and RAD units-1642

According to 211 Sacramento’s 2021 Community Plan update, a variety of supportive services are available both in and out of shelters and housing. The services typically available are case management and referral, health services, mental health, and counseling.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Shelter Gap - Beds for individuals (from 2019 PIT)

Individuals Sheltered in Emergency Beds (868) x 4-month average stay	2604
Individuals Sheltered in Transitional Housing Beds (267) x 18-month average stay	178
Total Nightly Need for Individual Beds	2782
Existing Individual Bed Capacity (Emergency Shelter + Transitional Housing)	1135
<i>Net Nightly Need for Individual Beds</i>	<i>1647</i>

Shelter Gap - Beds for Individuals in Families and Family Units (from 2019 PIT)	
Individuals in Families in Emergency Beds (337) x 4-month average stay	1011
Individuals in Families in Transitional Housing Beds (257) x 18-month average stay	172
Total Nightly Need for Family Beds	1183
Existing Family Bed Capacity (Emergency Shelter + Transitional Housing)	594
<i>Net Nightly Need for Beds for Individuals in Families</i>	<i>589</i>

Note regarding the above data. The average stay in emergency housing is four months. To get an annual number we multiplied the four-month period times three to arrive at a twelve month or annual figure. The average stay in transitional housing is 18 months. To get an annual number we divided actual number by 2/3 to obtain the annual amount.

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Tenant-based Rental Assistance Gap

According to the Sacramento Housing Authority, approximately 28,000 individuals applied for tenant based rental assistance in the most recent Housing Authority open wait list period.

Sacramento has approximately 12,900 vouchers available which leaves an estimated gap of 15,100 tenant-based rental assistance vouchers for households with income less than 50% AMI and paying more than 50% of household income for rent, including utilities in the City and County of Sacramento. Sacramento Steps Forward, who manages data for Sacramento related to homelessness, indicates that approximately 73% of the households are originally from the City of Sacramento or are long-term City of Sacramento residents.

Affordable and Permanent Supportive Rental Housing Gap

Per the 2014-2018 CHAS for the City of Sacramento there is an estimated gap of 23,405 rental units affordable to renter households with incomes between 0-50% AMI. Permanent supportive rental housing is a subset of the affordable rental housing gap, primarily for households with income less than 30% AMI. In addition to an affordable rent, permanent supportive housing provides an array of services necessary to help people with disabilities and/or experiencing chronic homelessness to retain housing stability. There is an estimated gap of 2500 permanent supportive housing units in Sacramento. Sacramento Steps Forward, who manages data for Sacramento related to homelessness, indicates that approximately 73% of the households are originally from the City of Sacramento or are long-term City of Sacramento residents.

Service Delivery System Gaps and Methodology

To identify gaps in the service delivery system, SHRA reviewed current data from the Sacramento Steps Forward - Continuum of Care and other sources. As stated previously, Sacramento Steps Forward, who manages data for Sacramento related to homelessness, indicates that approximately 73% of the households are originally from the City of Sacramento or are long-term City of Sacramento residents. Data analysis identified numerous service delivery system gaps including navigation and case management, connecting individuals and families with employment opportunities with sufficient income to afford housing, too few rental units in general, transportation, move-in assistance, adequate affordable child care, landlord outreach and liaison services. In addition, stakeholders such as Area Congregations Together and the CoC Board discussed challenges securing consistent operating funds for general administrative costs and building capacity to undertake development activities.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

For other populations 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; bad credit history; criminal history; mental illness; prior episodes of homelessness; and/or extremely low-income households.

Identify priority needs for qualifying populations:

Based on information from Sacramento Steps Forward at the 2019 PIT count, priority needs for all qualifying populations are:

- Non-congregate shelter;
- Affordable rental housing, including permanent supportive housing;
- Housing navigation services;
- Case management services;
- Affordable Child care;
- Education services;
- Employment assistance and job training;
- Meal or grocery assistance;
- Housing search and counseling assistance;
- Coordinated service linkage;
- Legal Services
- Life skills training;
- Mental health services;
- Outpatient health services;
- Outreach services;
- Substance abuse treatment services;
- Transportation, including vehicle repairs and bus passes;
- Credit repair;
- Landlord-tenant liaison services;
- Services for special populations, including trauma-informed services;

As stated previously, Sacramento Steps Forward, who manages data for Sacramento related to homelessness, indicates that approximately 73% of the households are originally from the City of Sacramento or are long-term City of Sacramento residents.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

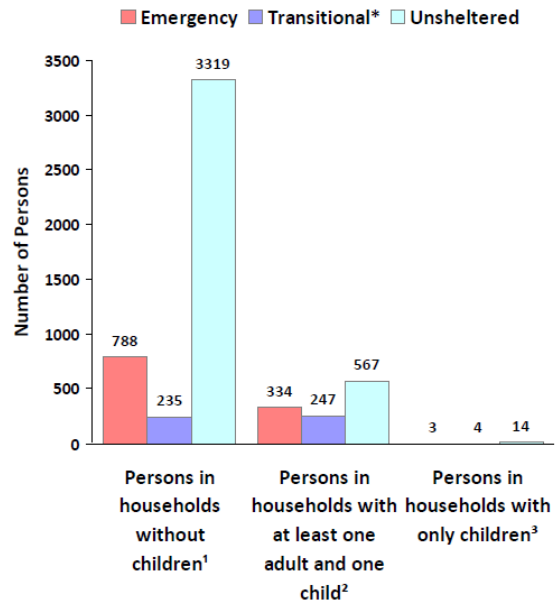
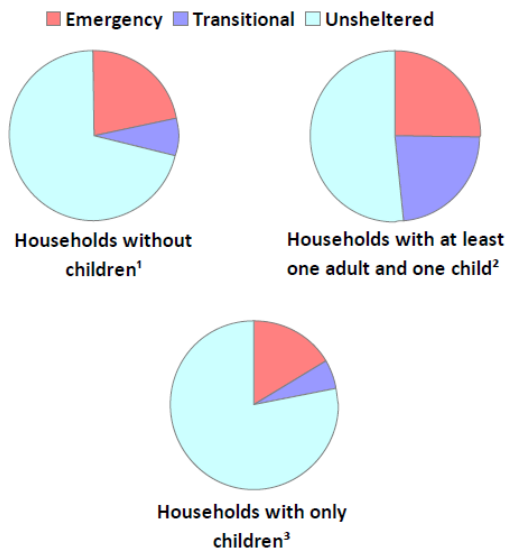
The needs and gaps analysis demonstrates a need for all types of housing assistance. The 2020 CoC Dashboard provided the following data that supports the level of need in the community:

CoC Number: CA-503

CoC Name: Sacramento City & County CoC

2020 Point in Time Count Summarized by Household Type

Proportion of Households Served by Program Type



¹ Safe Haven programs are included in the Transitional Housing category.

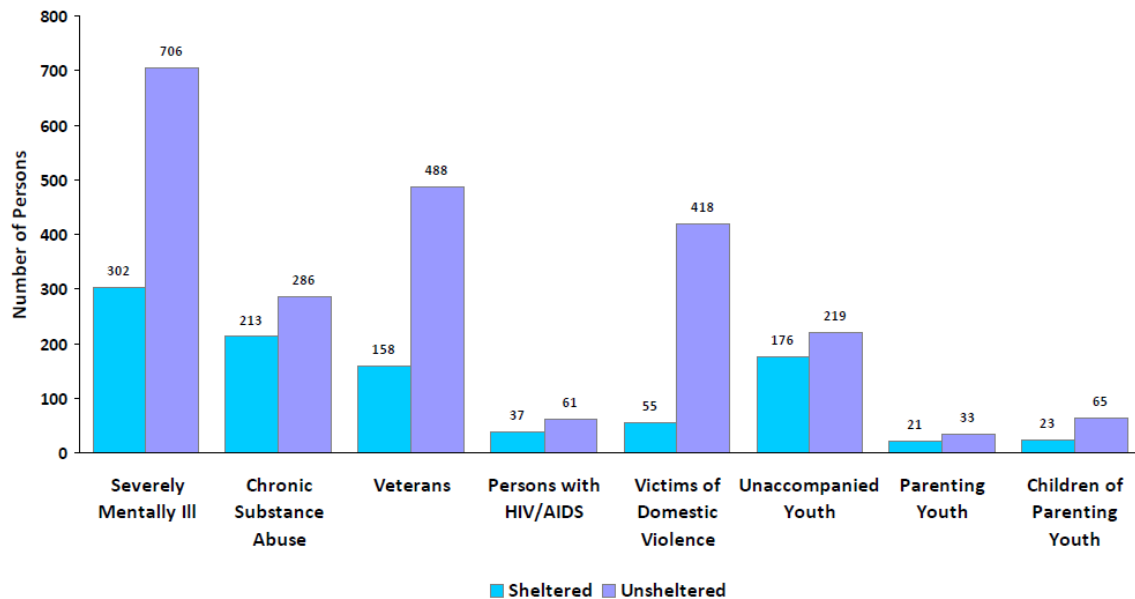
This category includes single adults, adult couples with no children, and groups of adults. *This category includes households with one adult and at least one child under age 18.

This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

CoC Number: CA-503

CoC Name: Sacramento City & County CoC

2020 Point in Time Count Summarized by Sub-Population



As can be seen on the graph above, housing is needed for persons who are severely mentally ill and chronic substance abusers, as well as, for Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth, and Parenting Youth/Children of Parenting Youth.

Permanent Supportive housing was identified by the Continuum of Care as a priority during the outreach which supports the data gathered and inventory analysis completed by staff. The HOME-ARP funds will be used to provide permanent supportive housing to HUD defined homeless families with children and individuals as both groups are identified as a high priority need in the by the Sacramento City Council, SHRA and the larger community through the Homeless Siting Plan and the HOME-ARP outreach.

Needs Assessment Gap Analysis:

SHRA completed the Homeless Needs and Inventory Gaps analysis table provided by HUD. Data was obtained from Sacramento City and County Continuum of Care (CoC) 2021 Housing Inventory Count (HIC) report and 2020 CoC Dashboard posted on the HUD Exchange. The HIC includes all available beds as reported by the CoC. Note the CoC boundary encompasses the entire County of Sacramento which includes incorporated cities. The HIC does not contain number of adult units so this field has been left blank. The 2020 CoC Dashboard did not contain population numbers for Other Permanent Housing for Veterans or Domestic Violence so these fields have been left blank.

The annual HIC provides useful context regarding the number and type of beds and units that are available for individuals and families experiencing homelessness on any given night. The following tables summarize beds and units available as of January 2020 in the Sacramento and County of Sacramento HIC by bed type.

1. Emergency housing beds include emergency shelter and transitional housing; emergency shelter generally allows for short-term or nightly stays, while transitional housing generally allows for a stay up to 24 months. Both types of emergency housing may include supportive services designed to facilitate movement to independent living. See table below for bed inventory information.
2. Rapid rehousing provides security and utility deposits and/or monthly rental and utility assistance for rental units that rent for less than the fair market rent. Assistance is generally provided for the shortest period of time necessary for a household to gain stable housing and can range from 3 to 24 months. Permanent supportive housing provides for an unlimited lease term; residents receive services necessary to promote continued housing stability.
 - a. 2020 HIC rapid re-housing inventory:
 - i. 124 Family Units
 - ii. 9 Family Beds
 - iii. 2 Adult Only Beds
 - iv. 100 Veteran Beds
 - v. 62 Youth Beds

Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Upon completion data analysis of PIT, HIC, ACS and CHAS data, as well as from community input, there is an obvious need to construct/rehabilitate additional affordable housing units for the qualifying populations.

SHRA completed the Housing Needs and Inventory Gap analysis table below provided by HUD using the following data.

1. Data Source 1: ACS Table S2503, 2019 1-Year Estimates
 - a. City of Sacramento –
<https://data.census.gov/cedsci/table?q=&text=S2503&g=1600000US0664000&tid=ACST1Y2019.S2503>
2. Data Source 2: Comprehensive Housing Affordability Strategy (CHAS)
 - a. <https://www.huduser.gov/portal/datasets/cp.html#2006-2017>

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

SHRA will administer the HOME-ARP funds directly and will solicit applications to identify housing developers for HOME-ARP funded project(s). SHRA follows a comprehensive multi-step process which was adopted by the City Council known as the “Multi-Family Lending Policy”. These guidelines are used to solicit proposals from developers to ensure that the project quality is excellent and that all funding source requirements are met. Several times a year as funds are available, interested developers can submit an initial “pre-applicable” for funding. Information required at this stage includes: 1. Name, location and jurisdiction of proposed project 2. Location map 3. Name of the applicant and development team 4. Amount of SHRA loan funds requested 5. If no previous experience with SHRA, a Tax Credit Allocation Committee “Previous Participation Certificate” 6. Type of construction: new construction or rehabilitation 7. Number of units and their size (# of bedrooms) 8. Affordability levels of the units 9. Timeline for financing and construction 10. Status of site control 11. Preliminary project budget and total development cost 12. Sources and uses of funds, including construction, bridge and permanent financing 13. Cash flow pro forma including all debt service obligations for the term of the longest proposed loan 14. Verification that they understand all requirements of federal funding sources being allocated. Once the applicant has been approved at the first stage, they will move on to the final stage where complete underwriting will be done and staff will verify that social service providers related to the project meet all requirements. The selected developer will be required to solicit for all contractors involved using federal procurement guidelines.

90 percent of the HOME-ARP funds will be utilized to construct approximately 220 units of affordable housing. HOME-ARP Funds will be used on all eligible project costs including both construction costs and operation cost as needed. Of the remaining HOME-ARP funding, SHRA will retain 10 percent for planning and administration. SHRA planning and administration includes project eligibility, grant management, environmental clearance, SHRA project procurement, project monitoring, federal reporting, frequent developer project status meetings, fiscal oversight, reviewing and issuing reimbursement requests, ensuring the developer meets procurement, section 3, M/WBE requirements and labor law regulations. SHRA has administered HOME funds, and other federal grant programs, for over 30 years, and has the expertise to administer HOME-ARP funds.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Not applicable.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 8,212,784		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 912,531	10 %	15%
Total HOME ARP Allocation	\$ 9,125,315		

Additional narrative, if applicable:

SHRA will retain 10% of the HOME-ARP for planning and program administration. Remaining funds to develop affordable rental housing.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Over the last several years Sacramento has experienced a high level of need for all types of housing assistance including TBRA, shelter and permanent housing. Based on the data collected and upon other financial factors, staff is recommending that permanent supportive housing be prioritized for the HOME-ARP funds. There are a variety of reasons for this including:

1. There are currently a large number of individuals on the waiting list for housing and also for shelter through the Coordinated Entry system. Sacramento currently only has 1317 shelter beds available. Moving individuals into permanent housing free up shelter beds and help address this gap.
2. Sacramento has received over \$42 million in rental assistance and subsidies due to the pandemic which has dramatically impacted the community in a very positive way by assisting 4967 households and preventing numerous evictions. As a result, staff is of the opinion that TBRA is not the best use of the HOME-ARP funds at this time.
3. The City of Sacramento has created nearly 400 new homeless shelter units since 2019 providing more opportunities for temporary shelter in Sacramento than ever before. In addition they have opened up community centers and other public spaces during inclement weather to provide short term overflow shelter when needed with the goal of having no individual being out of doors overnight during a hard freeze or rain.
4. There is a need for over 25,000 units of affordable housing in Sacramento and permanent supportive housing units are a subset of this need. PSH units have not kept pace with the other types of housing assistance they are expensive to construct and operate. In 2021, Sacramento Steps Forward Gap analysis identified a need for a minimum 2500 PSH units but the actual need is likely much higher. Everyone consulted recognized that using the HOME-ARP dollars to create permanent housing should be the priority for Sacramento at this time.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Funds to provide up to 220 affordable rental housing units for families with children and individuals.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The rental housing production goal is up to 220 housing units. As stated above, the production of permanent supportive housing/affordable housing for homeless families and individuals is a high priority for the City of Sacramento as identified in the Homeless Siting plan, outreach and

gap analysis. Due to its high cost, Permanent Supportive housing is the most difficult to fund and construct but is the program currently identified as the most critical need for homeless families. Producing these units will enable another 220 families in Sacramento to have a safe place to call home.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Based on the opinions expressed during the outreach and the needs identified in the gaps analysis, SHRA intends to have a preference for ‘QP1 – Homeless individuals’.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ’s needs assessment and gap analysis:

Providing funds to specifically address the homeless population has been identified as a priority. As stated above, quickly and efficiently moving homeless households to permanent housing is a high priority need in Sacramento which has also been established in the needs and gaps analysis.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

It is estimated that the HOME-ARP funds will be able to assist approximately 220 homeless households. Once these individuals are removed from the group of people needing housing, individuals from the other QPs will have an increased chance of obtaining housing. In addition as mentioned above, other QPs have benefitted from the increased amount of dollars and focus placed on services such as rental assistance and emergency shelters in the past two years. In addition the following programs provide services to other qualifying populations in Sacramento and staff have, in many cases, been able to increase annual service numbers by applying for additional funding opportunities when available.

Veteran Administration Supportive housing (VASH) vouchers – currently serves 600 veterans annually

Emergency Housing Vouchers – currently serves 500 victims of Domestic violence, At Risk, and Other populations annually

Rapid Rehousing program – served 48 families at risk of homelessness annually

Move On program – currently serves individuals 75 transitioning from supportive housing to standard housing voucher.

Weave Safehouse - currently serves up to 10 victims of Domestic violence nightly

La Familia Domestic Violence Shelter- currently serves up to 15 victims of Domestic violence nightly

Turning Point Shelter - currently serves up to 25 mentally and physically disabled individuals nightly

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

Not applicable.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

Not applicable.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

Not applicable.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

Not applicable.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

Not applicable.

- ***Other requirements in the PJ's guidelines, if applicable:***

Not applicable.

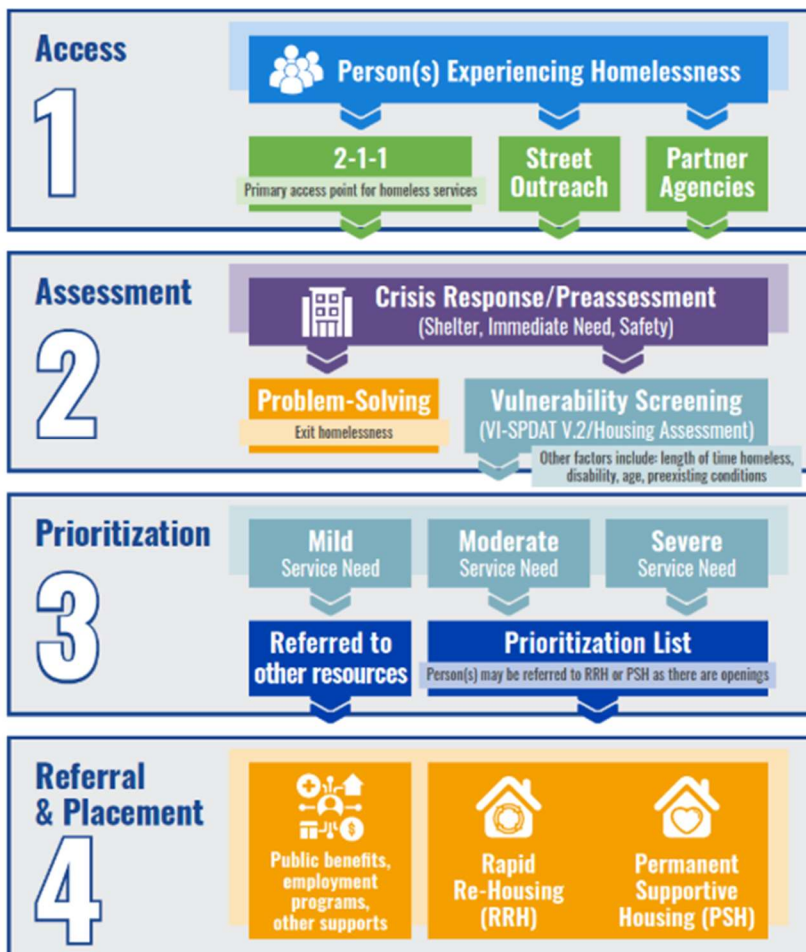
CITY OF SACRAMENTO

HOME-ARP

COORDINATED ENTRY DIAGRAM

(REQUESTED BY HUD REPRESENTATIVE)

Coordinated Entry in Sacramento



Due to a limited amount of resources available, some households may experience significant delays with connecting to appropriate resources.

Date published: 9/22/2021

CITY OF SACRAMENTO
HOME-ARP
CONSULTATION NOTIFICATION

HOME-ARP Consultation List			Contact Date: various
Agency/Organization Consulted	Type of Agency/Organizati on and QP served	Method of Consultation	Feedback
Continuum of Care Board	Sacramento Steps Forward - addresses needs of all four QPs	Participated in Phase 1 outreach. Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	Received letter and verbal comments.
Continuum of Care Board Member	Midtown Business Association - Business Community and Street Outreach - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	The River District business association - Business Community & Street Outreach - addresses needs of all four QPs	Letter/Email 9-21- 21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	City of Citrus Heights addresses needs of all four QPs	Letter/Email 9-21- 21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received

Continuum of Care Board Member	City of Elk Grove addresses needs of all four QPs	Letter/Email 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	City of Rancho Cordova- addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	City of Sacramento - Homeless Services - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Sacramento Homeless Coalition - Coalition/Network - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	County Health Services - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to	No comments received

		presentation on 4/12/22.	
Continuum of Care Board Member	County of Sacramento - Homeless Services - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Education for Homeless Children and Youth - Education - addresses needs of all four QPs focusing on the needs of children	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Employment Development - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Sacramento ACT - Faith Community Advocate - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	Letter received/attached. Verbal comments also received. Responded to questions raised in letter verbally at meeting.

Continuum of Care Board Member	California Homeless Youth Project - Homeless Youth - addresses needs of all four QPs focusing on the needs of youth	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Housing Authority/PHA- addresses needs of all four QPs and represents City and County Public Housing Authority	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	SHOC - Lived Experience- addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Law Enforcement - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Well space - Mental Health - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to	No comments received

		presentation on 4/12/22.	
Continuum of Care Board Member	Hope Cooperative -Mental Health - addresses needs of all four QPs	Letter/Email sent 9-21-21.Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Turning Point - Mental Health Service Organization - addresses needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Resources for Independent Living - People with Disabilities and Seniors - addresses needs of all four QPs and the disabled	Letter/Email sent 9-21-21.Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22.Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Saint John Shelter - Shelter and/or Housing Provider - addresses the needs of the homeless and those at risk of homelessness	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received

Continuum of Care Board Member	South Sacramento Homeless Assistance Resource Team (HART) - Shelter Provider - addresses the needs of the homeless and those at risk of homelessness	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Volunteers of America - Substance Abuse - addresses the needs of all four QPs	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Berkeley Food and Housing Project - addresses needs of all four QPs and Veterans	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Continuum of Care Board Member	Youth Action Board- Youth with Lived Experience - addresses needs of all four QPs focusing on the needs of children	Letter/Email sent 9-21-21. Presentation at meeting on October 13, 2021 - additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Legal Services of Northern California	Fair Housing/Civil Rights serves all four QPs and assists individuals with fair housing and civil rights issues	Letter/Email/follow up phone call 9-21-21. . additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received

Project Sentinel	Fair Housing addresses the needs of all four QPs and assists individuals with fair housing and civil rights issues	Letter/Email/follow up phone call 9-21-21.additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Veterans Resource Centers of America	Veterans- addresses the needs of veterans in all four categories	Letter/Email/follow up phone call 9-21-21 . additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
When Everyone Acts Violence Ends (WEAVE)	Addresses needs of individuals who are victims of Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	Letter/Email/follow up phone call 9-21-21.Additional letter sent on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Loaves and Fishes	Homeless services serves addresses needs of homeless and those at risk of homelessness	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacramento Housing Alliance	Affordable housing/Homeless advocate addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacrament Area Congregations Together (ACT)	Homeless services addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received

Sacramento Mutual Housing	Affordable housing provider - addresses needs of homeless and those at risk QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacramento Black Caucus	Affordable housing/Homeless advocate- addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacramento Homeless Organizing Committee	Affordable housing/Homeless advocate addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacramento Homeless Union	Affordable housing/Homeless advocate addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacramento Regional Coalition to End Homelessness	Affordable housing/Homeless advocate addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacramento Services Not Sweep Coalition	Affordable housing/Homeless advocate all fouaddresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacramento Street Medicine	Affordable housing/Homeless advocate addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited	No comments received

		to presentation on 4/12/22.	
South Sacramento HART (Homeless Assistant Resource Team)	Affordable housing/Homeless advocate addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Sacramento Youth Homeless Taskforce	Affordable housing/Homeless advocate addresses needs of all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
Waking the Village	Affordable housing/Homeless advocate addresses needs of homeless and those at risk of homelessness	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	Received verbal comments and responded with letter.
Women's Empowerment	Affordable housing/Homeless advocate addresses needs of all four QPs. Focus on homeless women and domestic violence issues	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
First Steps Community	Homeless shelter provider addresses needs of homeless and those at risk of homelessness	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received

Community Lead Advocacy Program	Affordable housing/Homeless addresses needs all four QPs	Participated in Phase 1 outreach. Notified about Phase 3 outreach on 4/5/22. Invited to presentation on 4/12/22.	No comments received
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September 21, 2021

To Whom It May Concern:

The Sacramento Housing and Redevelopment Agency (SHRA), a joint powers City/County public agency, has been notified by the United State Department of Housing and Urban Development (HUD) of a proposed allocation of Home Investment Partnerships Program (HOME) funds through the American Rescue Plan (ARP). HUD is prepared to allocate \$9,125,315 in HOME-ARP Funds to the City of Sacramento and \$11,947,371 in HOME-ARP Funds to the County of Sacramento. HOME - ARP Funds are intended to be used for critical housing needs that have been exacerbated by the corona virus pandemic. SHRA, who administers these funds on behalf of the City and County, is proposing to use these funds for Permanent Supportive Housing to help provide shelter for both chronically homeless individuals and for homeless families which are both high priority needs in Sacramento based upon Sacramento CoC's Gaps Analysis. SHRA is also proposing to leverage these HOME-ARP funds with other funding sources such as federal Emergency Solutions Grant (ESG) funds and the State of California's Homekey program. Both of these sources have the provision of housing to homeless populations as their top priority.

Attached are the City and County proposed allocation plans for the HOME-ARP funds. Due to the urgent needs to get these funds to Sacramento as soon as possible, we are expediting the application. Please send any comments you may have to us no later than **September 30th, 2021**.

The required public hearing on these plans will be held at the Sacramento City Council and Sacramento County Board of Supervisors on October 19, 2021. A copy of the public notice with details about the hearings is also attached should you wish to participate. Thank you in advance for your feedback. Feel free to contact me with any questions at 916-440-1350.

Sincerely,

Celia Yniguez

CELIA YNIGUEZ, Federal Programs Manager

Sacramento Housing and Redevelopment Agency

**NOTICE OF PUBLIC HEARINGS AND COMMENT PERIOD FOR DRAFT CITY AND COUNTY OF SACRAMENTO
2021 ONE-YEAR ACTION PLAN AMENDMENTS FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-
AMERICAN RESCUE PLAN (HOME-ARP)**

Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
(916) 440-1393

The drafts for federally funded activities are available for public review for 15-days (10/04/2021 to 10/19/2021). 15-day review period as established by CPD Notice 21-10.

1. City of Sacramento 2021 One-Year Action Plan amendment
2. County of Sacramento 2021 One-Year Action Plan amendment

The One-Year Action Plans are budget appropriation documents and may include reprogramming of funds appropriated in previous years and amending previously approved project descriptions. The projects are subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) before the projects are approved for implementation. Appropriations will be made for projects under the following categories:

- Affordable rental housing
- Administration

The draft documents will be available on or before **Monday, October 4, 2021**, in one of two ways:

1. Contact (916) 440-1393;
2. Online at www.shra.org;

Public hearings will be held on Tuesday, October 19, 2021.

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meetings will be streamed live and will be closed to the public. The following are the methods public comments may be submitted and accessing the meetings:

City Council of Sacramento

Submit Public Comments Email: publiccomment@cityofsacramento.org

View Meeting: http://sacramento.granicus.com/ViewPublisher.php?view_id=21

Sacramento County Board of Supervisors.

Submit Public Comments Email: BoardClerk@saccounty.net

View Meeting: Metro Cable 14: <https://metro14live.saccounty.net/>

If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at 440-1393 or the SHRA web site at www.shra.org.

Written public comments can be submitted until **October 19, 2021, 5:00 PM** to Community Development Federal Programs Manager Celia Yniguez at cyniguez@shra.org.

Sacramento Housing and Redevelopment Agency
Federal Programs Division
801 12th Street, Fourth Floor
Sacramento, CA 95814
Attn: Celia Yniguez

If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.

Americans with Disabilities Act: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.



April 5, 2022

To Whom It May Concern:

In September of 2021 we reached out to organizations such as yours who are involved in homeless services and housing regarding Home Investment Partnerships Program American Rescue Plan (HOME-ARP) funds being allocated to the Sacramento Housing and Redevelopment Agency (SHRA) from the United States Department of Housing and Urban (HUD). HUD has allocated \$9,125,315 in HOME-ARP funds to the City of Sacramento and \$11,947,371 in HOME-ARP funds to the County of Sacramento both of which will be administered by SHRA. At that time, we were soliciting feedback on the proposed use of the funds in Sacramento to develop a plan for the funds.

As a reminder, HOME-ARP Funds can be used for affordable housing, permanent supportive housing, rental assistance, acquisition and development of non-congregate shelters, supportive services, and non-profit capacity building. SHRA, who administers these funds on behalf of the City and County, is proposing to use these funds for Permanent Supportive Housing to help provide shelter for both chronically homeless individuals and for homeless families which are both high priority needs in Sacramento based upon the initial HOME-ARP outreach and also on Sacramento Steps Forward's Gap Analysis. SHRA is proposing to leverage these HOME-ARP funds with other funding sources such as federal Emergency Solutions Grant (ESG) funds and the State of California's Homekey program. Both of these sources have the provision of housing to homeless populations as their top priority.

When we originally reached out to you, our plan indicated that there would be no preferences given in terms of who would benefit from these funds. Based on comments received, we are proposing to change this preference to those that are currently homeless. Defining this preference more specifically will allow those most in need of housing to be served first.

If you would like more information or to make comments on this proposed change, we will be holding a zoom meeting to discuss this further on April 12, 2022 at 10am. Information about how to attend the Zoom meeting is attached. Please contact us in advance if you need assistance to attend this meeting or require the services of a translator. We welcome any written feedback received no later than April 15, 2022. Written comments can either be emailed or mailed in to the addresses listed below. Thank you in advance for your feedback. Feel free to contact me with any questions at 916-440-1350.

Si necesita adaptaciones para la movilidad física, la discapacidad sensorial del lenguaje debe participar en la reunión, comuníquese con SHRA al 916-440-1350. La notificación 48 horas antes de la reunión permitirá SHRA hacer arreglos razonables para garantizar la accesibilidad a la reunión.

Sincerely,

Celia Yunquez

CELIA YNIGUEZ, Federal Programs Manager
Sacramento Housing and Redevelopment Agency

cqyniguez@shra.org

801 12th Street

Sacramento CA 95814

Join Zoom Meeting

<https://shra-org.zoom.us/j/89120201191?pwd=SmZ5TTRtMWlCbmxhTUINOEZUTDdRZz09>

Meeting ID: 891 2020 1191

Passcode: 553859

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April 5, 2022

To Whom It May Concern:

We are writing to you because of your involvement with the City of Sacramento's Homeless Siting Masterplan. Your organization had commented on the Masterplan which included a variety of funding sources including Home Investment Partnerships Program American Rescue Plan funds (HOME-ARP). In 2021 the Sacramento Housing and Redevelopment Agency (SHRA) was notified that they would receive \$9,125,315 in HOME-ARP funds for the City of Sacramento and \$11,947,371 in HOME-ARP funds for the County of Sacramento both of which will be administered by SHRA.

HOME-ARP Funds can be used for affordable housing, permanent supportive housing, rental assistance, acquisition and development of non-congregate shelters, supportive services, and non-profit capacity building. SHRA, who administers these funds on behalf of the City and County, is proposing to use these funds for Permanent Supportive Housing to provide shelter to both chronically homeless individuals and families which are both high priority needs in Sacramento based upon the initial HOME-ARP outreach, the Masterplan, and also on Sacramento Steps Forward's Gap Analysis. SHRA is proposing to leverage these HOME-ARP funds with other funding sources such as federal Emergency Solutions Grant (ESG) funds and State of California's Homekey program funds. Both of these sources have the provision of housing to homeless populations as their top priority. When we developed the original plan for the use of the funds, we indicated that there would be no preferences given in terms of who would benefit from the HOME-ARP funds. Based on comments received since that time, we are proposing to change this preference to those that are currently homeless. Defining this preference more specifically will allow those most in need of housing to be served first.

If you would like more information or to make comments on this proposed change, we will be holding a zoom meeting to discuss this further on April 12, 2022 at 10am. Information about how to attend the Zoom meeting is attached. Please contact us in advance if you need assistance to attend this meeting or require the services of a translator. We welcome any written feedback received no later than April 15, 2022. Written comments can either be emailed or mailed in to the addresses listed below. Thank you in advance for your feedback. Feel free to contact me with any questions at 916-440-1350.

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Sincerely,

Celia Yniguez

CELIA YNIGUEZ, Federal Programs Manager
Sacramento Housing and Redevelopment Agency

cyniguez@shra.org

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CITY OF SACRAMENTO

HOME-ARP

City of Sacramento Master Siting Plan to
Address Homelessness



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2021-00924

August 10, 2021

Discussion Item 01

Title: City of Sacramento Master Siting Plan to Address Homelessness

Location: Citywide

Recommendation: Adopt a Resolution: 1) approving the Master Siting Plan as a binding document designating the sites contained within as the locations for tiny home communities, congregate shelters, permanent supportive housing, safe parking, and safe ground for organized camping; 2) directing the City Manager and the Executive Director of the Sacramento Housing and Redevelopment Agency (SHRA) to implement the programmatic strategies contained within the Master Siting Plan to add further capacity for transitional and permanent housing through motel vouchers, motel/hotel conversions, scattered sites, and large campus solutions and maximizing the use of U.S. Department of Housing and Urban Development voucher programs; 3) directing the City Manager to begin implementation of the Master Siting Plan immediately and to establish the Master Siting Plan Program (I23003000) as a new Multi-Year Operating Project with initial resources to be transferred from the City's Housing Trust Fund commitment; 4) authorizing the City Manager to implement any and all financial transactions to properly manage and account for the City's efforts to implement and administer the Master Siting Plan; 5) directing the City Manager to prepare an emergency ordinance amending the city code to remove the \$250,000 limit to the City Manager's agreement execution authority as it relates to the implementation of the Master Siting Plan; 6) affirming the goal to create more than 5,000 beds, spaces and roofs and with the flow of individuals through safe parking, safe ground, and emergency shelter to permanent housing, that number will grow to approximately 9,000 people will be served annually; 7) directing the City Manager to work with the Councilmembers to conduct the due diligence for Tier 2 sites and implement shelter and housing on these sites if funding is available; 8) directing the City Manager to allocate funding to the sites and programs that provide the most immediate impact to alleviate the crisis of homelessness in the City; 9) directing the City Manager to work with the Urban Land Institute- American Institute of Architects for advice on principles for site design to be incorporated into the various shelter and housing options; 10) directing the City Manager to take all steps necessary to allow efficiency housing to be installed immediately on identified sites; 11) directing the City Manager to complete a Good Neighbor policy document for each site using the template and examples included in the Master Siting Plan in consultation with the Councilmember for the District, services provider(s), and the neighboring

residents and businesses; 12) finding that the Master Siting Plan is exempt from review under the CEQA Guidelines sections 15269(c) (actions “necessary to mitigate an emergency”), and 15061 (b)(3) (as it can be seen with certainty that there is no possibility that the plan might have a significant effect on the environment). Additionally, the plan is exempt under Government Code sections 65660(b) to the extent the plan covers low barrier navigation centers as defined by Government Code; 13) upon approval of the Master Siting Plan, directing the City Manager or designee to file a Notice of Exemption with the Sacramento County Clerk; 14) directing the City Manager to formalize a partnership agreement with Sacramento County to address homelessness and to confirm that significant resources from each agency will be authorized to expand capacity, for capital, ongoing operations and specialized mental health and substance abuse services to serve the unhoused; 15) directing SHRA and/or the City Manager to seek enough Homekey funds to convert at least six motels or qualifying buildings in the City over the next two years amounting to 750 rooms; 16) for purposes of implementing the scattered-site strategy, all new units should add to the total affordable housing stock and to the greatest extent possible not supplant existing affordable housing; 17) directing the City Manager to identify and secure all possible funding for workforce training and employment for current and previously homeless residents; 18) directing the City Manager to explore mobile crisis services; 19) acknowledging that implementation of the Master Siting Plan is complementary to prior City Council action to establish year-round triage centers; and 20) directing the City Manager to agendaize regular public updates on the progress and to include accountability measures in the reports to comply with federal and state funding reporting requirements.

Contact: Julia Burrows, Special Assistant to the Mayor, (916) 808-5440; Mayor Darrell Steinberg (916) 808-5300, Office of the Mayor

Presenter: Mayor Darrell Steinberg (916) 808-5300, Office of the Mayor

Attachments:

1-Description/Analysis

2-Resolution

3-2021 Master Siting Plan to Address Homelessness

Description/Analysis

Issue Detail: On December 6, 2020, Mayor Steinberg published a letter to the Council informing them of his intent to bring forward for Council approval a proposal to prepare a Master Siting, Programmatic, Operations and Financing Plan (Master Siting Plan) to address the urgent homeless crisis in a sustained and successful way. The proposed plan will be comprehensive enough to shelter and house thousands of Sacramentans living outdoors and to prevent thousands more from becoming homeless.

On January 5, 2021, the Mayor introduced, and City Council unanimously adopted a resolution to prepare a Master Siting Plan to address the homeless crisis in a sustained and successful way through a Council-led community engagement and siting process to be completed by June 2021. The City Council also reaffirmed that addressing homelessness is a top priority for 2021 with confirmation that both short and long-term measures must be taken to bring people indoors.

Since the January 5 Council meeting, Councilmembers have led the outreach efforts in their districts to discuss the need to provide shelter and housing citywide, community guiding principles, siting input, Good Neighbor policies and program needs with Council district residents and businesses. The Sacramento Housing and Redevelopment Agency (SHRA), Sacramento Steps Forward (SSF), and City staff also regularly participated in the community engagement. Councilmembers met virtually, provided presentations, hosted discussion, and solicited feedback from residents and stakeholders, including non-profit service providers, neighborhood associations, advocates for people experiencing homelessness, people with lived experience, philanthropic entities, faith-based organizations, and property and business owners. The presentations and robust discussions have informed the district opportunities to provide a variety of shelter and housing to address homelessness in Sacramento.

A mapping tool was created by an interdisciplinary City team including Real Estate, Information Technology and Community Development staff. The internal tool displays City-owned, assembly, and private properties that may be considered for use as temporary or permanent sites. The Council offices used the tool to evaluate the sites and compile the lists for public review, tours of the district and potential locations, and discussion at community meetings and in preparation for Council workshops held in April and May to discuss the recommendations for each District.

Parallel to the siting public meetings and review of sites, the Mayor and Council offices and subject matter experts including City staff, staff at SSF, SHRA, Sacramento County, advocates and non-profit contract providers have evaluated programmatic strategies to expand the number of beds, spaces and roofs to temporarily and permanently house those experience

homelessness. These strategies include motel conversions, motel voucher programs, housing vouchers, and scattered site models. These strategies represent a mix of proven existing programs and new programs created to provide non-congregate shelter during the COVID-19 pandemic, are also recommended to be included in the Council action and future financing plan to expand the capacity for shelter and housing in the City of Sacramento.

A large campus solution is also proposed as a joint future effort by the City and County of Sacramento. Elected officials and agency executives from the City Manager's Office and County Executive's Office have been working diligently on partnerships to respond to this humanitarian crisis including a new large campus with medical and behavioral health services for those unsheltered who need treatment and housing. As of August 4, the site has not yet been identified but will be made public when additional due diligence has been completed.

In summary, the final product, the Master Siting Plan attached to this report, identified 20 new sites, identified by the City Council for safe parking, Safe Ground organized camping, tiny homes and manufactured housing and emergency shelter beds. A total of 15 are publicly owned sites and five are privately-owned. When fully operational, the sites will provide capacity to shelter and house 4,695 individuals.

The programmatic strategies including a large campus identifies temporary and permanent housing for another 5,125 persons annually. In total, the Master Plan Annual Capacity Estimate is 9,820 people as shown in the summary table below.

Table 1: Homeless Master Plan Annual Capacity Estimates	
Existing New Facilities & Priority Sites	Capacity (Persons)
Existing New Facilities	1,048
Priority Sites	3,647
<i>Subtotal</i>	4,695
Programmatic Strategies	
Large Campus	700
Motel Conversions	1,125
Motel Voucher Program	1,750
Housing Vouchers	1,200
Scattered Sites	350
<i>Subtotal</i>	5,125
Total in Master Plan	9,820

With any proposed plan, project or program to address homelessness, limited funding is always a constraint on how much progress may be made to address the issue at scale and with a sense of urgency.

Resources from the state and federal government, both in response to the COVID-19 pandemic and in the interest of providing a safety net and ensuring communities can make a full recovery, are provided at a scale very rarely available. Included in the Master Siting Plan for the Council's consideration is a conceptual framework for how the City might muster \$100 million to invest in shelter and housing solutions during the next two years. The funds are a combination of ongoing and one-time funding from the state and federal government. A financing plan will be brought back to the City Council soon to allocate funds from available state and federal resources to implement the Master Siting Plan.

Table 2: Homeless Funding Resources Framework	
Funding Program	City Allocation
HHAP III <i>State funding</i>	\$40M \$16.7M FY21-22 \$16.7M FY22-23 Bonus funds: \$6.6M
HHAP II <i>State funding</i>	\$4M \$4,050,000M unspent for tiny homes and youth sheltering from FY20-21
HOME Investments Partnership Program (HOME) – Ongoing <i>Federal funding</i>	\$5M \$2,517,795 FY21-22 \$2,517,795 FY22-23
HOME Investments Partnership Program (HOME)-ARPA <i>Federal funding</i>	\$9M \$9,125,315 FY21-22 <i>one-time</i>
Emergency Solutions Grants (ESG) <i>Federal funding</i>	\$832,000 \$416,062 FY21-22 \$416,062 FY22-23
Coronavirus State and Local Fiscal Recovery Funds from the American Rescue Plan Act <i>Federal funding</i>	\$41M /\$112M \$20.5M FY21-22 \$20.5M FY22-23
TOTAL	\$100M

Significant Infrastructure grants may be available from state and federal approved and pending legislation. For example, the State of California Fiscal Year (FY) 2021/22 budget allocates \$750 million in funds for continuation of the Homekey program to purchase and rehabilitate

motels, hotels, apartments, and other qualified buildings. The State established Encampment Resolution Strategy Grants and Family Homelessness Challenge Grants both applicable to the implementation of the Master Siting Plan. The California Behavioral Health Continuum Infrastructure invests \$2.2 billion to construct real estate assets for community continuum of behavioral health treatment resource needs due to the pandemic that may assist with the large campus solution.

In addition to the 20 new priority sites, programmatic strategies and funding framework, the Master Siting Plan includes 19 Tier 2 sites identified by the Councilmembers as potential future sites for shelter and housing. The sites need additional vetting with the private property owners and the community and will be brought forward by the individual Councilmembers when ready.

Finally, the Master Siting Plan includes an important section on Good Neighbor Policies. These Policies are agreements between the City, site operators and surrounding residents and businesses to operate with mutual respect, specific parameters for safety, security and many other provisions. A template to be used for the Good Neighbor Policies for each of the 20 priority sites is included in the Appendices to Attachment 3, along with three existing Good Neighbor Policies negotiated and agreed upon for the former Capitol Park Hotel shelter, the Meadowview Navigation Shelter and the Grove tiny home neighborhood.

Policy Considerations: The proposed actions implement the City's Housing Element and the Central City Specific plan. The 2013-2021 Housing Element of General Plan includes goals (H-3.2 Special Needs) to house special needs populations including the homeless and (H-3.2.3 Ten-Year Plan to End Chronic Homelessness and the Continuum of Care) to support efforts to meet the needs of homeless families and individuals. The Master Siting Plan will also implement adopted goals in the Central City Specific Plan goals including (Goal H.3 Homelessness) to pursue solutions to reduce homelessness that includes prevention, assertive outreach, shelter and housing. A second goal (H.3.3 Service Provider Coordination) states the City will continue to coordinate with Sacramento County, other cities and community service providers to serve the homeless. And a third particularly relevant goal (H.3.5 Emergency Shelters) states the City will continue to support existing emergency shelters and additional shelter capacity both in the plan area and citywide. This proposed plan is also consistent with an objective of the current draft Housing Element to adopt a local Homeless Response Plan in coordination with community partners and the regional response on homelessness.

The Master Siting Plan also aligns with the federal directive and City commitment that funding for addressing homelessness follow a "housing first" approach, which offers permanent housing as quickly as possible for individuals and families experiencing homelessness. Partnering with other City of Sacramento agencies to leverage resources and improve livability is consistent with the City Council's past actions, budget allocations, and current direction.

Economic Impacts: The City Manager will return with a funding plan for approval by the City Council to authorize use of federal, state and local resources to implement the Master Siting Plan.

Environmental Considerations: Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Master Siting Plan, the City Council finds the Master Siting Plan is exempt from review under CEQA Guidelines sections 15269(c) (actions "necessary to mitigate an emergency"), and 15061 (b)(3) (as it can be seen with certainty that there is no possibility that the plan might have a significant effect on the environment). Additionally, the plan is exempt under Government Code sections 65660(b) to the extent the plan covers low barrier navigation centers as defined by Government Code.

Sustainability: Not applicable.

Commission/Committee Action: None.

Rationale for Recommendations: Homelessness is a crisis in the City of Sacramento and across the State of California. The 2019 Point-in-Time count documented over 5,570 homeless people in Sacramento County, a majority of whom are unsheltered in the City of Sacramento. The 2019 Point-in-Time Count Report estimated that a total of 10,000 to 11,000 county residents would experience homelessness at some point in 2019. Since the 2019 count, the problem has grown worse. Rents continue to increase in the Sacramento region as demand for housing has outpaced new construction. The COVID-19 pandemic has brought an unanticipated and surging increase in numbers due to the economic devastation of many residents and the public health orders. Limited resources for the unsheltered in need of substance abuse and mental health services are resulting in complex case management and housing needs.

However, there is another reason there has not been more progress. Each siting decision for a shelter, permanent supportive housing, tiny home project, converted motel and sanctioned campground creates an individual controversy each time the City Council deliberates and tries to move forward. The pace, combined with the increased numbers of people becoming homeless, has made it difficult to achieve progress on the scale needed to meet the magnitude of this most urgent crisis in Sacramento. This, combined with limited resources, requires the City to take urgent action to increase the volume and speed by which emergency shelter and permanent supportive housing is built and operated.

Financial Considerations: On February 2, 2021, Council set aside a commitment of \$31.5 million in the City's General/Measure U Fund balance for the Housing Trust Fund commitment. As of July 1, 2021, the available balance of the commitment of fund balance for the Housing Trust Fund commitment is approximately \$11.9 million.

The City Manager will evaluate staff resources and prepare a funding plan to implement the Master Siting Plan.

Local Business Enterprise (LBE): Not applicable.

Resolution No. 2021-

Adopted by the Sacramento City Council

2021 City Council Adoption of Master Siting Plan to Address Homelessness

BACKGROUND:

- A. Homelessness is an existential threat to the individuals living without quality housing and to the public health and safety of the residents and businesses in Sacramento. The right to an adequate standard of living for every resident of the City is one that must be protected and advanced by the actions and commitment of all levels of government, including the City of Sacramento. The interconnectedness of homelessness, housing and public health must inform the current and future policy, partnerships, prioritization of work programs, and budget allocations to prevent and reduce the number of people experiencing homelessness.
- B. On January 5, 2021, the City Council unanimously approved the preparation of a Master Siting, Operations, Programmatic and Financing Plan (“Master Siting Plan”) and committed to a Council-led process to engage the community and identify public and private properties for a single up or down vote to approve the sites identified for shelter and housing, identify funding sources, and provide authority to the City Manager to implement the Master Siting Plan.
- C. The City of Sacramento, while not a traditional social service agency, has recognized its role in the network of government agencies, partners and funders collaborating to reduce the number of residents experiencing homelessness. Since January 2017, over 13,400 people experiencing homelessness in the City and County of Sacramento have found permanent housing according to Sacramento Steps Forward. Despite the placement of thousands of unsheltered and housing insecure residents, the number of people without shelter or housing has steadily increased.
- D. According to the 2019 Point in Time Homeless Count released by the Sacramento Steps Forward, Sacramento’s Continuum of Care, the County of Sacramento had a homeless population of 5,570 individuals, a majority of whom are unsheltered on any given night in the City of Sacramento. The 2019 Point-in-

Time Count also estimates that in 2019 between 10,000 and 11,000 individuals would be unsheltered at some point in 2019. A disproportionate share of the homeless in the City of Sacramento are people of color.

- E. Since 2019, housing affordability in the state has worsened with rising rents and limited new construction of affordable and permanent supportive housing. The City Council declared a Shelter Crisis on January 14, 2020 for one year under chapter 7.8 of division 1 of title 2 of the California Government Code and directed the City Manager to take action to streamline the provision of homeless shelters (Resolution 2020-0017). On January 12, 2021, the City Council approved the continuation of a local declaration of a shelter crisis and extended the duration of the present shelter crisis to January 12, 2022.
- F. On June 30, 2020, Sacramento Steps Forward reported 5,123 people experiencing homelessness in Sacramento County, a majority of whom were in the City of Sacramento. According to Sacramento Steps Forward, that number has remained unchanged over the last six months despite the placement of 1,606 people in supportive housing during the same timeframe. This is likely due to continued influx of individuals experiencing homelessness as a result of job losses and lack of affordable housing, including rising rents. The coronavirus pandemic, with its devastating impact on public health and the region's economy, has only served to further exacerbate the issues surrounding homelessness in the City of Sacramento and increased the humanitarian crisis.
- G. During the past four years, 2,140 people were enrolled in the City of Sacramento's Whole Person Care Program and 900 of these enrollees were placed in permanent or transitional housing. The Whole Person Care Program will end in December 2021 when the allocated resources for the City of Sacramento to administer the program are exhausted and will be replaced with programs as directed by the State of California.
- H. On July 1, 2020, the City Council directed the City Manager to create the Department of Community Response. The purpose is to provide an alternative response model for 911 calls effectively transferring the calls that do not require a law enforcement response to alternative first responders. The 2021-22 City budget further defines the organizational structure of the Department to include the Office of Homeless Services for direct and expanded services. The Office of Community Outreach will include social workers and outreach specialists to respond to service calls with a focus on those in need of mental health services, youth in crisis and residents experiencing homelessness. The Department staff is

leading a significant number of the direct operations and services to those experiencing homelessness in Sacramento since its creation.

- I. Work to prevent homelessness during the pandemic has been a priority of the City of Sacramento. On September 22, 2020, the City Council approved the first allocation of City Coronavirus Aid, Relief and Economic Security Act, Coronavirus Relief Funds (CARES CRF) and Community Development Block Grant (CDBG) funding for the Sacramento Emergency Rental Assistance (SERA) program administered by the Sacramento Housing & Redevelopment Agency (SHRA). In 2020, a total of \$5.36 million was allocated for rental assistance and 930 City households received rental assistance. The federal government, through the State of California have since allocated over \$33 million to the City of Sacramento and nearly \$100 million in funding to the City and County of Sacramento for rental and utility payment assistance to keep housing insecure Sacramentans in their current homes. Approximately 5,000 households will be assisted in the City with the second round of emergency rental assistance to prevent homelessness.
- J. The City Council has also acknowledged that to reduce the number of homeless persons who return to homelessness after experiencing homelessness, that workforce training and job placement resources are necessary. Programs to secure employment as residents secure transitional and permanent housing are critical to the success of the City's efforts to reduce homelessness.
- K. Since March 2020 when the COVID-19 pandemic was declared a public health emergency in California, the City Council has allocated over \$113 million in one-time funding sources to provide shelter and emergency housing. The homelessness response included the first safe parking overnight spots for vehicles; triage capacity for overnight respite; Safe Ground organized camping on Caltrans and City property downtown; 500 motel rooms for city interim motel vouchering including outreach and supportive services for 100 chronically homeless individuals; housing voucher coordination and support services for 100 homeless individuals; 104 traditional shelter beds; 50 beds at the Meadowview Navigation Center, a women's shelter expanding to 100 beds as COVID-19 protocols allow; 109 HomeKey permanent supportive housing units and 11 interim supportive housing units; 24 cabins at Grove Avenue expanding to 48 beds for transitional aged youth as COVID-19 protocols allow; 20 beds at a 24/7 methamphetamine sobering center for three months; 500 households rehoused from Project Roomkey; 75 shelter beds for transition-aged youth; and 40 units of scattered site housing have been purchased and opened. The planned X Street

Navigation Shelter experienced significant federal obstacles, delaying its construction. The 100-bed shelter will open in late summer 2021. CRF funds also supported portable restrooms and showers and the necessary trucks and generators for homeless support services. Still, the numbers are increasing and therefore the response by the City must also accelerate.

- L. The City anticipates significant additional one-time and ongoing funding from the Biden Administration's American Rescue Plan Act and future legislation and the State of California. A variety of programs, including direct allocation to cities, counties and Continuums of Care for the next two years as a continuation of the Homeless Housing, Assistance, and Prevention (HHAP) program and billions of dollars available for Homekey projects, will allow the City to continue programs created before and during the COVID-19 pandemic and stand up new programs to provide beds, spaces and roofs to thousands of Sacramentans experiencing homelessness.
- M. To that end, funding resources to house individuals remains a constant need and equally as compelling is the identification, community engagement process, and approval of sites to serve as both temporary and long-term shelter, transitional housing and permanent supportive housing.
- N. Since January 2021, each Councilmember conducted robust community engagement in their individual Districts. Hundreds of participants discussed a common set of guiding principles, reviewed good neighbor policies, informed the Councilmember regarding local needs, and reviewed dozens of sites to locate, vet and reach consensus on potential public and privately-owned for shelter and housing. The Mayor participated in many of these community meetings including conversations with residents who have lived experience and those who currently experiencing homelessness. The City Council presented the findings of their community engagement at Council workshops in March, April and May and have continued to vet sites and programs to increase the number of beds, spaces, and roofs.
- O. In an effort to provide a systemic and comprehensive approach to the address the humanitarian crisis of homelessness, the Mayor and Councilmembers are collaborating with the Sacramento County Board of Supervisors. Formal discussions via the City-County 2x2 meetings and individual conversations are ongoing and include joint efforts to establish one or more large campus solutions, programs for unsheltered in need of mental health and substance abuse treatment, partnerships with providers including the region's health care

companies, the faith-based communities, and identifying significant funding resources. Staff from the City, County, SHRA, and Sacramento Steps Forward are also collaborating to implement existing programs and expand the shelter, housing and services as directed by the City Council, Board of Supervisors, and the Continuum of Care Board and Committees.

- P. The individual human suffering and threat to the health and safety of the City's homeless population demands a new comprehensive and urgent response. The City Council action to designate sites for shelter and housing represents the foundational action to create thousands of beds, spaces and roofs paired with once-in-a-generation funding resources from the federal and state governments to address this humanitarian crisis.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council, with this action, approves the Master Siting Plan (attached here as Exhibit A) as a binding document designating the sites contained within as the locations for tiny home communities, congregate shelters, permanent supportive housing, safe parking, and safe ground for organized camping. No further Council action is required for the City Manager to begin implementation of the Master Siting Plan.
- Section 2. The City Council directs the City Manager and the Executive Director of the Sacramento Housing and Redevelopment Agency (SHRA) to implement the programmatic strategies contained within the Master Siting Plan to add further capacity for transitional and permanent housing through motel vouchers, motel/hotel conversions, scattered sites, and large campus solutions. In addition, the Executive Director of SHRA will maximize the use of U.S. Department of Housing and Urban Development voucher programs to assist in implementation of the Master Siting Plan.
- Section 3. The City Council further directs the City Manager to begin implementation of the Master Siting Plan immediately. The City Manager or City Manager's designee is authorized to establish the Master Siting Plan Program (I23003000) as a new Multi-Year Operating Project with initial resources to be transferred from the City's Housing Trust Fund commitment. The resources shall be replenished dollar for dollar as soon as the City Council approves the disposition of the American Rescue Plan

Act funds and the Master Siting Plan funding plan.

- Section 4. The City Manager is authorized to implement any and all financial transactions needed to properly manage and account for the City's efforts necessary to implement and administer the Master Siting Plan Program including the following activities:
- a) Adjust revenue and expenditure budgets in I23003000 related to all federal, state, county, and SHRA funding received by the City in support of this program.
 - b) Adjust the revenue and expenditure budgets to reflect actual contributions received from external partners in I23003000 to support this program.
 - c) Adjust interdepartmental transfers related to the Master Siting Plan and efforts to reduce homelessness as needed for the duration of that program.
 - d) Adjust the project budget based on available resources from Council approved use of American Rescue Plan (ARP) funding.
 - e) Notwithstanding any provision to the contrary, the City Manager is authorized to make financial appropriation changes necessary to implement and administer the Master Siting Plan and is not subject to the requirements for City Council approval for budgetary changes of \$250,000 or more.

This section will be added to the FY2022/23 Budget Resolution.

- Section 5. The City Council directs the City Manager to prepare an emergency ordinance amending the city code to remove the \$250,000 limit to the City Manager's agreement execution authority as it relates to the implementation of the Master Siting Plan. The ordinance shall bypass the Law and Legislation Committee and be presented directly to City Council for review and adoption.

- Section 6. The City Council affirms that with the adoption of the Master Siting Plan and the implementation of the Programmatic Strategies, the goal for total beds, spaces and roofs created to address the humanitarian crisis will exceed 5,000 and, with the flow of individuals through safe parking, safe ground, and emergency shelter to permanent housing, that number will grow to approximately 9,000 people will be served annually.

- Section 7. For Tier 2 sites identified in the Master Siting Plan, the City Manager shall work with the Councilmember in whose district the site exists, to perfect a lease, purchase or another use arrangement for any of the Tier 2 sites as long as the cost of the project fits within the overall funding plan. With the concurrence of the City Councilmember in whose district the site exists, the City Manager does not have to return to the City Council for designation of the site for shelter or housing.
- Section 8. The City Council directs the City Manager to allocate funding to the sites and programs that provide the most immediate impact to alleviate the crisis of homelessness in the City.
- Section 9. The City Council directs the City Manager to work with the Urban Land Institute- American Institute of Architects for advice on principles for site design to be incorporated into the various shelter and housing options.
- Section 10. The City Council directs the City Manager to take all steps necessary to allow efficiency housing to be installed immediately on identified sites.
- Section 11. The City Council directs the City Manager to complete a Good Neighbor policy document for each site using the template and examples included in the Master Siting Plan in consultation with the Councilmember for the District, services provider(s), and the neighboring residents and businesses.
- Section 12. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Master Siting Plan, the City Council finds the Master Siting Plan is exempt from review under CEQA Guidelines sections 15269(c) (actions "necessary to mitigate an emergency"), and 15061 (b)(3) (as it can be seen with certainty that there is no possibility that the plan might have a significant effect on the environment). Additionally, the plan is exempt under Government Code sections 65660(b) to the extent the plan covers low barrier navigation centers as defined by Government Code.
- Section 13. Upon approval of the Master Siting Plan, the City Manager or designee shall file a Notice of Exemption with the Sacramento County Clerk.

- Section 14. The City Council directs the City Manager to formalize a partnership agreement with Sacramento County to commit to addressing the homelessness crisis together and to confirm that significant resources from each agency will be authorized to expand capacity, for capital, ongoing operations and specialized mental health and substance abuse services needed to serve the thousands experiencing homelessness in the City and County of Sacramento.
- Section 15. The City Council directs the SHRA and/or the City Manager to seek enough Homekey funds to convert at least six motels or qualifying buildings in the City over the next two years. The city commits to adding at least 750 new rooms over the next two years.
- Section 16. For purposes of implementing the scattered-site strategy, all new units should add to the total affordable housing stock and to the greatest extent possible not supplant existing affordable housing.
- Section 17. The City Council directs the City Manager to identify and secure all possible funding for workforce training and employment for current and previously homeless residents. This includes promotion of the state program to provide a \$30,000 tax credit to California businesses hiring homeless workers.
- Section 18. The City Council directs the City Manager or his designee to explore mobile crisis services in partnership with providers that may include the county, health care entities, and non-profit service providers to meet clients on-site eliminating transportation barriers and disparities in care.
- Section 19. The Master Siting Plan implementation is complementary to the previous City Council action of March 9, 2021 to establish year-round triage centers regardless of weather conditions as part of the City's shelter system and ongoing work program and budget.
- Section 20. The City Council directs the City Manager to agendize regular public updates on the progress of the implementation. Local metrics must be consistent with required federal and state guidelines for grant funding including but not limited to the number of additional beds, spaces and roofs created each quarter in the City of Sacramento, the number of people previously unhoused who have been provided shelter or housing, the number of people existing homelessness into permanent housing, the

number of successful placements from street outreach, and the number of persons for whom homelessness was prevented through rental assistance and programmatic services. Additional metrics should be added upon the advice of City staff and partners and accountability measures published by funders.



City of Sacramento

2021 MASTER SITING PLAN TO ADDRESS HOMELESSNESS

Forward

August 4, 2021

Dear colleagues and residents of our beloved city,

Now is the time to be brave and muster our collective will to change the circumstances for thousands of our neighbors living outdoors. Homelessness, with its immense human suffering and impacts on our entire community, need not be unending hopelessness.

Standing up housing and shelters, site by site, 10, 50 or even 100 spaces at a time, must no longer be the Sacramento way. Approval of this Master Siting Plan and the accompanying resolution will designate 20 priority sites across the City to create, in the near term, thousands of beds, spaces, and roofs. This Plan also contains key strategies to expand shelter and housing capacity through motel conversions, vouchers, scattered sites, and a large service-enriched campus. With the turnover or “flow” through these temporary places, we can help 9,820 people begin their way out of homelessness. That’s 9,820 individuals, each with their own story of trauma, loss, discrimination or illness, whose humanity will be acknowledged, and future will be changed for the better.

The January 5, 2021 unanimous City Council vote to create the Master Siting Plan was the first step in forging this more hopeful future. I am so proud of the City Council for the commitment of time and resources since January to evaluate every possible site for safe parking, Safe Ground, temporary shelter, and transitional housing. You pored over maps, drove your districts, toured sites, and met with property owners and agencies in control of the sites. Your exhaustive outreach to the community was unprecedented, even during a pandemic, and created a better plan with a realistic chance for progress.

As Councilmembers, you also listened to those with lived experience and their advocates to learn that safety is the most important guiding principle for those coming indoors, many for the first time in years.

Safety of the adjacent neighbors, who see the plight of the homeless and demand the City address the issues, was also a resounding theme. Providing safety for the business community to build back better following 17 months of impacts from the pandemic, civil unrest, and economic unpredictability is not inconsistent with helping people.

A big heart and a clean and safe city go together. We will draft Good Neighbor policies with input from stakeholders as we work to convert vacant and underutilized parcels for their intended use.

Approving this plan means the Council will not need to revisit the siting question for the 20 priority sites detailed herein. For City-owned properties, those with the appropriate land use and zoning, and those owned by non-profit faith-based institutions with allowed uses, no further commission or Council action will be necessary. The City will proceed to provide beds, spaces and roofs at these sites with the allocation of funding, approval of contracts for providers and oversight by City staff. For properties that require Conditional Use Permits or other special approvals, actions will be scheduled as the projects are funded.

The plan includes programmatic strategies to further serve our unhoused residents in converted motels and in rented apartments or homes with vouchers and scattered site programs subsidizing the cost of housing. The Council will make policy decisions that will translate into practice and action through prioritization and allocation of federal, state,

regional and city dollars. The policy recommendations send a clear signal to partners at Sacramento County, federal housing agencies, potential private investors and developers and the community that addressing the moral and practical impacts of homelessness is the City's top priority.

The once-in-a-generation opportunity to leverage federal and state resources to address homelessness requires a road map for action to accelerate the work required. In fact, the State budget provides incentives, in the form of additional funding, if a city has a plan and demonstrates positive outcomes. And, by doing our part, we will inspire our partners to invest with us.

No other city in the country has developed a Master Siting Plan to Address Homelessness. Approval of the plan by the City Council is itself a historic decision. The ability to help thousands, define where it is safe and healthy for people to live, and make a difference that the community can see and feel will be the measures of our success.

We can do this. It's all in. We have no other choice.

A handwritten signature in black ink, reading "Darrell Steinberg". The signature is fluid and cursive, with a large, stylized "D" and "S".

Mayor Darrell Steinberg

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CHAPTER 1 | Executive Summary

The Master Siting Plan to Address Homelessness is a bold proposal to identify sites in each Council district for a variety of shelter and housing types. The Plan also identifies programmatic solutions to address broader issues not confined to individual sites (e.g., a commitment to partner with Sacramento County on a large jointly operated campus, identified goals for motel conversions, and use of vouchers to directly house the unsheltered).

Council approval of the Plan in a single vote will provide binding authority for use of the sites to provide shelter and housing for thousands of people experiencing homelessness. With the approval, the City Manager will be granted authority to implement homeless solutions with only administrative and financing approvals returning to future Council meetings. And, the Sacramento Housing and Redevelopment Agency (SHRA), Sacramento Steps Forward (SSF), and other partners will also receive policy direction and updated prioritization for investment of staff resources and funding.

The Plan is the result of Council-led community outreach beginning in January and continuing through July 2021. Hundreds of participants, including those with lived experience, advocates, providers, businesses, neighbors, and policy experts, each invited by the Councilmembers, provided input on siting, Good Neighbor policies, Guiding Principles, operations, programs, and funding.

The capacity provided by the sites and programmatic strategies across the City is summarized in **Table 1** below. With an expected average flow of one person every six months for those placed in temporary

shelter/housing, the Master Plan identifies over 9,820 individuals to be served annually when the Plan is implemented.

Funding for the Plan implementation will be from a combination of federal, state, regional, and local resources. The Plan identifies both potential one-time and ongoing sources along with programmatic resources for a goal of \$100 million in the fiscal year following Council approval. The City will leverage partner agency resources and private capital for a once-in-a-generation investment to address homelessness.

Table 1: Homeless Master Plan Annual Capacity Estimates ¹

Existing New Facilities & Priority Sites	Capacity (Persons)
Existing New Facilities	1,048
Priority Sites	3,647
<i>Subtotal</i>	4,695
Programmatic Strategies	
Large Campus	700
Motel Conversions	1,125
Motel Voucher Program	1,750
Housing Vouchers	1,200
Scattered Sites	350
<i>Subtotal</i>	5,125
Total in Master Plan	9,820

¹ See Table 1, Table 2, and Chapter 6 (Programmatic Strategies) for additional information on capacity assumptions.

CHAPTER 2 | Introduction

Homelessness in Sacramento

The homelessness crisis is the greatest challenge facing the city as with many urban areas throughout California. On any given night in Sacramento, thousands of people are unsheltered and many suffer from mental health issues and addiction.

As Mayor Steinberg described in his 2021 State of the City:

"The challenge dominates the City's agenda and has grown worse during the COVID-19 pandemic. It is a housing affordability crisis and a clear failure of a still broken mental health system. It is the last degradation for thousands mired in deep poverty. And it is a profound failure of public policy."

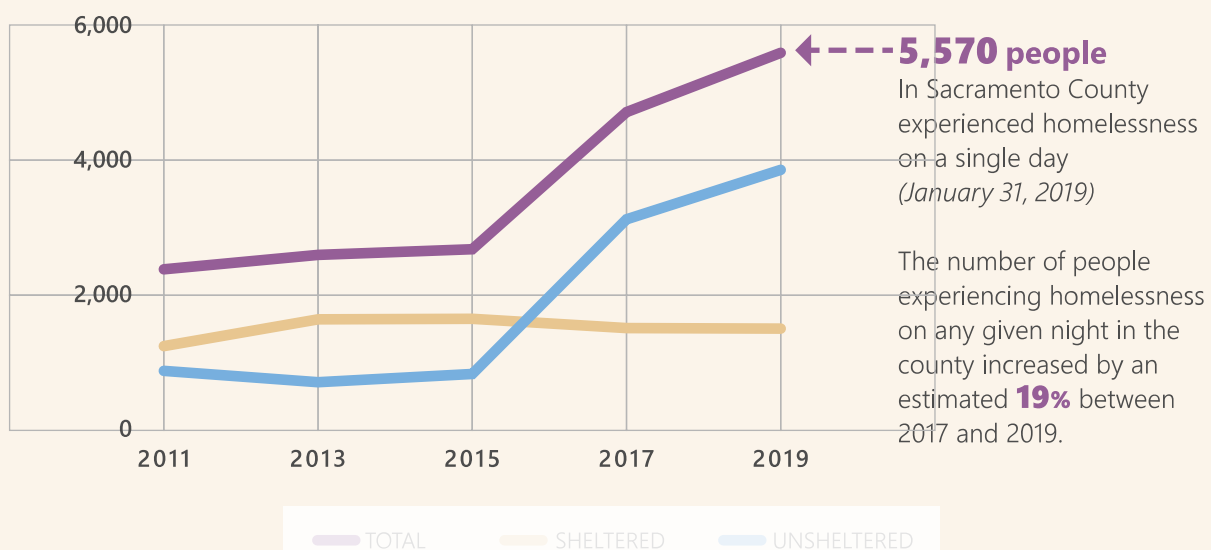
Unhoused residents lack adequate sanitary facilities and are at risk of theft, crime, and extreme weather conditions. These unsafe conditions threaten the basic physical and mental health of those experiencing homelessness, leading to shorter life expectancy and cycles of homelessness amongst generations of families stuck in poverty.

The emergence of tent encampments and greater concentrations of people living on city streets have made homelessness more visible with an urgent need to accelerate capacity for bringing people indoors.

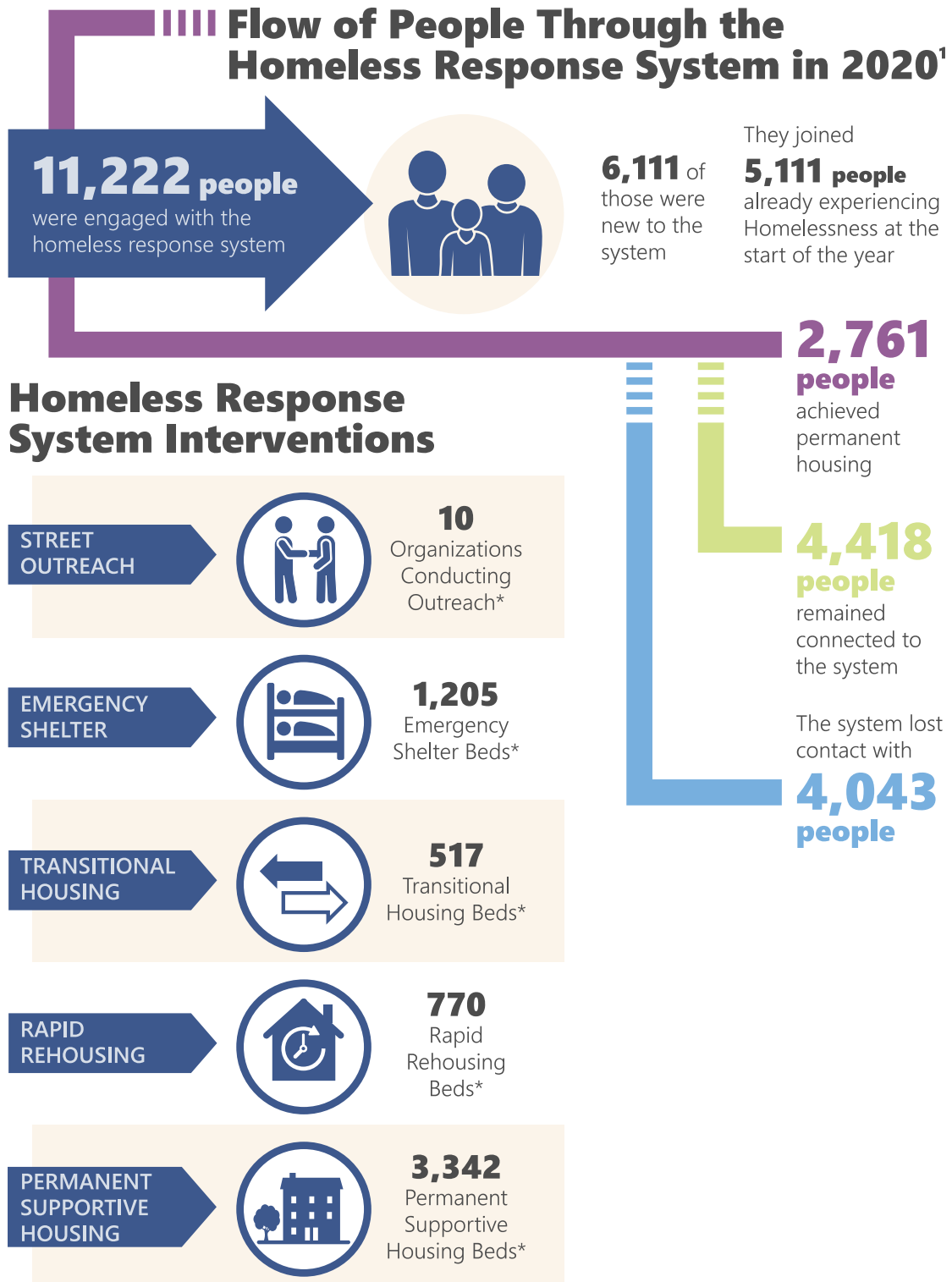
Several structural changes over the past few decades have led to the resurgence of homelessness today. These broad causes include, but are not limited to, economic dislocation, reduced social safety nets, inadequate mental health and addiction services, failed housing policy, mass incarceration, family instability, structural racism, and other individual circumstantial causes.

Across California, the rate of homelessness continues to increase, including within Sacramento. The most recent 2019 Point in Time (PIT) survey for Sacramento County tells us that, on any given night, 5,570 individuals experienced homelessness. Comparing that PIT snapshot with Homeless Management Information System (HMIS) data indicates a more dire situation.

Homelessness Has *Increased* Over Time



Source: Sacramento County Point-in-Time Homeless Count, 2019.



¹Data reported from the Homeless Management Information System. Dated: 1/15/2021

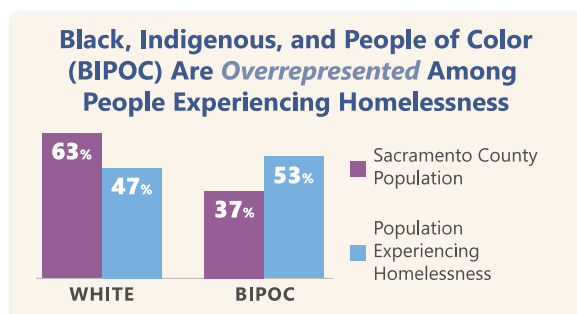
*Data from the January 31, 2020 Housing Inventory Cost

During 2019, an estimated 10,000 to 11,000 individuals experienced homelessness over the course of the year. An estimated 93 percent are originally from Sacramento or long-term residents. Unsheltered individuals are most likely (80 percent) to be older, single, and male. Approximately 20 percent of the unhoused population are families with children with an estimated 33 percent of unhoused families living in vehicles.



Source: Sacramento Steps Forward - Sacramento County Point-in-Time Homeless Count, 2019.

Across the country, people of color are dramatically overrepresented in unhoused populations. In Sacramento County, Black/African American individuals are three times more likely to experience homelessness than people of any other race/ethnicity in the county. American Indian/Alaska Native individuals are four times more likely.



Source: Sacramento Steps Forward - Sacramento County Point-in-Time Homeless Count, 2019.

Given the economic and public health challenges resulting from the COVID-19 pandemic and prior homelessness population trends, anecdotal evidence from the streets indicates the number of people living outdoors continues to rise, with a high percentage of first-time homeless households.

Existing Partners & Services

Currently in the Sacramento region there are five major administrative organizations working in the homeless response system, including:

- County of Sacramento
- City of Sacramento
- Continuum of Care Board (CoC)
- Sacramento Steps Forward (SSF)
- Sacramento Housing and Redevelopment Agency (SHRA)

While all five entities collaborate to determine the unmet needs in the community and the specific resources each could bring to help fill these gaps through funding opportunities, historically the homeless response system has been divided into separate components with each entity focusing on a specific component, including:

- Emergency shelter and navigation centers are primarily overseen by the City, County, and SHRA;
- Re-housing subsidy programs and County service programs, such as CalWORKS and mental health services, are primarily overseen by Sacramento County;
- Permanent Supportive Housing is provided by SHRA, CoC, and the County; less than 25 percent is in coordinated entry; and
- System-wide improvements are primarily reviewed by the CoC and SSF.

The homeless response system is complex and in addition to the administrative entities, there is also a network of homeless service providers, the healthcare system, advocacy groups, the business community and faith-based organizations. Coordinating funding, services, and care remains a critical component of the homeless response system that continues to be a work in progress.

Homeless Response System



Source: Sacramento Steps Forward

County of Sacramento

Sacramento County, under the leadership of the Board of Supervisors and the Department of Human Assistance, provide a multi-departmental response to assist those experiencing homeless through programs and funding from CalWORKS, the Mental Health Services Act, and a variety of federal and state housing funds.

Programs include prevention, crisis response, emergency shelter, and interim housing. The County is tasked with providing mental health services and substance abuse treatment through a variety of outpatient and residential treatment programs for people experiencing homelessness and residents at risk of experiencing homelessness.

City of Sacramento

The City of Sacramento provides public safety and medical services, outreach and navigation services, triage shelter, safe parking and safe ground, and affordable housing development. The City's response to homelessness has continued to expand as the numbers of unsheltered have grown in the past six years.

The Department of Community Response, formed in 2020, now incorporates the Homeless Services Division and works with the Housing Policy Manager to provide emergency shelter.

The City also funds and supports the development of transitional and permanent housing. The City's Housing Element provides a road map for development of housing in the City and recent work as focused on streamlining affordable housing projects and recommendations to increase allowable densities to create more housing opportunities in the City.

Continuum of Care & Sacramento Steps Forward

The CoC is a regional planning body that coordinates housing and services to meet the specific needs of people experiencing homelessness as they move to stable housing and maximize self-sufficiency.

In Sacramento, the CoC is comprised of a 25-member board, which includes representation from local government, homeless services providers, people with lived experience, and the broader community of businesses, advocates, and faith-based groups.

Sacramento Steps Forward (SSF) is the designated CoC Lead Agency serving as the Collaborative Funding Applicant, Homeless Management Information System (HMIS) Lead Agency, and operator for the Coordinated Entry System.

Sacramento Housing & Redevelopment Agency

SHRA's mission is to revitalize communities, provide affordable housing opportunities and serve as the Housing Authority for both the City and County of Sacramento. SHRA manages the Sacramento Emergency Rental Housing Program, administers over 12,000 public housing units in Sacramento County, is the administrator for 13,200 U.S. Department of Housing and Urban Development vouchers for private housing, and develops permanent affordable housing in the City and County of Sacramento.

Shelter Crisis

In 2020, amidst the continuing rise in homelessness and the COVID-19 pandemic, the State of California and many local jurisdictions acknowledged the urgency of the situation and declared a shelter crisis. AB 2553, enacted on September 25, 2020, provides local governments broad authority to streamline local standards and procedures that, in any way, prevent, hinder, or delay the mitigation of the effects of the shelter crisis.

On January 12, 2021, the Sacramento City Council renewed its declaration of a shelter crisis from January 2020 and, subsequently, took many actions to both implement AB 2553 and channel significant resources to increase the access and availability of shelter, services, and permanent housing for people and families experiencing homelessness.

Martin v. City of Boise

Though the reasons for preparing a Master Plan are many and compelling, a significant legal purpose concerns the question of meaningful alternatives to sleeping or camping on public property.

In September 2018, a panel of the Ninth Circuit Court decided the *Martin v. City of Boise*, and ruled that, except under specific circumstances, enforcement of

ordinances that prohibit sleeping or camping on public property by individuals experiencing homelessness is unconstitutional when meaningful alternatives, such as a shelter space or legal places to camp, do not exist. In December 2019, the U.S. Supreme Court denied a petition for review filed by the City of Boise.

Simply put, the lack of alternatives to sleeping or camping on public property both perpetuates the status quo and limits the City's ability to ensure such spaces are returned to their original, intended purposes.

The Siting Challenge

The rise of homelessness and pace of corresponding solutions has made it difficult to achieve progress on a scale needed to meet the magnitude of this most urgent crisis in Sacramento.

Housing solutions, from shelters to tiny home communities to permanent supportive housing, generally supported in theory, are often resisted by residents in adjacent neighborhoods.

The City Council, acknowledging the siting challenge, identified the Master Plan as a necessary tool to streamline the deployment and development of shelters and housing sites strategically and collectively throughout the city. This approach provides a comprehensive city plan that addresses the need throughout the city instead of shelter by shelter. On January 5, 2021, the City Council adopted by unanimous vote Resolution No. 2021-0004 (see **Appendix A**) directing the preparation of this Master Plan and declaring, in summary, the following:

- Bringing residents indoors is a top priority for the Sacramento City Council in 2021.
- Master Plan approval will provide authority for the City Manager to implement it.
- Within their districts, individual Councilmembers will lead robust community outreach and engagement, with participation by the Mayor upon invitation.

- The City Council will collaborate with Sacramento County on questions of siting, funding, operations, and programmatic solutions.
- Upon Master Plan adoption, the City Manager shall prepare a Resource Plan for approval by City Council that identifies how to implement actions identified by the Master Plan.

Consideration of this Master Plan by City Council will compress and confine most controversy into a single point in time through a simple up or down vote. Once

the vote is taken, the Master Plan will enable a series of implementation actions specific to each site. It will also resolve a key prerequisite to the provision of rapid and short-term housing – identifying a suitable site, a piece of land for the presently unhoused. In doing so, the Master Plan both facilitates meaningful alternatives to sleeping or camping on public property and tangible locations to provide shelter and support services leading to permanent housing.

CHAPTER 3 | Community Engagement

Guiding Principles

At the beginning of the Master Plan process, the City drafted Guiding Principles for use by all stakeholders during the engagement process. The City Council discussed the Guiding Principles at their March 16, 2021 workshop and comments received from Councilmembers were incorporated into the final version below.

The Guiding Principles provided a basic framework for conversations about the distribution of shelter and housing types, ensuring unique populations of those experiencing homelessness are served appropriately, and to recognize the unique strengths and needs of each District.

GUIDING PRINCIPLES FOR THE MASTER PLAN

Safety: Safety is a paramount concern for the community, especially for individuals experiencing homelessness. As such, the Master Plan will prioritize safety in the development of shelter and housing options with an emphasis on establishing relationships through trusted service providers and ensuring security for individuals served at the parking, shelter, and housing locations.

Equity: The Master Plan will include data on the inequities of homelessness and poverty and the recommendations will reflect equitable investments and treatment of individuals and families experiencing homelessness. The Master Plan will include an equity lens across the community with a process that:

- Provides opportunities for the community that includes representation and perspectives of all viewpoints,
- Considers the inequitable impact of homelessness on the local population,
- Includes input from individuals with lived experience of homelessness,
- Sets system-related goals to make progress to remedy the identified inequities, and
- Develops a Plan that furthers equitable investments.

Citywide: The Master Plan shall be city-wide but not one size fits all. The Plan will reflect a city-wide commitment to solving the crisis with a shared responsibility. The Plan will also reflect the unique strengths and limitations of each Council District while supporting the diversity of needs throughout the city. This includes consideration of all potential responses and solutions from prevention to permanent housing options, with a focus on addressing the needs of the most vulnerable members of the community.

Community Engagement: The Master Plan shall be informed with and in the community. City staff will work with community partners, stakeholders, school districts and charter schools, those with lived experience, housing advocates, residents, and subject matter experts in the creation of this Plan. Collaboration with the community will create a Master Plan with effective outcomes and trust among partners.

Regional Effort: The City will draft the Plan with consideration of and in consultation with our partners in the region. Through collaboration with the County and community-based service providers, the Plan will incorporate pivotal whole-person care services. The approved Master Plan will account for the regional context and efforts to respond to homelessness.

Data-Driven: The Master Plan will be data-driven and include specific desired outcomes and performance measures to inform staff and the community of the progress of the Plan. These benchmarks will ensure accountability to residents, stakeholders, and to the unhoused community that the Plan intends to serve.

Source: March 16, 2021 City Council meeting

Community Engagement

From January to May 2021, a robust and extensive community engagement process was carried out by individual Council districts amidst the COVID-19 pandemic. Dozens of meetings were conducted with presentations, discussion, and comments from residents and stakeholders. Figure 2-1 illustrates major milestones of the engagement process, with a description of additional aspects following.

Community Workshops

Several workshops were held between January and March 2021 to receive community feedback on the

development of Guiding Principles, Good Neighbor policies, and possible site locations. For some Council districts, the outreach process was aided by the creation of task forces to tackle specific areas of the plan, such as identifying potential sites, directing community outreach, and establishing long-term planning.

Due to the ongoing public health orders regarding COVID-19, most community meetings were held virtually. Despite the social distancing requirements, a diverse cross-section of community members participated, including neighborhood and business associations, homeless service advocates, persons with lived experience, faith-based groups, and non-profit leaders.

Figure 3-1: Master Plan Community Engagement Timeline



Homeless Coalition

As part of the community conversations, a coalition of 16 community-based organizations made a City Council presentation to offer their suggestions for the Master Plan. Though the coalition's goals overlapped with many ideas presented by Councilmembers, a greater emphasis was placed on the need for regional coordination, service-enriched housing with tenant protections, and medical care.

Council District Presentations

In April and May 2021, each Councilmember presented information and ideas for their district during a series of workshops included with regular City Council meetings. The following is a summary of each presentation:

- District 1 (Ashby) – May 18, 2021:** Councilmember Ashby identified challenges in the district relative to lack of service providers, limited transportation, lack of affordability and walkability (i.e., auto-centric design), and presented a proposal to house

women, children, and families in the form of scattered site housing, youth through LGBTQ host families, and other homeless households in hotel/motel conversions.

- [District 2 \(Loloee\) – April 27, 2021:](#) Councilmember Loloee provided a presentation conveying a vision, definition of the issue, and guiding principles for the Master Plan process. Relative to siting, Councilmember Loloee spoke to existing temporary, transitional, and affordable housing sites and numbers. Potential new sites introduced included: tiny home youth beds, safe ground spaces, and or more safe parking spaces.
- [District 3: \(Harris\) – May 11, 2021:](#) Councilmember Harris provided a summary of existing conditions, including past efforts to address homelessness and current projects. Councilmember Harris presented proposals for additional shelter beds, housing vouchers, safe parking, and a large campus, many of which were site-specific.
- [District 4 \(Valenzuela\) - April 20, 2021:](#) Councilmember Valenzuela convened a Homelessness Task Force in December 2020. At the April workshop, Councilmember Valenzuela presented the Task Force’s findings and recommendations. Specific initiatives advanced included: triage center locations (safe ground/safe parking), motel voucher expansion citywide, six tiny home villages, healthcare provider supportive living spaces, a universal intake/respite/shelter, and expansion of permanent affordable and supportive housing.
- [District 5 \(Schenirer\) – May 4, 2021:](#) Councilmember Schenirer provided an overview of his district’s demographics along with a description of community input to date, and existing service providers, shelters and affordable housing. Site-specific proposals were presented for a variety of shelter and housing types (e.g., safe parking, safe ground, campus, tiny homes) along with a brief analysis of each.
- [District 6 \(Guerra\) - May 4, 2021:](#) Councilmember Guerra provided a description of community engagement events to date within his district, including more than 20 weekly meetings with a homeless working group. Two dozen potential sites were presented that included a variety of potential housing types (e.g., tiny homes, safe ground, safe parking, campus model, motel conversion, and navigation center).
- [District 7 \(Jennings\) - May 18, 2021:](#) After summarizing existing affordable housing options in the district and calls for service related to homelessness, Councilmember Jennings presented a programmatic proposal for safe parking, scattered sites, tiny homes, and permanent housing.
- [District 8 \(Vang\) - April 27, 2021:](#) Following an overview of the district, existing service providers, a summary of community meetings and outreach, and recently opened shelter/housing sites (i.e., Meadowview Navigation Center, La Mancha Homekey Conversion), Councilmember Vang presented two site-specific proposals - one for tiny homes and the other for permanent affordable housing. Additional initiatives were introduced for scattered sites, motel conversions and vouchers, and safe ground.

CHAPTER 4 |

Priority Sites for Short-term Solutions

Overview

A significant quantity of information spanning each Council district's boundaries was collected before and through the conclusion of each workshop. This chapter describes how the information has been synthesized – geographically and numerically – into a list of Priority Sites for short-term housing solutions.

The proceeding pages describe:

- How Priority Sites were identified;
- Shelter and housing types for the Priority Sites;
- The location of Priority Sites;
- A profile of each Priority Site; and
- The potential capacity on Priority Sites.

The Priority Sites identified in this section are one part of the solution to meeting the needs of our unhoused residents. Chapter 6 (Programmatic Strategies) addresses other complementary goals and strategies, including a large campus strategy, hotel/motel conversions, motel vouchers, housing vouchers, and scattered sites.

Identification of Priority Sites

After the conclusion of the workshops held before the entire City Council, one-on-one meetings with the consultant and city staff were held with each Councilmember's office. The purpose of each meeting was to identify sites with the greatest potential for facilities to be built or deployed in the short term to address the urgent crisis. Out of more than 100 sites, these meetings yielded a list of Priority Sites that were prioritized for further evaluation.

Because private ownership was identified as a key constraint to rapid implementation, Priority Sites were primarily identified as either publicly owned or those where a private owner has expressed an explicit interest in providing shelter for the unhoused.

Properties not included with the Priority Sites are identified in **Appendix B** (Tier II Sites for Further Study). Additional review (e.g., community outreach, property owner outreach) is needed and will continue by the individual Councilmembers in whose Districts the sites are located after the Master Siting Plan process.

Shelter & Housing Types

In addition to identifying specific properties, Council District offices also recommended one or more shelter or housing types for each site. The Department of Community Response, as part of preparing this plan, reviewed each site and confirmed appropriate shelter/housing types and capacities. The potential types include:

- Safe ground with organized camping
- Safe parking
- Tiny homes
- Emergency shelter

The following discussion provides a general description of each housing/shelter type along with a local example, or case study, in the City of Sacramento.

Safe Ground

Safe ground organized campgrounds describe land that is legally sanctioned for tent camping for unhoused persons living outside. Parcels suitable for safe ground

are generally undeveloped/vacant or include paved areas (e.g., existing parking lot).

The number of tents permitted on a safe ground site can vary in size depending on individual site characteristics, parameters set forth in the California Building Code (Appendix O and X), and supportive service delivery goals and capacities. Under Interim Ordinance No. 2021-0002, current zoning standards allow a maximum of 80 individuals per Safe Ground site.

All Safe Ground sites are required to provide basic sanitation facilities (e.g., toilet, bathing, waste disposal). Common kitchens may be provided but are not required by code. Each site is secured and provided a supervised point of entry. Daily operations are supervised 24/7 and connections to supportive services are provided.

Safe Parking

Safe parking describes land that is legally sanctioned for unhoused persons living in vehicles to park and sleep. The 2019 PIT Count estimated that one-third of unhoused individuals and families live in a vehicle. Parcels suitable for safe parking are generally undeveloped/vacant or include paved areas (e.g., existing parking lot).

Vehicle types may be passenger, travel/camping trailer, or recreational vehicles. When parked at a sanctioned location, safe parking is a legitimate shelter type under the Building Code. Except when abandoned, vehicles used for shelter are not subject to State laws applicable to recreational vehicle parks. Interim Ordinance 2021-0002 relaxes zoning standards for safe parking sites by not requiring paving for vehicle parking.

Pilot Project: W/X Safe Ground and Safe Parking Site: The City of Sacramento opened its first Safe Ground and safe parking site at a parking lot near the W/X Freeway and Sixth Streets in downtown. The lot has two distinct spaces: one for tent camping and the other for vehicle parking. The W/X site can host up to 160 people and is open 24 hours a day, 7 days a week. It is staffed around the clock and offers mobile restrooms and cleaning stations for patrons. Support services are provided by on-site case managers out of an on-site trailer. Individuals utilizing the site and services are entered into the Homeless Management Information System (HMIS) to record services provided and track their homeless history and connections to other homeless service providers. The objective is to refer each person to services and rehouse them.



Source: Ascent Environmental, July 2021.

Like Safe Ground organized camping sites, all safe parking sites are secured and have a supervised point of entry. Daily operations are supervised 24/7 and connections to supportive services are provided. Safe parking sites are also required to provide basic sanitation facilities (e.g., toilet, bathing, waste disposal). Common kitchens may be provided but are not required by code.

Tiny Homes

A growing number of cities have found a practical solution to homelessness through the construction of tiny home villages. In technical terms and specific to the provision of emergency housing, these are called Emergency Sleeping Cabins or Emergency Transportable Housing Units by the Building Code and are defined as follows:

- Emergency Sleeping Cabin: is a structure between 70 and 400 square feet with four walls, a roof, and means of egress, ventilation, and electrical power.

No plumbing or gas service is required. In practice, this tiny home type has been referred to as 'Tuff Shed' housing.

- Emergency Transportable Housing Units: are essentially one or more housing units transportable to a site on wheels. These can be manufactured homes, mobile homes, multifamily manufactured homes, commercial modulars, recreational vehicles, or park trailers. These are regulated as 'manufactured housing' by the California Housing and Community Development Department (HCD).

Like safe ground and safe parking, tiny home sites are secured and provided a supervised point of entry, in most cases. Daily operations are typically supervised 24/7 and connections to supportive services are provided. Basic sanitation facilities are required (e.g., toilet, bathing, waste disposal). Common kitchens may be provided but are not required by code.

Tiny Home Village Community – Grove Avenue, Sacramento: The Emergency Bridge Housing initiative was approved by City Council in 2020. The project is located on a site owned by St. Paul Church of God in Christ on Grove Avenue. The was developed as an Emergency Bridge Housing cabin community for transitional age youth (TAY) between the ages of 18 and 24. The community offers 24 double occupancy cabins for 48 TAY individuals to sleep and receive services. During the COVID pandemic most cabins are single occupancy. The goal of the initiative is to transition individuals into permanent housing within 6-12 months.



Source: City of Sacramento, Mayor's Office of Civic Engagement, 2020.

Note: the tiny home type can be expanded to include, essentially, permanent conventional structures for dwelling purposes but of a reduced size. Each structure has a permanent foundation, room(s), roof and, support systems (i.e., electricity/gas, water, sewer) with hard connections to municipal infrastructure. Under the Building Code, this permanent Tiny Home type is not classified as emergency housing and, thus, is subject to higher construction standards and costs.

Emergency Shelter Facilities

Emergency Shelter Facilities, in this plan, are a housing type providing time-limited shelter for unhoused individuals or families. Suitable sites are generally one-acre or more in size. This type is distinguished from facilities that are ephemeral in operation (e.g., winter warming shelter) since they are assumed to operate 365 days per year and include on-site wrap-around support services.

Living arrangements are provided in a congregate setting, consisting of one or more structures. Shelters can be operated with entrance requirements (e.g., “service engagement”) depending upon the target population. They can also be operated as “low barrier” facilities without restrictions relating to pets, service engagement, sobriety, credit, evictions, or criminal histories.

Low barrier shelters, meaning easier to access, play a vital role in the Housing-First approach because they provide immediate protection from unsafe environments on the street. The philosophy behind a low-barrier, Housing-First approach is that the need for housing must be addressed before most individuals can actively and successfully engage in treatment and address other major life challenges.

Meadowview Navigation Center: The Meadowview Navigation Center in South Sacramento opened October 1, 2020. The center operates 24 hours a day and provides 100 beds to unhoused women, along with services to help women stabilize their lives and transition into permanent housing. Entry to the Meadowview Navigation Women’s Shelter is through a closed referral process, administered by Sacramento Steps Forward (SSF). The Sacramento Housing and Redevelopment Agency (SHRA) oversees operations of the shelter and Volunteers of America (VOA) provides the daily on-site services of shelter operations.



Source: Sacramento Housing and Redevelopment Agency, 2020.

Health and safety regulatory oversight of emergency shelters depends on the type of physical facilities provided. Temporary membrane structures, or SPRUNG structures, are regulated as emergency housing under the California Building Code (Appendix O and X) with requirements determined by the enforcing agency.

Shelter & Housing by the Numbers

Since the onset of the COVID-19 pandemic, the City Council has taken decisive action through the funding and construction of shelter and housing for those experiencing homelessness. Specific projects accomplished since that date are identified in **Table 2** below.

Table 2: Existing Recently Built Shelter Facilities	
Shelter/Housing (Council District) (Name/Type)	Estimated Annual Capacity (Persons)
The Grove (D2) (24 Tiny Homes for Transitional Age Youth)	48
Front Street (D4) (Safe Parking Spaces for 60 people)	120
W/6 th Street (D4) (Safe Ground/Safe Parking for 150 people)	300
29 th /X Street Navigation Center (D5) (100 bed Emergency Shelter- opening fall 2021)	200
St. John's Manufactured Housing (D6) (11 Manufactured Homes for Women & Children)	55
La Mancha Homekey (D8) (100 rooms of Permanent Supportive Housing)	125
Meadowview Nav Center (D8) (100 bed Women/Children Emergency Shelter)	200
Total	1,048

Annual capacity based on assumed 6-month occupancy duration per tenant except La Mancha which is 12 months.

This Master Plan identifies 20 Priority Sites, inclusive of City-owned surplus sites, for additional new shelter for a total capacity to serve approximately 3,647 persons annually. **Table 3** identifies the total number of persons that could potentially be sheltered on Priority Sites by shelter/housing type.

For Safe Ground, safe parking, or tiny homes, the following assumptions were used for estimating purposes:

- Vehicles or RVs: 1.2 persons per vehicle
- Tents: 1 person per tent
- Tiny Homes (Individuals): 2 persons each
- Tiny/Manufactured Homes (Family): 3 persons each

These assumptions were derived from on-the-ground observations from City staff and service providers. Emergency shelter/housing types are assumed to have resident turnover every six months. All other permanent housing types are assumed to have residents on annual basis.

Table 3: Priority Sites Total Additional Annual Shelter Capacity by Shelter/Housing Type	
Shelter Type	Estimated Capacity (Persons)
Safe Ground	340
Safe Parking	1,356
Tiny/Manufactured Homes	1,721
Emergency Shelter	200
Hospice	30
Total	3,647

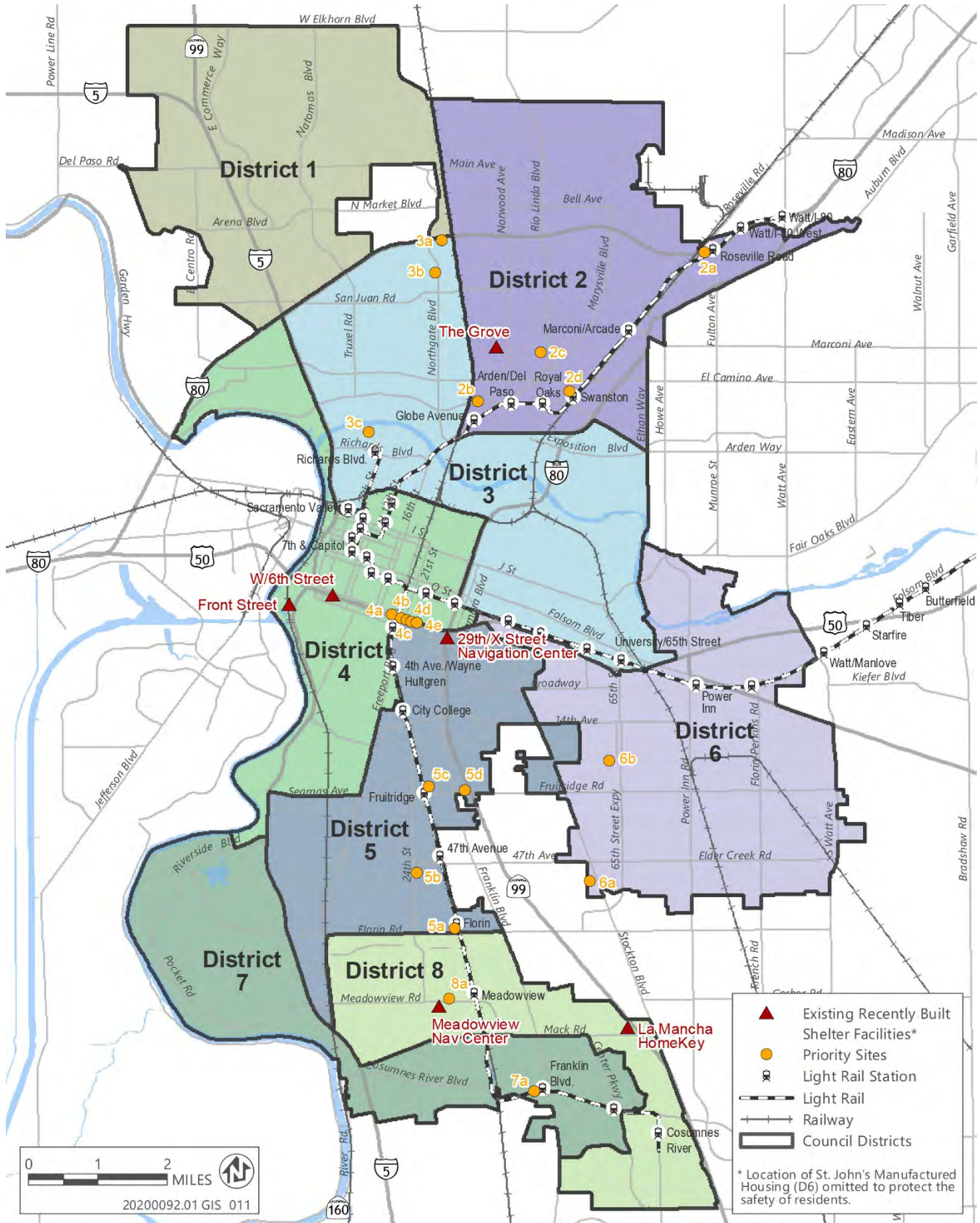
Annual capacity based on assumed 6-month occupancy duration per tenant.

A list of all Priority Sites is provided in **Table 4**. **Figure 1** identifies their location along with the existing recently built shelter facilities listed in **Table 1**. Site Profiles in the subsequent pages identify the shelter/housing type and estimated number of persons that could potentially be served on each site.

Table 4: Summary of Priority Sites					
Site #	Site Name	APN	Potential Shelter Type	Estimated Capacity	Persons Served Annually
2a	Roseville Road RT Parking Lot	N/A (ROW)	Safe Parking	100-300 cars, 360 people	720
2b	Colfax Yard	275-0072-002	Tiny Homes (Family – Emergency Shelter)	25 Tiny Homes; 75 people	150
2c	Eleanor Yard	265-0201-062	Tiny Homes (Veterans – Permanent Supportive)	10 Tiny Homes; 15 people	15
2d	Lexington/Dixieanne	277-0083-002, 277-0083-003, 277-0083-004, 277-0083-006, 277-0083-007	Tiny Homes (Individuals – Permanent Supportive)	50 Tiny Homes; 100 people	100
3a	Public Agency Owned Lot at Rosin Court	250-0360-011	Safe Ground and Safe Parking	100 cars, 120 people	240
3b	Larchwood (north)	250-0390-036 (northern portion)	Hospice (Joshua's House)	15 beds, 15 people	30
3c	North 5 th Street Shelter Expansion	001-0200-010	Emergency Shelter	100 beds, 100 people	200
4a to 4e	Under W/X Freeway	010-0156-001, 010-0164-025, N/A (ROW)	Tiny Homes (Individuals – Emergency Shelter)	200 Tiny Homes, 400 people	800
5a	Florin Road RT Parking Lot	041-0111-004, 041-0111-005, 041-0111-006, 041-0111-007, 041-0111-008	Safe Parking	125 cars, 150 people	300
5b	24 th Street/48 th Ave	036-0084-020, 036-0084-021, 036-0084-022, 036-0084-023, 036-0084-024, 036-0084-028, 036-0084-029, 036-0084-030, 036-0084-031, 036-0084-032	Safe Ground and Safe Parking	25-50 people	100
5c	29 th Avenue Site	019-0211-006	Tiny Homes (Family – Shelter or Permanent Supportive Housing)	10-12 Tiny Homes, 30-36 people	36
5d	3331 Fruitridge Road	022-0221-021, 022-0221-033	Safe Ground and Safe Parking	30-40 cars, 36-48 people	96
6a	Riza Ave/Jimolene Dr	039-0170-190, 039-0170-240, 039-0170-250, 039-0170-310, 039-0170-190460	Manufactured Homes (Family Shelter or Permanent Housing)	110 Manufactured Homes; 330 people	330

Table 4: Summary of Priority Sites					
Site #	Site Name	APN	Potential Shelter Type	Estimated Capacity	Persons Served Annually
6b	63 rd St/21 st Ave	023-0061-040	Manufactured Homes (Family – Shelter or Permanent Housing)	30 Manufactured Homes; 90 people	90
7a	Franklin Blvd RT Parking Lot	119-0080-041	Safe Parking	40-100+ cars, 120 people	240
8a	Meadowview Village	049-0050-019	Tiny Homes (Permanent Supportive Housing)	125 Tiny Homes, 200 people	200
Total					3,647

Figure 1: Priority Sites – Location within Council Districts



Source: Adapted by Ascent in 2021 with information provided by the City of Sacramento.

Site #2a – Roseville Road RT Parking Lot



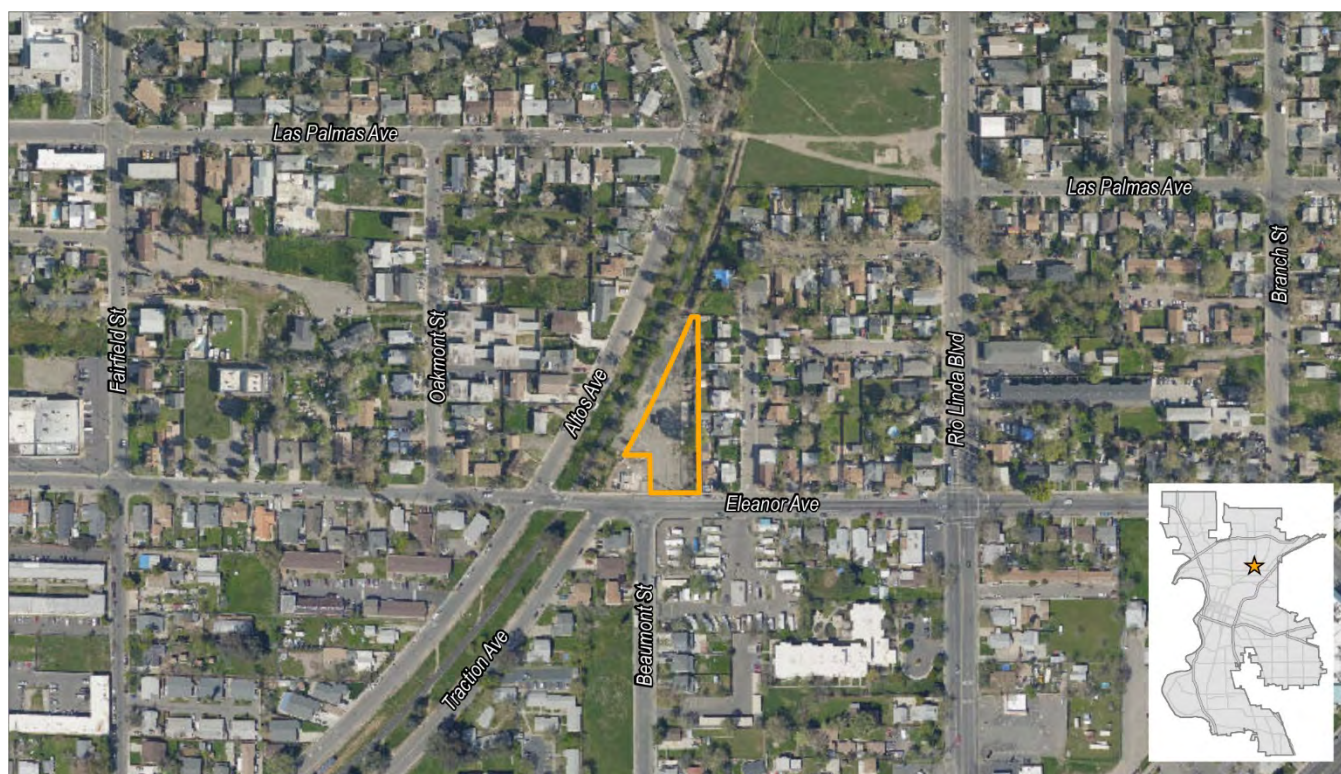
Site #2a	
Council District:	District 2
Site Name:	Roseville Road RT Parking Lot
Ownership:	Sacramento Regional Transit District
Address:	Roseville Road and Highway 80
APN:	N/A (ROW)
Area (acres):	9.1
Potential Shelter Type:	Safe Parking
Estimated Capacity:	100-300 cars, 360 people (Annually: 720 people)
Zoning:	N/A
General Plan Land Use:	Parks and Recreation
Current Use:	Parking Lot for Regional Transit (1087 spaces)

Site #2b – Colfax Yard



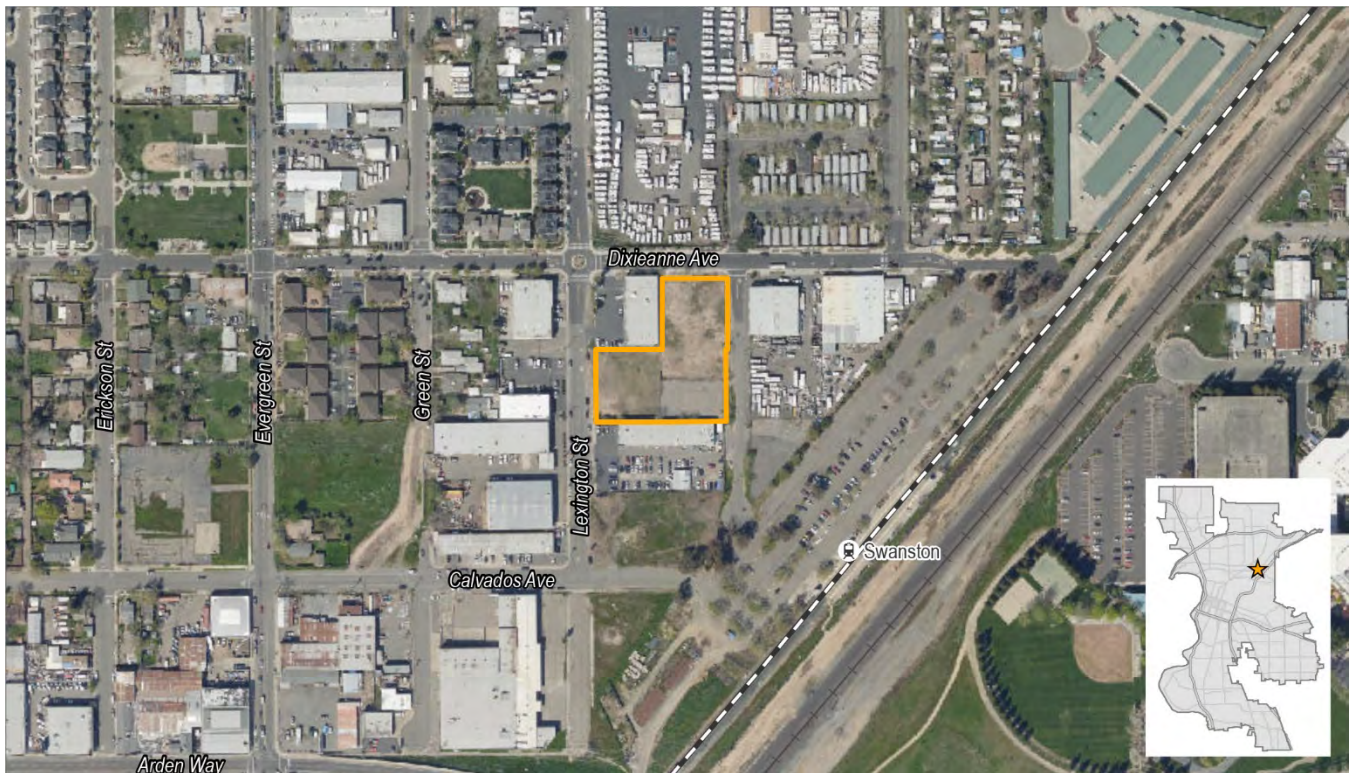
Site #2b	
Council District:	District 2
Site Name:	Colfax Yard
Ownership:	City of Sacramento
Address:	2225 Colfax Street
APN:	275-0072-002
Area (acres):	2.3
Potential Shelter Type:	Tiny Homes (Family – Emergency Shelter)
Estimated Capacity:	25 Tiny Homes, 75 people (Annually: 150 people)
Zoning:	C-2_SP
General Plan Land Use:	Employment Center Low Rise
Current Use:	Vacant

Site #2c – Eleanor Yard



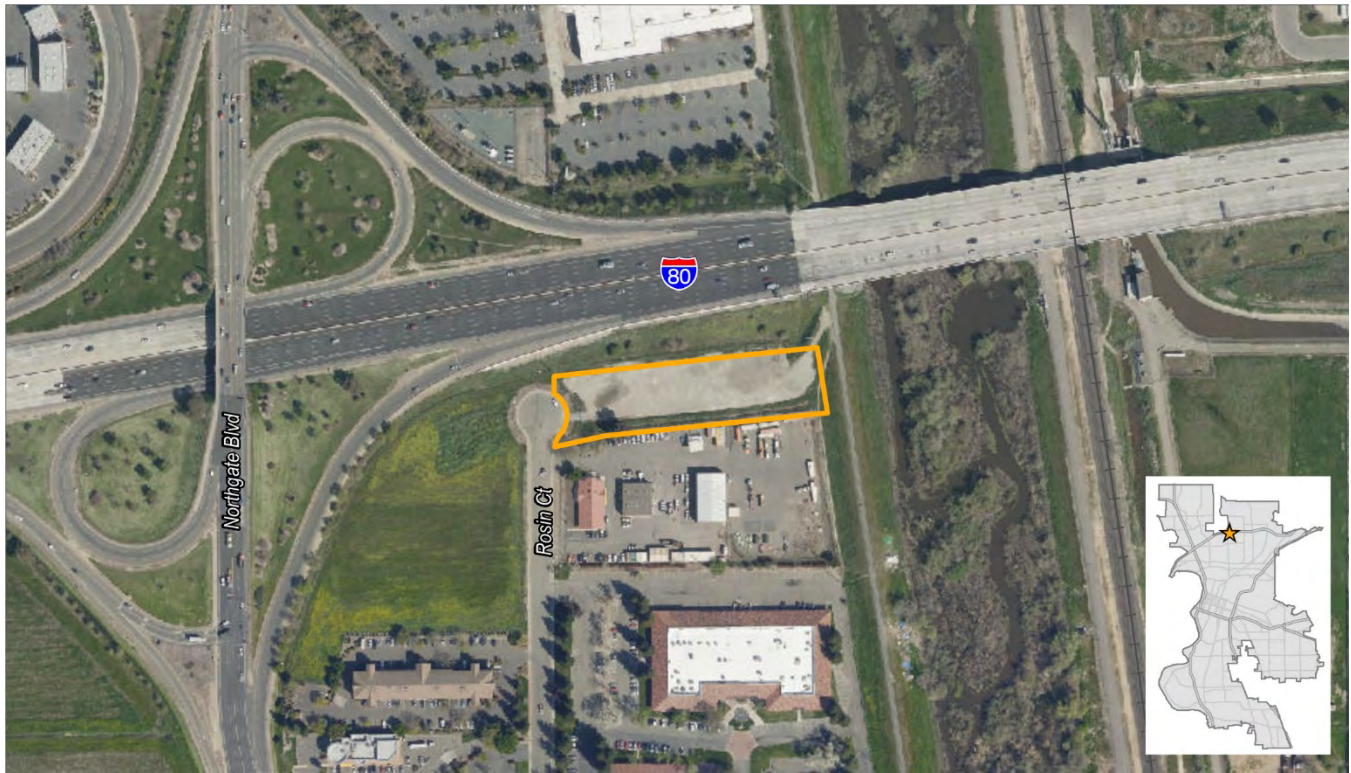
Site #2c	
Council District:	District 2
Site Name:	Eleanor Yard
Ownership:	City of Sacramento
Address:	Eleanor Avenue
APN:	265-0201-062
Area (acres):	0.7
Potential Shelter Type:	Tiny Homes
Estimated Capacity:	10 Tiny Homes; 15 people (Veterans – Permanent Supportive) (Annually: 15 people)
Zoning:	R-1
General Plan Land Use:	Suburban Neighborhood Low Density
Current Use:	Vacant

Site #2d – Lexington/Dixieanne



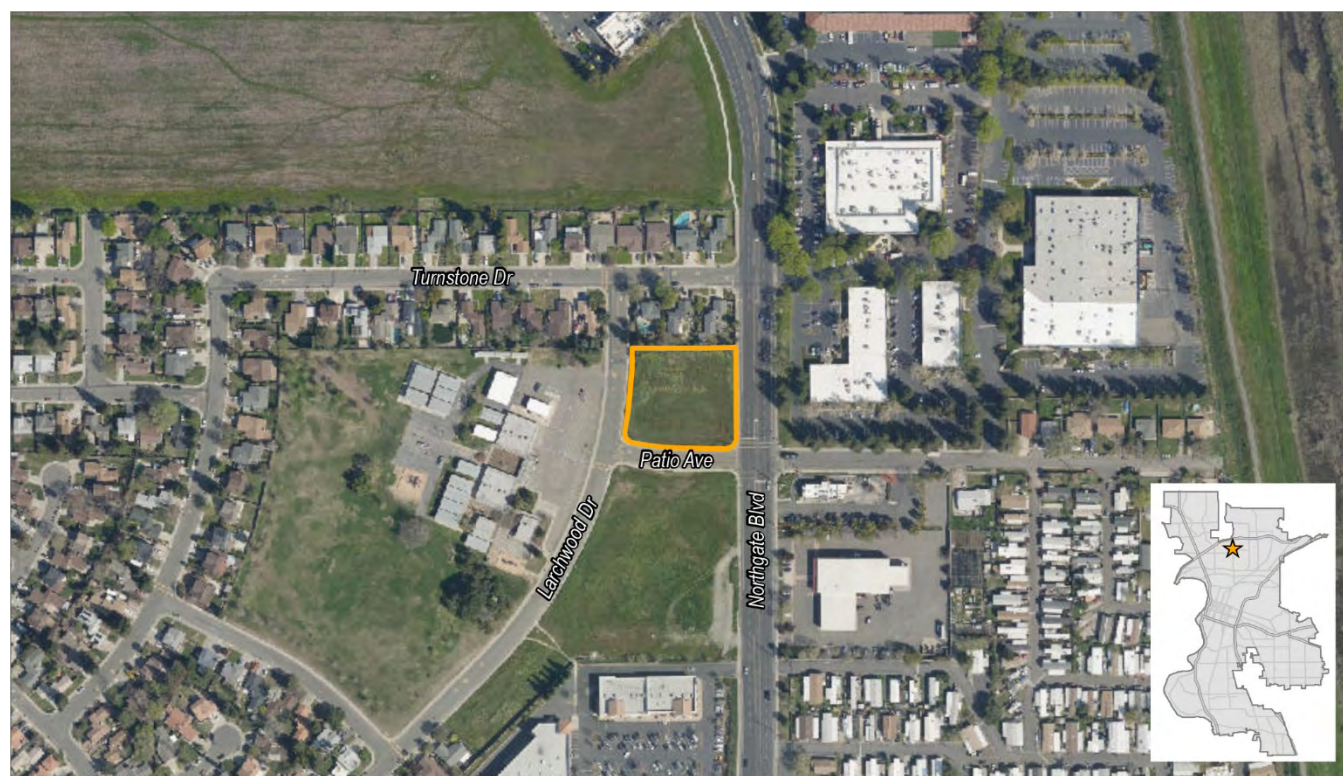
Site #2d	
Council District:	District 2
Site Name:	Lexington/Dixieanne
Ownership:	City of Sacramento
Address:	Lexington Street & Dixieanne Avenue
APN:	277-0083-002, 277-0083-003, 277-0083-004, 277-0083-006, 277-0083-007
Area (acres):	1.4
Potential Shelter Type:	Tiny Homes (Individuals – Permanent Supportive)
Estimated Capacity:	50 Tiny Homes, 100 people (Annually: 100 people)
Zoning:	RMX
General Plan Land Use:	Urban Corridor Low
Current Use:	Vacant

Site #3a – Public Agency Owned Lot at Rosin Court



Site #3a	
Council District:	District 3
Site Name:	Public Agency Owned Lot at Rosin Court
Ownership:	Reclamation District 1000
Address:	Rosin Court
APN:	250-0360-011
Area (acres):	1.7
Potential Shelter Type:	Safe Ground and Safe Parking
Estimated Capacity:	100 cars, 120 people (Annually: 240 people)
Zoning:	M-1S
General Plan Land Use:	Employment Center Low Rise
Current Use:	Vacant

Site #3b – Larchwood (North)



Site #3b	
Council District:	District 3
Site Name:	Larchwood (north)
Ownership:	City of Sacramento
Address:	3630 Larchwood Drive
APN:	250-0390-036 (northern portion)
Area (acres):	1.1
Potential Shelter Type:	Hospice (Joshua's House)
Estimated Capacity:	15 beds, 15 people (Annually: 30 people)
Zoning:	R-3
General Plan Land Use:	Public/Quasi Public
Current Use:	Vacant

Site #3c – North 5th Street Shelter Expansion



Site #3c

Council District:	District 3
Site Name:	North 5 th Street Shelter Expansion
Ownership:	County of Sacramento
Address:	700 North 5 th Street
APN:	001-0200-010
Area (acres):	4.9
Potential Shelter Type:	Emergency Shelter
Estimated Capacity:	100 beds (Annually: 200 persons) (see note below)
Zoning:	RMX-SPD
General Plan Land Use:	Urban Center Low
Current Use:	Emergency Shelter

Notes: Existing shelter capacity is 104 persons; this proposal will increase to 204 persons. Only increase included in annual total.

Site #4a through 4e – Under W/X Freeway



Site #4a, 4b, 4c, 4d, 4e

Council District:	District 4
Site Name:	4a: Under W/X Freeway between 18 th and 19 th 4b: Under W/X Freeway between 20 th and 21 st 4c: Under W/X Freeway between 21 st and 22 nd 4d: Under W/X Freeway between 22 nd and 23 rd 4e: Under W/X Freeway between 23 rd and 24 th
Ownership:	Caltrans
Address:	W/X Freeway
APN:	010-0156-001, 010-0164-025, N/A (ROW)
Area (acres):	12.5
Potential Shelter Type:	Tiny Homes (Individuals – Emergency Shelter)
Estimated Capacity:	200 Tiny Homes, 400 people (Annually: 800 people)
Zoning:	TC-SPD
General Plan Land Use:	Public/Quasi Public
Current Use:	Parking

Notes: U.S. Highway 50 Multimodal Corridor Enhancement and Rehabilitation Project underway during Master Plan preparation. Sites 4a to 4e are expected to be available for housing once construction is complete in February 2022.

Site #5a – Florin Road Station RT Parking Lot



Site #5a

Council District:	District 5
Site Name:	Florin Road Station RT Parking Lot
Ownership:	Sacramento Regional Transit District
Address:	Florin Road & Indian Lane
APN:	041-0111-004, 041-0111-005, 041-0111-006, 041-0111-007, 041-0111-008
Area (acres):	10.4
Potential Shelter Type:	Safe Parking
Estimated Capacity:	125 cars, 150 people (Annually: 300 people)
Zoning:	C-2-TO
General Plan Land Use:	Urban Center Low
Current Use:	Parking

Notes: Estimated capacity is dependent on spaces granted.

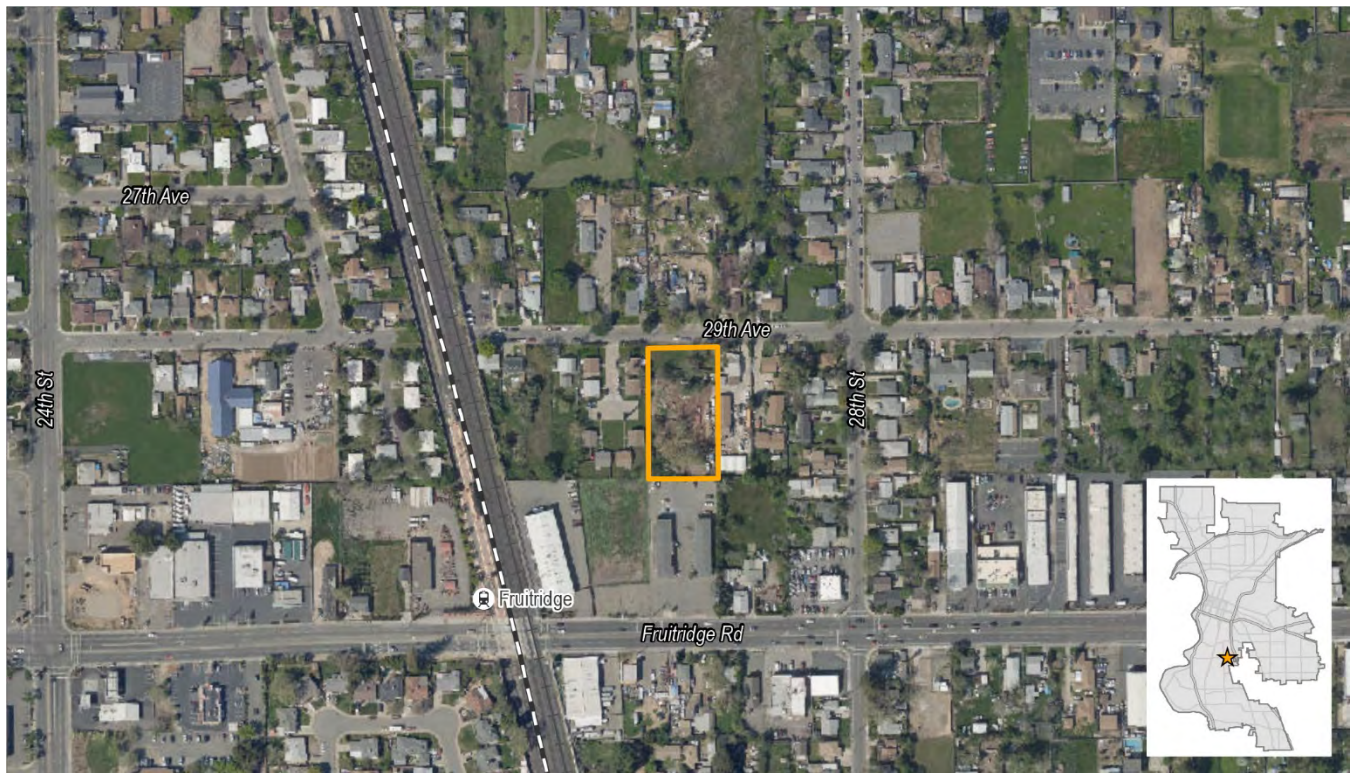
Site #5b – 24th Street/48th Ave



Site #5b	
Council District:	District 5
Site Name:	24 th St/48 th Ave
Ownership:	City of Sacramento
Address:	24 th Street & 48 th Avenue
APN:	036-0084-020, 036-0084-021, 036-0084-022, 036-0084-023, 036-0084-024, 036-0084-028, 036-0084-029, 036-0084-030, 036-0084-031, 036-0084-032
Area (acres):	2.9
Potential Shelter Type:	Safe Ground and Safe Parking
Estimated Capacity:	25-50 people (Annually: 100 people)
Zoning:	R-1-EA-1 and R-1-EA-2/R-3-EA-1 and R-3-EA-2
General Plan Land Use:	Traditional Neighborhood High
Current Use:	Vacant

Notes: Site requires consistency review with Executive Airport Overlay Zone at Planning and Development Code Chapter 17.312.

Site #5c – 29th Avenue Site



Site #5c	
Council District:	District 5
Site Name:	29 th Avenue Site
Ownership:	Morse Spurlock Real Estate Trust
Address:	2740 29 th Avenue
APN:	019-0211-006
Area (acres):	0.9
Potential Shelter Type:	Tiny Homes (Family – Shelter or Permanent Supportive Housing)
Estimated Capacity:	10-12 Tiny Homes, 30-36 people (Annually: 36 people)
Zoning:	R-1-EA-4
General Plan Land Use:	Traditional Neighborhood Low
Current Use:	Vacant

Notes: Owner consent necessary to proceed.

Site #5d – 3331 Fruitridge Road

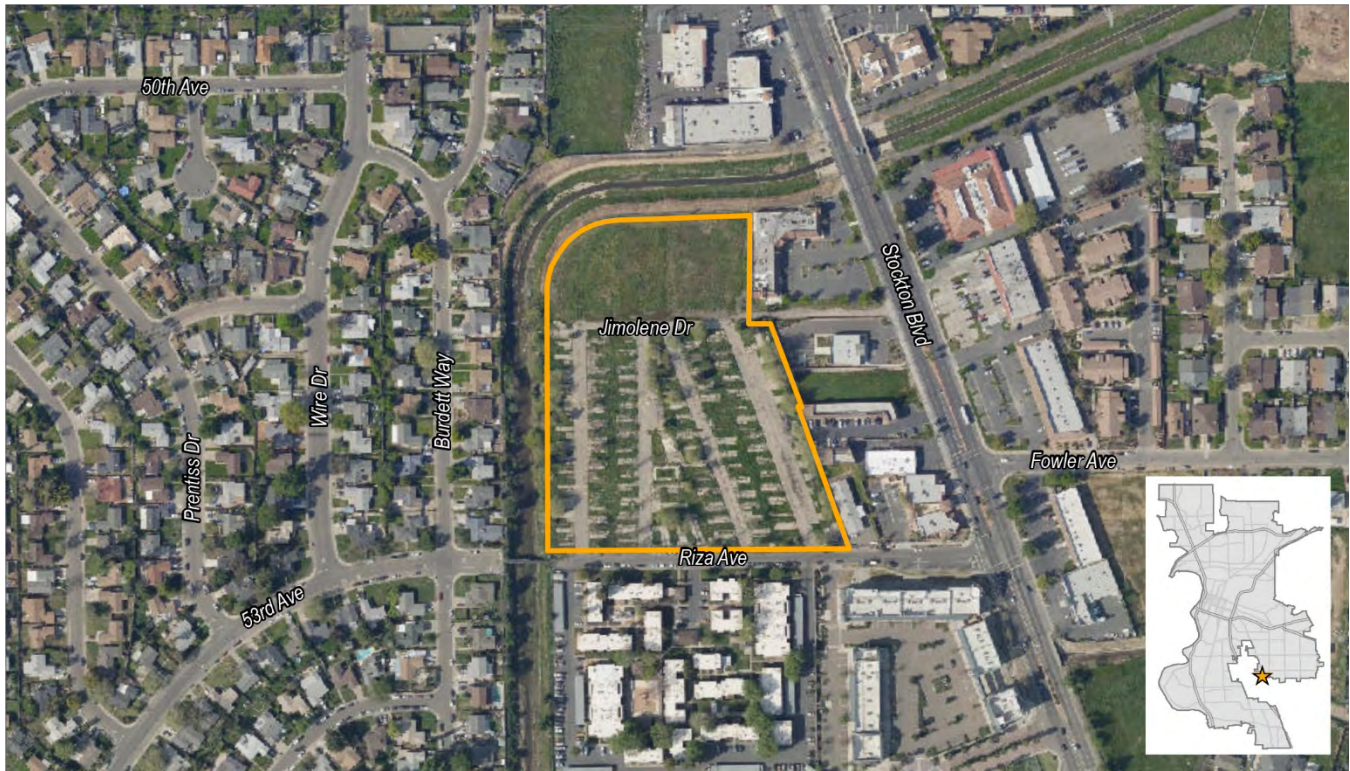


Site #5d

Council District:	District 5
Site Name:	3331 Fruitridge Road
Ownership:	Private (3331 Fruitridge Rd LLC)
Address:	3331 Fruitridge Road
APN:	022-0221-021, 022-0221-033
Area (acres):	2.4
Potential Shelter Type:	Safe Parking
Estimated Capacity:	30-40 cars, 36-48 people (Annually: 96 people)
Zoning:	C-2-R
General Plan Land Use:	Suburban Corridor
Current Use:	Parking

Notes: Owner consent necessary to proceed.

Site #6a – Riza Ave / Jimolene Dr

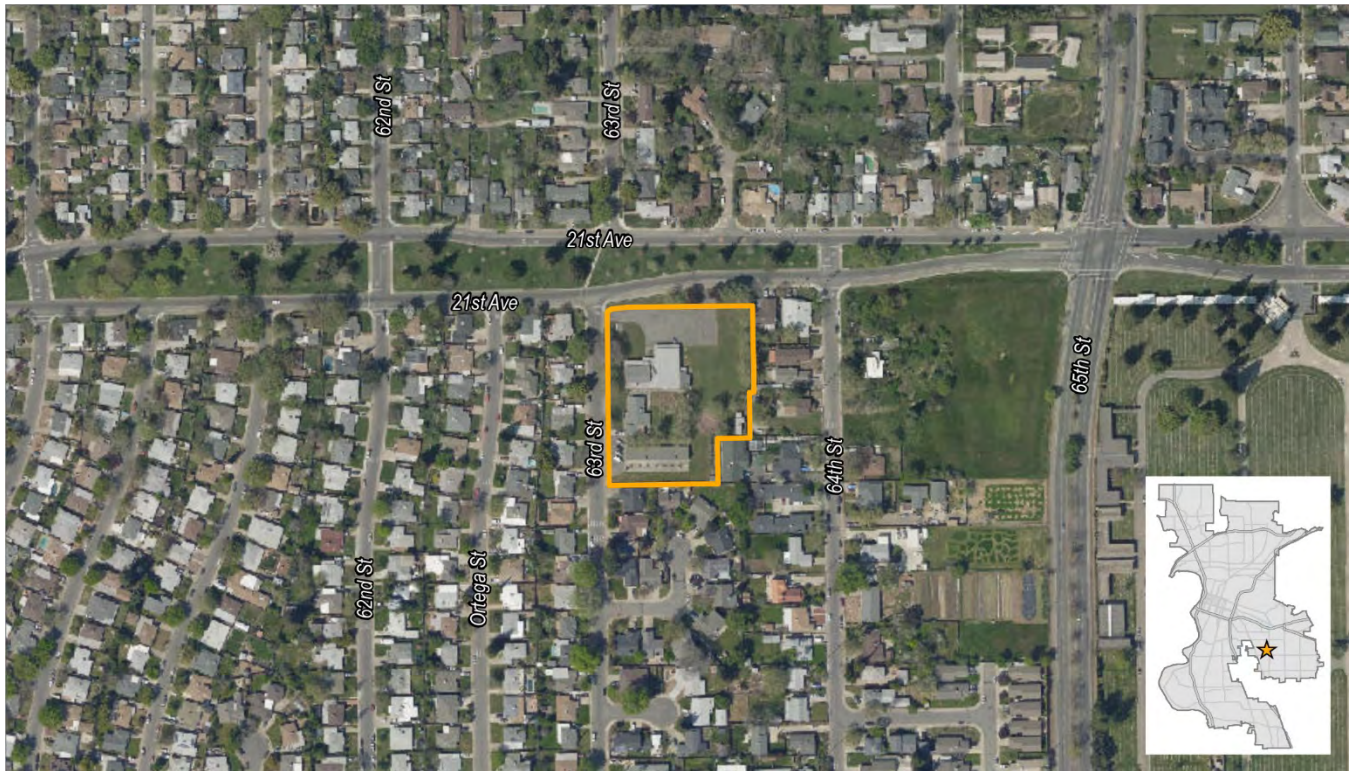


Site #6a

Council District:	District 6
Site Name:	Riza Ave / Jimolene Dr
Ownership:	Thanh Cong Investment LLC
Address:	No Address (Vacant), 5905, 5913, 5921, 5927 Jimolene Dr
APN:	039-0171-046, 039-0171-024, 039-0171-025, 039-0171-031, 039-0171-019
Area (acres):	7.9
Potential Shelter Type:	Manufactured Homes (Family or Permanent Housing)
Estimated Capacity:	110 Manufactured Homes, 330 people (Annually: 330 people)
Zoning:	R-1A
General Plan Land Use:	Suburban Corridor
Current Use:	Vacant

Notes: Owner consent necessary to proceed.

Site #6b – 63rd St / 21st Ave



Site #6b

Council District:	District 6
Site Name:	63 rd St / 21 st Ave
Ownership:	Arena Fijian Assembly of Assemblies of God
Address:	4831 63 rd St
APN:	023-0061-040
Area (acres):	2.4
Potential Shelter Type:	Tiny Homes (Family or Permanent Housing)
Estimated Capacity:	30 Tiny Homes, 90 people (Annually: 90 people)
Zoning:	R-1
General Plan Land Use:	Traditional Neighborhood Low Density
Current Use:	Assembly – cultural, religious, social

Notes: Owner consent necessary to proceed.

Site #7a – Franklin Blvd RT Parking Lot



Site #7a	
Council District:	District 7
Site Name:	Franklin Blvd RT Parking Lot
Ownership:	Sacramento Regional Transit District
Address:	Franklin Blvd & Cosumnes River Blvd
APN:	119-0080-041
Area (acres):	3.6
Potential Shelter Type:	Safe Parking
Estimated Capacity:	40-100+ cars, 120 people (Annually: 240 people)
Zoning:	A
General Plan Land Use:	Open Space
Current Use:	Parking

Notes: Estimated capacity is dependent on spaces granted.

Site #8a – Meadowview Village



Site #8a	
Council District:	District 8
Site Name:	Meadowview Village
Ownership:	Cathedral of Praise Worship Center
Address:	2875 Meadowview Road
APN:	049-0050-019
Area (acres):	3.3
Potential Shelter Type:	Tiny Homes (Permanent Supportive Housing)
Estimated Capacity:	125 Tiny Homes, 200 people (Annually: 200 people)
Zoning:	R-2B
General Plan Land Use:	Suburban Neighborhood High
Current Use:	Church

CHAPTER 5 | Good Neighbor Policies & Support Services

Overview

A Good Neighbor Policy recognizes the need for communication, understanding, transparency, and mutual respect to foster positive relationships and proactively prevent issues that a site may encounter when operating out of a location adjacent to residences and/or businesses. Providing services, temporary shelter, and permanent housing for our unhoused neighbors requires a collaborative effort, which the Good Neighbor Policies and the process of developing them aim to build.

Good Neighbor Policies are essentially agreements or memoranda of understanding between stakeholders such as the residents of a shelter or housing site (or other housing facility, including safe parking), the organization or agency operating the site, and nearby neighborhood residents and/or business owners. The policies memorialize basic rights and interests of all stakeholders and outline expectations of conduct, as well as provide options for preventing and resolving potential disputes through collaboration and open communication.

Fundamental to any good neighbor policy is recognition that all stakeholders are entitled to, for example, be treated with mutual respect and dignity, safety, services, and safe and quiet enjoyment of property and public spaces.

Topics for Good Neighbor Policies

To achieve all the above, individualized Good Neighbor Policies will be established for each Priority Site that address topics such as:

- Goals of the agreement

- Program description
- Program administration
- Establishing an advisory committee
- Communication commitments and options
- Issue resolution and reporting
- Program operations including security
- Description of client on-site support
- Codes of conduct
- Any additional roles and responsibilities
- Potential dates of operation
- Modification of the policy, as needed

These topics were identified by the Continuum of Care (CoC), Council offices, the District 6 Subcommittee on Good Neighbor Policies led by Ian Barlow, and community feedback. They are informed by lessons learned from existing shelters in Sacramento operated by the City and SHRA, as well as outside sources from successful program sites in other cities and communities. However, there is no one-size-fits-all approach to a Good Neighbor Policy.

Appendix C to this Master Plan includes Good Neighbor Policies for two operational facilities in Sacramento (Meadowview Navigation Center and The Grove) and the Capitol Park Hotel's 2019 Good Neighbor Policy approved for the use of the hotel as emergency shelter prior to its current renovation to permanent supportive housing. As site-specific plans are developed for each site early, upfront community input is critical to the Good Neighbor Policy development. By working in advance, operators and the City can enhance safety and security, minimize potential disputes, and establish a program that makes positive impacts on the neighborhood. They can also strengthen the neighborhood through crime prevention, community unity, de-stigmatization, and community education.

Support Services

Of the participants enrolled in the Homeless Management Information System (HMIS) program in 2020, 35 percent self-reported mental health illness, substance abuse, intimate partner violence, or loss of support by family/friends as the primary contributors to their homelessness situation.

To address these documented and anticipated needs at Priority Sites and improve residents' pathways out of homelessness, each site established under this Master plan will have support services for residents. Typically, services will be provided through an existing partner in the Sacramento Continuum of Care and consist of the following types:

- Individual Case Management
- Housing Case Management
- Housing Navigation

Individual Case Management

Individual case management will focus on housing or directly supporting the goal of permanent housing and should reflect the short-term nature of assistance toward housing placement. Critical components in the provision of case management services include the following:

- Low Barrier Practices
- Housing First
- Harm Reduction
- Trauma Informed Care
- Client-centered
- Culturally Competent

To ensure the consistent delivery of case management services, operators must incorporate written case management procedures using HMIS that include the following:

- Referral Procedures: Establish referral and follow-up procedures to confirm participants are connected to services to which they are referred. Documentation of referrals made and referral confirmation must be maintained in participant files.
- Health and Wellness Referrals: Ensure participants are linked to and assisted in accessing medical health, mental health, and any needed alcohol and drug treatment services.
- Mainstream Benefits: Establish procedures for screening participants at program entry and intake for eligibility to mainstream benefits. Assisting participants by coordinating the completion and submission of applications for public benefits and entitlements (e.g., general assistance, SNAP, SSI/SSDI, Veteran benefits) health insurance benefits (e.g., Medi-Cal, Medicare, Covered California), and other sources of financial assistance.
- Education/Life Skills
- Employment Development/Placement Programs: Assessing employment history and goals and assisting participants to engage in services that will prepare the individual to obtain employment.

Housing Case Management

Participants are offered housing case management services, which might be voluntary or required based on the program model, that they need in order to attain and stabilize in permanent housing. Housing case management is conducted on a regular basis and the shelter/safe ground/interim housing routinely documents content and outcome of case management meetings. Core services include:

- Development of an individualized service plan based on needs, circumstances, and market conditions, focused on helping individuals find and keep permanent housing and linkages to other community-based supportive services.

- Creating a referral network for other services and coordinating with other service providers and case managers within HMIS.

Housing Navigation

Housing navigation services provide ongoing engagement and support in order to facilitate a match to an appropriate permanent housing placement.

Housing navigation objectives include:

- Connecting participants to needed housing paperwork and income resources;
- Buffering participants from the stress and challenges of navigating housing access; and
- Supporting participants in the application and interview process for housing.

Core navigation services include:

- Housing location and counseling services to identify the most appropriate housing placement;
- Establishing relationships with private and public owners and rental agencies willing to provide permanent housing to clients;
- Assisting with housing applications and appeals, and negotiating rental agreements;
- Facilitating shared housing opportunities in community-based housing and through master leasing; and
- Assisting with the move-in process, including identifying resources for basic furnishings, accessibility modifications, or other expenses.

Health Services Access

Shelter staff should encourage participants to obtain and maintain health insurance, obtain a primary care provider and access immunization service. This must include publicly posting or otherwise making available information on health-related services.

Recordkeeping

Shelters must have written intake and client record keeping procedures, including input into the Homeless Management Information System (HMIS), in order to coordinate the continuum of services, and maintain information in HMIS that includes intake interviews and records of services provided.

Assessment

A vulnerability assessment (VI-SPDAT) in HMIS that includes an evaluation of the service needs of the household, information about past or current services received, and other information necessary to provide services must be conducted or updated for all households. This requirement links into the Coordinated Entry System and is necessary to match clients to services based on vulnerability and needs.

Transportation

Transportation is expected to be provided to clients, including those that are disabled, through a variety of means. Service providers might drive clients or use shuttle service, bus passes, and car services, such as Uber and Lyft, to support access to community-based services and housing searches.

CHAPTER 6 | Programmatic Strategies

The Priority Sites for Short-term Housing Solutions are one piece of the solution. Several other strategies are needed to expand capacity and create a variety of shelter and housing types to meet many needs in moving people out of homelessness.

This section describes five types of complementary programmatic strategies to address the homelessness crisis. Each type of strategy was identified during the community engagement process, including:

- Large Campus
- Motel/Hotel Homekey
- Motel Voucher Program
- Housing Vouchers
- Scattered Sites

These programmatic strategies are necessary to provide the full spectrum of response to homelessness. Permanent housing and rapid rehousing programs will increase the effectiveness of the City's efforts by allowing unhoused residents to exit shorter-term shelter and obtain permanent housing.

LARGE CAMPUS

The Goal: Create a campus with 200-500 beds of emergency shelter that includes intensive case management, health interventions, and necessary treatment programs.

Master Plan Capacity Assumption: With a goal of 200 to 500 beds of emergency shelter, the Master Plan assumes a midpoint capacity of 350 persons served. Individuals are assumed to reside in the campus for an average of six months, providing a total capacity for 700 people served annually.

Overview

The large campus strategy's primary focus is the provision of emergency shelter. Emergency shelters provide people living outdoors with sleeping facilities, food, restrooms and showers, storage for belongings, accommodations or temporary placement for pets, support services, links to income resources or employment training, and short-term stabilization.

The large campus may also include transitional housing to provide a temporary residence for three to 24 months with supportive services, case management, and connections to obtain permanent housing as quickly as possible. The transitional housing potential is excluded from the Master Plan's capacity assumption and would be additive.

Emergency shelters under program funding criteria from the U.S. Department of Housing and Urban Development do not require the occupant to sign leases or occupancy agreements. The United States Interagency Council on Homelessness recommends that "shelters be low barrier, focus on assessment and triage and intentionally link to permanent housing resources so that people move through quickly."

The large campus solution in the City and County of Sacramento is also proposed to include prioritization for people experiencing homelessness who need additional medical, mental health, and/or substance abuse services. Residents who are reentry/justice-involved may also need shelter, intensive case management, and

effective treatment with the entry point being a large campus model.

Opportunities

The large campus solution provides the opportunity for the City and County of Sacramento to collaborate to shelter the chronically homeless and those most in need of stabilization and services. Funds available from the state and federal governments for capital costs will be augmented with the enhanced funding sources for mental health services provided by the County.

The City and County have potential partners in the health care provider community that have been advocating for this type of solution to better serve the chronically homeless, a population that now relies in large part on the emergency room – the highest cost alternative for those with chronic disease and behavioral health needs.

The campus will provide homeless outreach teams, law enforcement, and health providers with a safe, secure location to place people and offer them intensive services. The large campus solution will also allow better data management and tracking for clients and better coordination of housing placement services.

Challenges

The large campus model involves several challenges to stand up, including:

- Identification of site(s) to accommodate a large facility with needed infrastructure, security, and access;
- Coordination of numerous funding resources needed for capital and ongoing operations;
- Provision of permanent housing solutions for clients to transition out of shelter; and
- Coordination of City, County, and service agencies to serve the maximum number of clients.

Strategies

The City and County of Sacramento will partner to fund, construct, and operate a campus with emergency shelter and transitional housing facilities for those experiencing homelessness who will receive stabilization, intensive case management, health interventions, and additional treatment programs as necessary.

The City will pursue the following strategies to implement the Large Campus goal:

- Identify and lease or acquire one or more suitable parcels;
- Identify partner agency(ies) and/or organization(s) to plan physical facilities;
- Identify short-term funding for facility construction;
- Identify long-term funding for facility operation; and
- Identify strategies for connecting clients to permanent housing.

MOTEL CONVERSION

The Goal: 750 Rooms in at least 6 converted motels/hotels serving 1,125 people annually.

Master Plan Capacity Assumptions: This goal utilizes converted motel rooms where: (a) 50 percent of rooms (i.e., 375) are for unsheltered people coming directly from the streets. These units are assumed to have an average annual occupancy of 2 persons per room; and (b) 50 percent of rooms (i.e., 375) are for people transferring from shelters or other emergency settings and are assumed to stay at least 12 months.

Overview

Motel and hotel conversions are among the most efficient ways to provide permanent housing. The State of California's Homekey program successfully demonstrated the impact of using existing properties, with acquisition and rehabilitation to offer non-congregate shelter during the COVID-19 pandemic.

The State of California also provided Project Roomkey funds through a FEMA federal reimbursement program to house people experiencing homelessness. The facilities serve as protective places for individuals and families experiencing homeless and have been used as both isolation and quarantine units for unhoused individuals with high risk to COVID-19. These units are intended to be temporary emergency shelter options, while also serving as a pathway to permanent housing.

The goal identified in this Master Plan is to convert six motel/hotel properties to permanent supportive housing. The Sacramento Housing & Redevelopment Agency (SHRA) has identified two properties, within Council Districts 1 and 3, for motel conversion with final acquisition negotiations anticipated by August 2021. Councilmember Guerra has identified a goal of two motel conversions within District 6.

With the availability of significant HomeKey dollars set aside by the State of California in the 2021-22 budget, the City, SHRA and County must aggressively pursue state funding, set aside operations resources, and work with private developers interested in investing in Sacramento properties.

Opportunities

During the Master Plan preparation process, the following generalized and specific opportunities were identified:

- Adaptive reuse of existing buildings can lower overall costs.
- Distressed motel and hotel purchases provide a housing solution and investment for the property

owners while avoiding blight and distress in neighborhoods.

- Existing motels and hotels are located throughout the City of Sacramento and would be available for acquisition to add beds, spaces, and roofs to the City's emergency housing inventory
- Funds will be available from the State budget for acquisition of motels.
- Private developers with Homekey experience have expressed interest in the City of Sacramento and have pledged to bring additional private capital for investment.

Challenges

Hotel and motel conversions may be complicated, time-consuming, and more expensive than one might expect. Prices vary considerably from district to district and according to the quality, age, and maintenance of the hotel. Extended stay hotels that come with pre-furnished kitchenettes will be more expensive than deteriorating single-room occupancy motels, which may be cheaper up front but require more extensive rehabilitation or outright demolition before it can be used as supportive housing.

Despite the regulatory process and money, converting motels is significantly less expensive than building new supportive housing.

MOTEL VOUCHERS

The Goal: 350 Vouchers for families at 5 motels serving 2,100 people annually.

Master Plan Capacity Assumptions: 5 leased motels; 3.0 persons/room and average length of stay of six months per family.

Overview

The motel voucher program utilizes short term to interim motel room stays to shelter and stabilize individuals and families facing homelessness and outdoor elements. Using these motel stays, in tandem with food supplies, supportive services/case management and housing coordination, allows the opportunity for individual stabilization, resource referrals and rehousing in a non-congregate shelter setting.

Opportunities

- This program can provide non-congregate shelter settings. This offers privacy for the individuals and households and during the COVID-19 pandemic has protected against the spread of disease
- This program can focus sites on certain population needs and partner with local service providers such as the school district for families.
- This program utilizes existing housing/shelter stock through existing motels and can start up quickly and expand or contract as needed.
- Motel vouchers are a cost-effective sheltering option that allows families and couples to stay together and provides greater options for accessibility and respite.

Challenges

- Model does not serve high service need individuals as well without extensive case management.
- Program relies on engagement and interest of motel/hotel owners.

Strategies

The City will pursue the following strategies:

- Engage motel/hotel owners interested in a site lease option for longer term; and

- Engage service providers and community partners to enhance efficiencies and outcomes for previously unhoused residents.

HOUSING VOUCHERS

The Goal: 600 Housing Vouchers for individuals and families serving a total of 1,200 people annually.

Master Plan Capacity Assumptions: Each voucher is assumed to house two persons per year.

Overview

SHRA and SSF, the Continuum of Care, administer the U.S. Department of Housing and Urban Development Voucher programs. This includes Housing Choice Vouchers (HCVs/Section 8 Vouchers), Shelter Plus Care Vouchers, and Emergency Housing Vouchers (EHVs). The goal is to provide resources for outreach and navigation, landlord incentives, and wrap around services for families and individuals to go directly to housing.

Given the severe shortage of existing affordable housing units and the large number of vouchered households looking for housing, the City's strategy is to focus on obtaining market-rate units to accept housing vouchers. This will expand, rather than diminish, the supply of affordable housing units and will offer permanent housing options. Household assistance will be for a continuous 12-month period with wrap around and re-housing services. Families will be exited within 12-months (or earlier) into permanent affordable housing.

Housing Choice Vouchers (HCVs) are provided by the U.S. Department of Housing and Urban Development to assist very low-income families, the elderly and the disabled to afford housing in the private market. In Sacramento, the HCVs are administered by the Sacramento Housing and Redevelopment Agency

(SHRA). A family is issued the voucher, finds suitable housing that meets the minimum standards of health and safety, and a housing subsidy is paid directly to the landlord. The family pays the difference between the actual rent charged and the amount subsidized by the HCV program, in relationship to the household's income and housing affordability calculation.

Opportunities

Opportunities must be provided to use every existing and new voucher to provide housing in the City and County of Sacramento. In 2017, the City Council and Board of Supervisors provided direction to SHRA to allow unhoused Sacramentans to qualify for and receive housing vouchers. This allowed unsheltered residents to go directly into housing through the voucher program.

As of July 2021, SHRA has 800 Housing Choice Voucher holders looking for a housing unit where they can use their monthly federal rent subsidy. This includes approximately 275 Pathways to Health + Homes (Whole Person Care) client households. The goal stated in this Master Plan includes a target that 400 of these Housing Choice Vouchers will result in rapid housing as a result of additional staffing and funding provided by the Master Plan Financing Plan.

Plus, the City and County of Sacramento, as administered by Sacramento Steps Forward, now have 494 Emergency Housing Vouchers released July 1, 2021, by HUD through the American Rescue Plan Act. Referrals for these vouchers must come through Coordinated Entry as administered by the Continuum of Care (CoC). The goal stated in this Master Plan includes a target that 200 of these Emergency Housing Vouchers will result in rapid housing as a result of additional staffing and funding provided by the Master Plan Financing Plan.

Challenges

Finding and securing housing for all types of vouchers is subject to the following common challenges:

- Low rental housing vacancy rates: (a) reduce the pool of available sites; and (b) increase the costs of acquisition.
- Proximity to commercial service/retail uses and transit different for each potential housing unit.
- Educating property owners and landlords regarding the voucher programs and support available from SHRA and local jurisdictions for tenants.
- Distributing locations throughout the city to provide equitable access to school districts and services.
- Funding for the Housing Coordination and tenant/landlord housing retention support for at least year one and then on request.

Strategies

The City will pursue the following strategies to increase the utilization of existing and newly allocated vouchers in the City of Sacramento.

- Work with private landlords to obtain lease options with market rate rental housing units (single family homes or multi-family units) that can be used for shelter and transitional housing for individuals and families.
- Hold a Landlord Summit to broadcast a call-to-action for market-rate apartments and single-family homes owners to educate and obtain commitments for units available for vouchers.
- Avoid the use of existing, deed-restricted affordable housing units for homeless shelter or transitional housing purposes
- In partnership with SHRA and SSF, ensure adequate support to tenant households in applying for these housing units and completing the lease-up process (Housing Coordination). The City will consider contract needs and County partnership opportunities for supportive services for at least one year to ensure housing retention once

voucher-holders are housed and ongoing support, as needed, to clients and landlords.

SCATTERED SITES

The Goal: 100 families and 50 individuals with vouchers at long-term lease units, for a total goal of 350 people served.

Master Plan Capacity Assumptions: Families include 3 persons; individuals may be placed in shared apartments.

Overview

Scattered-site housing refers to housing programs in which units are rented or master-leased throughout the community, as opposed to concentrated at a single site. The scattered-site approach can be used to provide emergency shelter or transitional housing for individuals and families, in addition to permanent housing. SHRA administers a scattered site program for the City and County of Sacramento.

Opportunities

The scattered site model was discussed by several Councilmembers as options to provide more housing for the unsheltered in each district. The model addresses the guiding principle of equity whereby units may be made available in all neighborhoods. Formerly homeless tenants have access to a variety of apartment types and sizes with proximity to employment, transportation, education facilities, and places of worship. Access to neighbors with diverse backgrounds and the deconcentrating of poverty will help scattered site tenants integrate into the community, a key factor in the tenant remaining housed.

Challenges

Finding and securing housing for all types of vouchers is subject to the following common challenges:

- Low rental housing vacancy rates: (a) reduce the pool of available sites; and (b) increase the costs of acquisition.
- Proximity to commercial service/retail uses and transit different for each potential housing unit.
- Educating property owners and landlords regarding the master lease and subsidized rental program
- Scattered site may be the least cost-effective means of housing unsheltered residents, especially with a target of market rate apartments for the program.

Strategies

The City will pursue the following strategies to secure scattered sites throughout the city for those experiencing homelessness:

- Prioritize work with SHRA to expand the existing scattered site program and secure rental housing through negotiations with private landlords for units
- Provide the resources needed to secure the master leases and provide ongoing subsidies for families and individuals as needed.
- Avoid the use of existing, deed-restricted affordable housing units for scattered sites so that the program is additive rather than removing existing affordable housing
- Provide funding for the Housing Coordination and tenant/landlord housing retention support for at least year one and then on request.

CHAPTER 7 | Funding Resources

Overview

Together with identifying sites throughout Sacramento, the most difficult work to address homelessness in the city is to assemble the available resources to prevent households at imminent risk of becoming homeless from losing their current housing and to provide temporary shelter, interim housing and permanent housing solutions.

Resources must include the capital costs of providing temporary or permanent accommodations and supportive services for the people experiencing homelessness. The City of Sacramento must also invest in operations and services to ensure through shelter management and City staff resources the safety, cleanliness, and viability of the sites.

Resources include federal, state, and local time-limited and permanent programs. Additional resources are also available to those experiencing homelessness through social service and mental health programs largely administered by Sacramento County. Sacramento also has non-profits including the faith-based community who provide shelter, housing and services via year-round fundraising including donations and grant sources.

The region's health care systems provide services as mandated by state and federal law and will be essential to future successful efforts, especially with the proposed large campus solution(s) in the Master Plan.

The federal government and the State of California invested significant one-time resources during the COVID-19 pandemic to protect the health and well-being of unsheltered residents and to address the permanent housing needs of those experiencing homelessness. These funds will continue with the Biden Administration's American Rescue Plan (ARP) and the one-time funds allocated by Governor Newsom and the California State Legislature in the 2021-22 state budget.

Homeless Prevention

The City of Sacramento has prioritized homeless prevention through rental assistance programming in response to the COVID-19 pandemic since 2020. The City Council allocated nearly \$5.4 million in local Coronavirus Relief Funding (CRF) and Community Development Block Grant (CDBG) money for the Sacramento Emergency Rental Assistance (SERA) Program administered by SHRA beginning in late 2020.

The Federal Emergency Rental Assistance Program has made and continues to make funding available to assist households unable to pay rent or utilities. The Consolidated Appropriations Act of 2021 provided \$33.4 million to the SERA program for the City of Sacramento to be dispersed with another \$12.1 million to support ongoing efforts to assist households at risk of losing housing due to loss of income, financial hardship, and other COVID-19 related impacts.

On June 25, 2021, California Governor Newsom announced a proposal with the California legislature to extend eviction moratoriums to September 30, 2021, and to pay off all unpaid rent and utility bills for qualifying renters from April 2020 to September 30, 2021 with a \$5.2 billion allocation in the State budget. The funding source for the rental assistance is the federal government. Another \$2 billion in state funds will cover unpaid utility bills for qualifying Californians.

This Master Plan does not propose additional rental assistance programs due to the significant resources, totaling \$51.5 million, available from the state and federal government as of the publication date for use in the near-term to prevent homelessness in Sacramento. Should additional resources be needed for homelessness prevention beyond the federal and state resources allocation in the 2021-22 fiscal year, City staff and SHRA should make recommendations to the City Council and the Sacramento Housing Authority for additional programs and funding.

Resources to Implement the Master Plan

Significant investments will be required to implement the Master Plan and work to provide beds, spaces and roofs to reduce the number of people experiencing homelessness in Sacramento. Expanding capacity will require continuing existing sources, shifting resources to build capacity with, for example, more resources to the Department of Community Response, and identifying new sources of government, non-profit and private resources.

Federal and state funds to address homelessness in the City of Sacramento are received and expended by the City of Sacramento, SHRA, and Sacramento Steps Forward as the designated Continuum of Care for Sacramento City and County. Non-profits and service providers also may apply for and receive grant funding to build and operate emergency and long-term shelter and housing in Sacramento.

Significant infrastructure grants may be available from state and federal approved and pending legislation (e.g., the State of California FY21-22 budget allocates \$750M in funds for continuation of the HomeKey program to purchase and rehabilitate motels, hotels, apartments, and other buildings). The State established the Encampment Resolution Strategy Grants and Family Challenge Grants, both of which are applicable to the implementation of the Master Siting Plan. The CA Behavioral Health Continuum Infrastructure Program invests \$2.2 billion to construct real estate assets for community continuum of behavioral health treatment resource needs due to the pandemic, which may assist with implementation of the large campus solution.

The total annual investment necessary to implement the Master Plan has not been calculated. This is a conceptual proposal for funding resources totaling \$100 million for the next two fiscal years and is included for Council discussion. A Financing Plan to Address Homelessness will require future Council action.

The pace of implementation will in large part be determined by available resources from the existing and new sources approved by the City Council. The City Council may also have future policy discussions regarding a dedicated local revenue stream to continue the expanded capacity created through the early Master Plan implementation and following the end dates of the COVID-19 pandemic one-time funding and State budget allocation changes.

Vouchers

SHRA, in its role as the Housing Authority for the City and County of Sacramento, administers 13,000 Housing Choice Vouchers (formerly known as Section 8). The Housing Choice Voucher revenue amounts include total housing assistance payments for the entire County from the U.S. Department of Housing and Urban Development and totaled \$109,079,844 for Fiscal Year 2020 according to SHRA.

The additional 494 Emergency Housing Vouchers authorized by the American Rescue Plan Act and allocated to the City and County of Sacramento will also be administered by SHRA. Funding will also include related administrative costs including up-front costs to stand up the program for an initial 18-month timeframe. HUD will thereafter provide annual funding to cover the costs of renewals in 12-month increments through September 30, 2020 or until the \$5 billion ARP allocation is depleted, whichever is first.

Known Funding Resources*		
Funding Program		City Allocation
HHAP III <i>State funding</i>	California budget includes \$1 billion in support for local governments to address homelessness for FY21-22 and 22-23, with additional years upon appropriation. \$800 million allocated to cities, counties, and continuums of care. Bonus funding available if planning and outcomes demonstrated. First multi-year commitment made by the state. Features strong oversight and accountability to ensure the funds are put to work to successfully alleviate homelessness.	\$40M \$16.7M FY21-22 \$16.7M FY22-23 Bonus funds: \$6.6M
HHAP II <i>State funding</i>	Flexible state funding in two rounds for rapid rehousing, operating subsidies and reserves, street outreach, services coordination, delivery of permanent housing, innovative solutions including motel conversions, prevention and shelter diversion to permanent housing, new navigation centers with at least 8% for programs serving youth.	\$4.0M \$4,050,000M unspent for tiny homes and youth sheltering from FY20-21
HOME Investments Partnership Program (HOME) – Ongoing <i>Federal funding</i>	Funds available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multi-family projects and as grants for tenant-based rental assistance.	\$5M \$2,517,795 FY21-22 \$2,517,795 FY22-23
HOME Investments Partnership Program (HOME)-ARPA <i>Federal funding</i>	Additional one-time HOME funds available through the American Rescue Plan Act.	\$9M \$9,125,315 FY21-22 <i>one-time</i>
Emergency Solutions Grants (ESG) <i>Federal funding</i>	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments.	\$832,000 \$416,062 FY21-22 \$416,062 FY22-23
Coronavirus State and Local Fiscal Recovery Funds from the American Rescue Plan Act <i>Federal funding</i>	The American Rescue Plan Act included direct allocation of Coronavirus State and Local Fiscal Recover Funds to support COVID-19 response efforts, replace lost revenue, support economic stabilization for households and businesses and address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic.	\$41M /\$112M \$20.5M FY21-22 \$20.5M FY22-23
TOTAL		\$100M

Appendices

- A. City Council Resolution No. 2021-0004 (2021 City Council Schedule & Work Program to Create a Master Siting, Operations, Programmatic and Financing Plan to Address Homelessness)
- B. Tier II Sites for Further Study
- C. Good Neighbor Policies
 - i. Template for Site Adaptation
 - ii. Examples from Other Sites
- D. Master Siting Plan Adoption Resolution

Appendix A

City Council Resolution No. 2021-0004

RESOLUTION NO. 2021-0004

Adopted by the Sacramento City Council

January 5, 2021

2021 City Council Schedule & Work Program to Create a Master Siting, Operations, Programmatic and Financing Plan to Address Homelessness

BACKGROUND

- A. According to the 2019 Point in Time Homeless County released by the Sacramento County Continuum of Care, the County of Sacramento had a homeless population of 5,570 individuals, a majority of whom are unsheltered on any given night in the City of Sacramento. The 2019 Point-in-Time Count also estimates that in 2019 between 10,000 and 11,000 individuals would be unsheltered at some point in 2019. A disproportionate share of the homeless in the City of Sacramento are people of color.
- B. Since 2019, housing affordability in the state has worsened with rising rents and limited new construction of affordable and permanent supportive housing. In December of 2019 the City Council adopted a Shelter Crisis Resolution declaring a Shelter Crisis to exist in the City of Sacramento; on January 14, 2020 that Shelter Crisis was extended to January 14, 2021. On June 30, 2020, Sacramento Steps Forward reported 5,123 people experiencing homelessness in Sacramento County, a majority of whom were in the City of Sacramento. According to Sacramento Steps Forward, that number has remained unchanged over the last six months despite the placement of 1,606 people in supportive housing during the same timeframe. This is likely due to continued influx of individuals experiencing homelessness as a result of job losses and lack of affordable housing, including rising rents. The coronavirus pandemic, with its devastating impact on public health and the region's economy, has only served to further exacerbate the issues surrounding homelessness in the City of Sacramento and increased the existing shelter crisis. Addressing this Shelter Crisis and the devastating need for housing individuals, has remained the City's highest priority.
- C. During the past four years, 2,140 people were enrolled in City's Whole Person Care Program and 900 of these enrollees were placed in permanent or transitional housing. The City has received more than \$21 million for homelessness solutions through HEAP, HHAP and the CARES Act. Sizable shelters downtown, a women's shelter in Meadowview, a youth shelter on Grove avenue and 40 units of scattered site housing have been purchased and opened. A planned city Shelter for the W- freeway site experienced significant federal obstacles, delaying its construction. City leaders vigorously advocated, in cooperation with the State, against the federal roadblocks, and as a result, the lease for the W-X freeway homeless shelter has now been signed by the

State of California and construction is currently underway. In the past eighteen months, working with Sacramento County and Sacramento Steps Forward, more than 5,000 unsheltered people obtained longer-term housing. Working with Sacramento County, 1300 people were temporarily housed in motel rooms in response to the Covid-19 pandemic. Additionally, the City has allocated Over \$5.3 million of its allocated CARES act money for emergency rental assistance in an effort to prevent additional homelessness, and a total of 450 federal housing choice vouchers have been set aside for those experiencing homelessness.

- D. In total, nearly \$60 million has been allocated to address homelessness and prevention. Still, the numbers are increasing and therefore the response by the City must also accelerate.
- E. To that end, while finding funding resources to house individuals remains a constant need, equally as compelling is establishing an expedited process by which to identify sites throughout the City that could serve as both temporary and long-term shelter sites. Past efforts to so identify such available sites have sometimes resulted in either a sporadic approach or a long process that can serve to thwart efforts to rapidly establish these sites so as to take as many of our unhoused residents off the streets as possible.
- F. Every day that goes by is critical. The individual human suffering and threat to the health and safety of the City's homeless population demands a new comprehensive and urgent response. The impact to the public health, natural environment, and well-being of the community has coalesced support from an array of stakeholders for the City Council to take bold and decisive action in 2021 and develop a Comprehensive Master Plan that reflects both the priority and urgency of the homelessness crisis.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council recognizes the urgent need to bring residents indoors with temporary and permanent shelter and housing solutions and that, in order to do so, a comprehensive city-wide work program must be adopted to declare this effort as a top priority for the Sacramento City Council in 2021, and through the creation of this process, identify and define additional prevention services to be added, and comprehensively identify sites throughout the city that would serve both temporary and long term housing solutions, such as safe parking and camping areas, new shelters, transitional housing, and permanent supportive and affordable housing with systematic implementation.

- Section 2. The City Council commits to a six-month Tentative Schedule and Work Program to prepare a Master Siting, Operations, Programmatic and Financing Plan to Address Homelessness in the City of Sacramento. The Comprehensive Master Plan will be presented to the City Council in June for a vote to approve and provide authority for the City Manager to implement.
- Section 3. The City Council commitment includes leadership by each Councilmember, in their individual districts, to conduct robust community outreach with neighborhood associations, community-based organizations, homeless advocates, unsheltered individuals, and any other partners identified by the Councilmember to participate in the process to set guiding principles, discuss local needs, and locate, vet and reach consensus on potential sites, homeless solutions and community partnerships. The community outreach will begin in January 2021 with outreach workshops by district in January and February, and will include the City Council siting workshops scheduled for March and April of 2021. The Mayor will participate at the invitation of any Councilmember in the outreach process.
- Section 4. The City Council will collaborate with Sacramento County during the process to create the Comprehensive Master Plan to collaborate on siting, funding, operations and programmatic solutions that benefit residents of both jurisdictions.
- Section 5. The City Council directs the City Manager to prepare a Resource Plan for approval by the City Council on how to accomplish identified tasks during the Comprehensive Master Plan process, including the evaluation of potential sites for homeless solutions. Solutions may include but are not limited to shelter, transitional housing, affordable housing, safe parking and safe camping options that may be located on the appropriate sites. Facilities may include but are not limited to structured tent encampments, congregate bridge shelters, tiny home villages, manufactured housing and permanent supportive housing.
- Section 6. The City Council directs the City Manager and the Interdisciplinary Team to identify a diverse list of facility types.
- Section 7. The Master Siting, Operations, Programmatic and Financing Plan will include:
- a) The list of sites within the City with designated likely solution use. County sites identified in collaboration with County staff during the process may also be included.
 - b) Operating information, including both existing and interested operational and programmatic partners for local solutions, including a summary of existing programs and services in the City and County available to Sacramento residents;

- c) Framework for standard Good Neighbor Policies for various types of homeless programs and services;
- d) Funding and financing options for the identified range of homeless solutions, including potential prioritized sites and need areas.

Section 8. The Master Siting, Operations, Programmatic and Financing Plan to Address Homelessness in the City of Sacramento will be prepared for presentation to the Council for review, discussion and an up or down vote at a June 2021 City Council meeting.

Section 9. The City Council authorizes the City Treasurer to move forward with the necessary steps for the consideration of the issuance of the sale of Affordable Housing Bonds for local use in the development of affordable and permanent supportive housing, including efficiency housing in the City of Sacramento.

Adopted by the City of Sacramento City Council on January 5, 2021 by the following vote:

Ayes: Members Ashby, Guerra, Harris, Jennings, Loloe, Schenirer, Valenzuela, Vang, and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest: **Mindy Cuppy**
Digitally signed by Mindy Cuppy
Date: 2021.01.21 19:07:27
-08'00'
Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Appendix B

Tier II Sites for Further Study

Tier II Sites for Further Study

Site #	Site Name	APN	Address
4f	Library Galleria	006-0036-037	828 I Street
4g	Miller Park (Non-Marina Parking)	009-0020-007	2710 Ramp Way
5e	3001, 5000 26 th Ave	019-0161-037, 019-0161-049	3001, 5000 26 th Ave
5f	3200, 3208 Martin Luther King Jr. Blvd	013-0354-007, 013-0354-006	3200, 3208 Martin Luther King Jr. Blvd
5g	3736 Stockton Blvd	014-0293-007	3736 Stockton Blvd
5h	3815 Florin Rd	041-0120-022	3815 Florin Rd
6c	Dias Site	038-0181-005	No Address (Vacant)
6d	6800 Block Stockton Blvd	039-0201-012	6800, 6806, 6810, 6820 Stockton Blvd
6e	6301 Elder Creek	038-0202-012	6301, 6321, 6327, 6421 Elder Creek
6f	Power Inn Rd	040-0111-001	No Address (Vacant)
6g	Berry Ave	040-0111-005	No Address (Vacant)
6h	3400 Power Inn Rd	079-0282-013	3400 Power Inn Rd
6i	5800 Power Inn Rd	027-0162-038	5800 Power Inn Rd
6j	6781 Power Inn Rd	040-0121-033	6781, 6881 Power Inn Rd
6k	8505 Morrison Creek Dr	064-0020-087	8505, 8508 Morrison Creek Dr
6l	6051 S. Watt Ave	062-0060-010	6051 W. Watt Ave
8b	45 Quinta Court	117-0170-071	45 Quinta Court
8c	Strawberry Creek	117-0184-010	No Address (Vacant)
8d	Ann Arbor	119-0070-081	No Address (Vacant)

Appendix C

Good Neighbor Policies

Good Neighbor Policy Template

Facility Location and Name

Date

Note: This template and sample language were provided by the City of Sacramento District 6 Good Neighbor Policy Subcommittee led by Ian Barlow. The template is still in draft form per the subcommittee and undergoing refinements through Councilmember Guerra's community engagement process. The template is shared to provide a sample for future sites and to complement the approved Good Neighbor Policies provided by SHRA also included in the Comprehensive Master Plan Appendices.

Purpose:

The City, operators, and community will agree on the purpose of the Good Neighbor Policy. The components included in any given policy will depend on the type of program, location, and other factors. Some components may not be appropriate or legally permissible for all programs.

Providing services, temporary shelter, and permanent housing for our neighbors experiencing homelessness requires a collaborative effort. Local governments, the business community, neighbors, and non-profits need to create a safe and healthy environment for clients and also protect the rights of those living or working near the shelter/program site.

This Good Neighbor Policy is designed to recognize the need for communication, understanding, and mutual respect to foster positive relationships and pro-actively prevent issues that a shelter site may encounter when operating out of a location adjacent to residences and/or businesses. This Policy is applicable to the shelter operator, shelter staff, partner entities, clients, and visitors and will be developed with community input. It is the goal and objective of this Good Neighbor Policy to provide a mechanism to gather input from all collaborative agencies and organizations, to facilitate the timely exchange of ideas and issues, to

work toward proactive solutions, and ensure all parties have a full voice to ensure collective success. Periodic status/progress reporting will be made to all appropriate entities regarding the implementation of this shelter program.

Those involved in homelessness-related services and sites recognize the important role that the neighborhood at large can play in helping its clients achieve their goals. As a responsible and accountable neighbor, a program operator can enter into a signed agreement with community stakeholders and public entities to ensure that the goals of the program can be met while at the same time actively minimizing and preventing potential impacts to the neighborhood. Importantly, in working with the community, the program operator can make a positive impact on the neighborhood surrounding the program site, and contribute to an ongoing effort by the residents and business community to improve their neighborhood through crime prevention, community unity, the promotion of ethical action, de-stigmatization, and community education.

This document includes suggested topics and content to use when customizing a Good Neighbor Policy for a specific location with input from surrounding neighbors and businesses.

Program Description:

- Program Name and Location
- Program Need. Detail the need for the program and what the program provides for the populations to be served.
- Project Administration Description. A description of how the program is administered, such as identifying the agency providing program administration and management team and other key roles in the operation of the program is also important for transparency with the stakeholders.
- Facility Operator Mission Statement (if applicable)

Program Advisory Committee:

Establishment of an advisory committee can help with on-going property management of the shelter and address any problems which may arise and that are not adequately dealt with by the facility operator. The agreement should identify the committee participants, which can include county representatives, city representatives, neighborhood associations, local Police department, the program operator, an individual with personal lived experience, and representatives of a homeless advocacy group.

Statement of Inherent Rights:

The Policy is based on the assumption of certain basic rights. Facility operators, facility staff, partner entities, clients, visitors, businesses, and neighbors have a right to:

- Be treated with respect and dignity
- Personal safety
- Safe and quiet enjoyment of their properties and public spaces and
- Receive services to meet their needs
- Other as added by the community members

Mutual Goals of the Good Neighbor Policy:

Parties entering into this Policy share a common desire to:

- Create a peaceful, safe, clean, and beautiful neighborhood and community;
- Support diversity and inclusion;
- Support and foster the success of clients;
- Respecting others and their property;
- Share respectful, open and honest communication;
- Help each other address concerns and solve problems;
- Maintain a peaceful, safe, and clean neighborhood and community;

- Offer public service for the benefit of the neighborhood and community;
- Be an active partner that works to help sustain the overall surroundings and economic environment of the immediate neighborhood;
- Other goals as determined during the community engagement process

Communication:

Communication with all parties to the agreement are critical to the success of the site location and assistance to those experiencing homelessness and the neighboring residents and businesses.

- Contact List. The program will maintain a current phone and email list of agencies that will include all key personnel associated with the program. In addition, an emergency contact list will be maintained and distributed to include a 24-hour hotline.
- Incident Log. The program will maintain an incident log and record any incidents, issues or complaints that arise from its operation. Citizen complaints are logged and forwarded to program management for prompt investigation and resolution.
- Dispute Resolution. The Program will establish procedures for resolving disputes and complaints on an expedited basis and such disputes and complaints will be given high priority.
- Frequency of Meetings. The operator will be committed to meeting with neighbors on an ongoing basis.
- Client Agreements. The operator's client agreements provided, read, and signed by all clients entering the program should include a summary of the provisions of the Good Neighbor Policy, stressing the commitment to the public partnership aspect of the Program and the importance of following these guidelines at all times. Emphasize orientation on client behavior, abiding by the Good Neighbor Policy onsite and

off-site. Client violators of the Good Neighbor Policy are given additional orientation on the provisions of the policy. Repeat violators will be excluded from the program.

- Community Involvement. As a member of the community, the shelter and its operator will encourage staff and residents to be involved in the community. This includes attending local Neighborhood and Business Association Meetings and participating in neighborhood functions and activities.
- Meetings with City Representatives. Provisions for meetings with City representatives on a monthly or bi-monthly basis to discuss complaints and disputes

Issue Resolution:

The Policy is predicated on the assumption that the program operators, program staff, and partner entities will:

- Participate in collaborative problem solving around issues that arise in the area of the facility;
- Use and promote direct, respectful, and civil communication;
- Encourage a sense of safety, welcome, and investment in the neighborhood;
- Report crime and suspicious activities in the neighborhood to the Police Department; and
- Jointly and directly resolve problems as quickly as possible with the first line of communication accomplished as one-on-one dialogue via in-person conversation, a telephone call, or an email with the parties involved before escalating to a higher level.

If the steps above do not resolve the issues, community complaints about the facility can be submitted to the Department of Community Response with a defined point of contact. The City is committed to an expeditious response and will consider resolution of community complaints a high priority. The City will respond to the complaining party with an update on

the status of their complaint within four business days of receiving the complaint.

Operations:

- Emergency Contacts. The program operator shall establish procedures for informing community members about names and phone numbers of an emergency contact in a manner visible from the exterior of the property.
- Client Intake Rules. Time of day, transportation, low barrier, documentation
- Adequate Signage. The facility operator shall install and maintain adequate signage that directs clients and visitors to the facility's administrative office or site supervisor.
- On-Site Only. The facility operator shall ensure that all operations take place on-site and that no operator, partner entity, or client activities occur in the public right-of-way.
- Cleanliness. The facility operator shall ensure that the site is inspected and maintained daily to be free and clear of litter.
- Outdoor Storage. Provisions depending upon the use – safe parking, Safe Ground, emergency shelter or housing.
- Obstructions. Sidewalks, entryways, driveways immediately adjacent to and surrounding the site shall be unobstructed.
- Distribution Locations. The distribution of food, clothing, or other similar services by the facility operator or partner entities shall take place on-site.
- Graffiti. Within 72 hours of receiving notice from the City of graffiti on the walls, the facility operator shall remove the graffiti and shall restore the wall to its original condition.
- Parking. Staff members and service providers of the facility shall park on-site or in designated areas.
- Loitering is prohibited. In consultation with all collaborative agencies and area residents,

contractor will develop loiter guidelines for management at each site that will be included in the project documentation manual

- Sanitation. Staff, partner entities, clients, and visitors shall not litter or dispose of items that would generate litter in the neighborhood. The facility operator shall provide sufficient waste receptacles. The waste receptacles shall be emptied with sufficient regularity to ensure that the facility and the public right-of-way is free and clear of litter and is maintained in a hygienic manner.
- Noise. Noise will be kept under control. Amplified sounds shall not be audible from the property line. Excessive noise will be actively monitored and prohibited.
- Smoking. Smoking is prohibited on the public right-of-way. Smoking shall occur within a designated location away from neighboring properties.

Client Support:

If applicable, describe the on-site support for clients. The capacity will vary with type and size of operation and location. Options include:

- Space for County departments, other non-profits, and faith based agencies to provide services including meals, and medical services.
- Showers, bathrooms, and grooming facilities.
- Laundry
- Storage areas for clients' personal property shall be provided.
- Potential Homeless Court site
- Employment services
- Space for collaboration with academic bodies
- Basic Safety-net services
- Telephone

Health and Safety and/or Code of Conduct:

- Rules for Safe and Healthy. The program operator shall establish procedures for maintaining safe and

healthy conditions at and around the program site and for clients entering the shelters receive information, both written and verbal, regarding safety, health and security rules and regulations. Such rules will also be provided to neighborhood businesses, residents, and community partners. All clients sign an agreement to abide by these rules and regulations. The following are rules to consider including in the agreement.

- No Violence or Criminal Activity. No violence or criminal activity of any type is tolerated in or around property. Criminal activity will be cause for exclusion from the shelters.
- Security Personnel. Security personnel will also be stationed in and around the facility (if applicable).
- Client Vehicles. The license numbers of all client vehicles driven to the facility will be recorded during the sign-in process, and Security personnel will include these vehicles in their exterior patrols to ensure vehicle security and guard against nuisance situations for homes and businesses in the area.
- Crime Prevention Training. The shelter operator and interested advisory committee members will work with the crime prevention staff from the local police department to develop a crime prevention training program for staff and residents.
- Rules Regarding Entry. Staff, partner entities, clients, and visitors may be searched before entry into the facility is allowed. Operators set standards for intake.

Additional Roles and Responsibilities:

There may be agencies in addition to the operator for which it is helpful or important to have additional documented commitments. Additional named parties can include:

- The City
- Police Department
- Neighborhood Associations

- Business Associations

Defined Dates:

The Good Neighbor Policy will begin upon the opening of the program site and remain in effect until the closure of the program site or when all parties to the Policy agree that the Policy should be discontinued.

Terms of Amendment:

This policy may be amended by consensus of all parties to the Policy and will undergo review at least annually, or on an as needed basis to ensure success of the Policy.

Legal Status of the Policy:

All parties to this Policy understand that this Policy is NOT a legally binding contract and is not intended to be by the parties.

Signatures:

This Good Neighbor Policy contains all the terms and conditions agreed upon by the parties and will only be modified by the named parties.

[Have the policy signed by representatives named in the agreement.]

Meadowview Navigation Center
Sacramento, CA 95822

Good Neighbor Policy

The Sacramento Housing and Redevelopment Agency (SHRA) in partnership with the City of Sacramento is working to provide our most vulnerable residents a safe place to shelter and receive supportive services, with the ultimate goal of obtaining stable housing. The success of the Meadowview Navigation Center (Center) will be most successful with the participation, collaboration, trust, and goodwill of our neighbors, our Center employees and guests, the business community, SHRA and city officials and employees, and other public agencies to not only ensure the success of any proposed shelter, but also of impacted neighborhoods and businesses. This Good Neighbor Policy is a set of community agreements for respecting all our neighbors and institutions.

Project

The Center site is located at 2700 Meadowview Road. It is a City owned parcel adjacent to the Meadowview Service Center (Center).

All structures on site are temporary and can be disassembled, moved or completely reconfigured even after years of use.

The site provides space to operate a 100-bed homeless Center for women experiencing literal homelessness. This Center will include shelter space, office, and shower/bathroom facilities, some storage, and a pet area. The Center will provide low barrier entry, offer guest-centered services and support on site, and maintain a “housing first” approach to quickly and successfully connect women experiencing homelessness to permanent, stable housing. Low barrier entry means no one will be turned away because they have a pet, possessions, behavioral health, substance abuse, or disabilities.

Admittance to the Center is by referral only; there are no walk-up referrals to the Center or lines for services. The Center will be staffed 24 hours a day, seven days a week, with night-time curfews (9 p.m. – 7 a.m. daily) and security.

SHRA will contract with Volunteers of America at the onset of operations at the Center. All community inquiries about the Center, premises, and guests should be submitted to SHRA. SHRA will work with Volunteers of America to provide an appropriate response.

A. Center Operation.

1. Volunteers of America will be responsible for daily Center operations.
2. The Center will be locked to limit access to only approved guests.

3. Guests will not be permitted to leave the property during curfew hours unless there are mitigating circumstances.
 4. Admittance to the Center is strictly by referral only. Priority for beds will be offered to those unsheltered women in the vicinity of the Center, women escaping domestic violence, pregnant women who will be imminently unsheltered, women over 65 years old, and women with mitigating circumstances.
 5. Services will be guest-centered. They include case management, linking to financial and non-financial resources, medical and behavioral health, alcohol and other drug treatment, employment and others.
 6. The site is limited to guests, service providers and staff; no visitors.
 7. Drug use and sales are not allowed on or around the Center site.
- B. Noise.
1. No amplified sound is allowed on the site.
 2. All noise from outside activities would be consistent with normal activities in the neighborhood and would not have a significant impact on the neighborhood.
- C. Cleanliness.
1. The area around the Center shall be kept clean, with no visible negative impact to the neighborhood.
 2. Guests can only smoke in designated smoking areas and must properly dispose of all cigarette butts.
- D. Site Staff.
1. The Center will be staffed by Volunteers of America 24-hours a day, seven days a week.
 2. Staff will be experienced in working with vulnerable populations, including those suffering from mental health issues, understand cultural competencies, and be knowledgeable in de-escalating crises as necessary
 3. Staff will be trained in areas such Mental Health First Aid, Harm Reduction principles, cultural competencies, de-escalation, and trauma-informed care.
- E. Site Security.
1. Security cameras will monitor the Center campus and perimeter of the property.
 2. Any guest threatening the safety of the Center staff or the public will be discharged from the program.
 3. The Center will be enclosed by a fence with one primary entrance and exit which shall be monitored by staff.
 4. Guests' belongings will be searched before they are allowed to enter.
 5. Loitering, camping, and informal food and clothing distribution around the Center will not be allowed.
 6. Crime Prevention Through Environmental Design (CPTED) strategies will be utilized to identify and remedy areas that are dark or secluded or otherwise places of vulnerability.

F. Community and Coordination with the Neighborhood

1. Regular Community meetings will be hosted to provide updates regarding Center operations and will provide a venue for neighbors and businesses to provide feedback.

Staff retains the ability to update this agreement as needed to adequately address the impacts of the project on the surrounding neighborhood.



CHANGING LIVES

EMERGENCY BRIDGE HOUSING AT THE GROVE

2787 GROVE AVENUE

GOOD NEIGHBOR POLICY

This Good Neighbor Policy is designed to pro-actively prevent issues that a cabin community might encounter when utilizing space in a residential neighborhood. Staff will communicate with all cabin guests (guests) entering the premises about the importance of following Good Neighbor principles. Signs will be posted on the property and in the office space reminding guests to be Good Neighbors.

Sacramento Housing and Redevelopment Agency (SHRA) is contracting with First Step Communities (FSC) to oversee operations at the cabin site. All community complaints and/or inquiries about the cabins, premises, other guests should be submitted to SHRA.

SHRA will ask FSC to complete a prompt investigation and response. SHRA is fully committed to an expeditious response and will consider the resolution of community complaints a high priority.

1. Inherent Rights

This policy document is predicated on the assumption of certain basic rights. Guests, surrounding residents, businesses, agencies, property owners, and staff have a right to:

- a. Be treated with respect;
- b. Personal safety;

- c. Safe and quiet enjoyment of their cabin and public spaces; and
- d. Receive services to meet their basic needs.

2. Access to the Cabins

- a. Cabin guests will be referred to the cabin premises via FSC and Sacramento Steps Forward (SSF).

Only individuals who have been referred and approved will have access to a vacant cabin. There will be no lining up or queuing outside/on the premises.

- b. The property will have controlled access.
- c. Guests' belongings may be searched before they are allowed entry.
- d. Guests will not be allowed entry, and/or will be asked to leave, if they present a danger to themselves or others.

3. Description of Services

- a. On-site services designed to help transition guests to permanent housing will be available Monday through Friday.
- b. Case workers and community service providers will be available weekdays to meet with guests to assist with their housing search and/or assist them to apply for benefits or employment.
- c. TAY guests can remain on the premises 24/7.

4. Communication and Coordination with the Neighborhood

SHRA and FSC have committed to meeting with the neighbors and surrounding community to discuss any concerns.

5. Safety and Security

- a. Guests, business owners and the general public have a reasonable expectation of safety at all times. Anyone feeling that their safety is compromised is urged to call 911.
- b. Anyone threatening the safety of the staff or guests or the public may be asked to leave. Law enforcement will be called if necessary.
- c. Crime Prevention Through Environmental Design (CPTED) will be utilized to identify and remedy areas that are dark or secluded or otherwise places of vulnerability.
- d. FSC will work closely with the police officers patrolling immediately surrounding the premises. Staff will coordinate closely with the police and SHRA to address any increased impacts related to the Hotel.

6. Trash Remediation

- a. Guests will not litter or negatively impact the neighborhood.
- b. On-site staff will ensure that the area immediately around the cabin community is kept clean and attractive.

7. Sidewalk Etiquette

- a. Loitering is prohibited.
- b. Noise will be kept under control.

- c. Carts and belongings will not be left outside the property. Anything left unattended will be disposed of.
- d. Guests cannot smoke in their cabins. They will be directed to designated smoking areas.
- e. Every effort will be made to ensure that guests are friendly and respectful.
- f. No visitors are permitted on the premises.
- g. Distribution of food and clothing on the street will be discouraged. Faith communities will be encouraged to participate to support guests in ways that don't negatively impact the neighborhood.

8. Curfew

- a. The premise is open to guests to come and go until 9pm each evening.

All parties agree to:

- Participate in collaborative problem solving around issues that arise in the surrounding neighborhood.
- Use and promote direct, respectful and civil communication.
- Encourage a sense of safety, welcome, and investment in the neighborhood
- Report crime and suspicious activity in the neighborhood to the police.
- Jointly and directly resolve problems as quickly as possible. The first line of communication will be a one-on-one in-person conversation, telephone call or email with the parties involved before contacting SHRA.

Signature

Printed Name

Address

Date



Capitol Park Hotel Good Neighbor Policy

This Good Neighbor Policy is designed to pro-actively prevent issues that a temporary homeless shelter might encounter when utilizing space in a business district. Hotel staff will communicate with all guests entering the facility about the importance of following Good Neighbor principles. Signs will be posted at each exit, elevators, and stairs reminding guests to be Good Neighbors.

Sacramento Housing and Redevelopment Agency (SHRA) is contracting with Volunteers of America (VOA) to oversee operations at the Hotel. All community complaints and/or inquiries about the Hotel should be submitted to SHRA by calling (916) 440-1393. When appropriate, SHRA will ask VOA to complete a prompt investigation and response. SHRA is fully committed to an expeditious response and will consider the resolution of community complaints a high priority. With this in mind, SHRA will respond to the reporting party within two business days of receiving the complaint.

1. Inherent Rights

This policy document is predicated on the assumption of certain basic rights.

Residents, businesses, agencies, property owners, guests, and staff have a right to;

- a. Be treated with respect;
- b. Personal safety;
- c. Safe and quiet enjoyment of their properties and public spaces; and
- d. Receive services to meet their basic needs.

2. Access to the Shelter

- a. Guests will be referred to the Shelter via Sacramento Steps Forward (SSF).
Only individuals who have been referred and approved will be able to enter the Hotel. There will be no lining up or queue outside the Hotel.
- b. The Hotel will have a controlled access. Only registered guests will be able to enter.
- c. Guests' belongings may be searched before they are allowed entry.
- d. Guests will not be allowed entry, and/or will be asked to leave, if they present a danger to themselves or others.
- e. The Hotel entrance will be open 7 days/week from 6am until 9pm.



3. Description of Services at the Hotel

- a. On-site services designed to help transition guests to permanent housing will be available Monday through Friday.
- b. Case workers and community service providers will be available weekdays to meet with guests to assist with their housing search and/or assist them to apply for benefits or employment.
- c. Guests can remain on the premises of the Hotel 24/7 as the shelter will remain open and staffed 24 hours/ day. There will be community space for recreation.

4. Communication and Coordination with the Neighborhood

SHRA and VOA have committed to meeting with the neighbors and surrounding community including the Downtown Sacramento Partnership to discuss any concerns.

5. Safety and Security

- a. Guests, business owners and the general public have a reasonable expectation of safety at all times. Anyone feeling that their safety has been compromised is urged to call 911.
- b. Anyone threatening the safety of the Hotel staff or guests or the public may be asked to leave. Law enforcement will be called if necessary.
- c. Crime Prevention Through Environmental Design (CPTED) will be utilized to identify and remedy areas that are dark or secluded or otherwise places of vulnerability.
- d. The City has provided resources for additional police officers dedicated to the areas immediately surrounding the Hotel. These additional resources will coordinate closely with the Hotel and SHRA to address any increased impacts related to the Hotel.

6. Trash Remediation

- a. Guests will not litter or negatively impact the neighborhood.
- b. The Hotel's janitorial staff will ensure that the area immediately around the Hotel is kept clean and attractive.
- c. Guests will be encouraged to join the Downtown Streets Team to pick up litter and generally clean up the downtown area.

7. Sidewalk Etiquette

- a. Loitering is prohibited.
- b. Noise will be kept under control.
- c. Carts and belongings will not be left outside the building. Anything left unattended will be disposed of.
- d. Guests and others associated with the Hotel smoking outside on the Hotel property will be redirected to designated smoking areas inside.
- e. Every effort will be made to ensure that guests are friendly and respectful.
- f. Visitors are not allowed into the Hotel building. Guests are responsible for communicating this to others. They may spend time with non-Hotel guests at the park or library or wherever there are public benches.
- g. Distribution of food and clothing, etc on the street will be discouraged. Faith communities will be encouraged to participate to support guests in ways that don't negatively impact the neighborhood.

8. Curfew

The Hotel is open to guests to come and go until 9pm each evening. Quiet times are from 9pm to 8am.

All parties agree to:

- Participate in collaborative problem solving around issues that arise in the Downtown area.
- Use and promote direct, respectful and civil communication.
- Encourage a sense of safety, welcome, and investment in the neighborhood
- Report crime and suspicious activity in the neighborhood to the police.
- Jointly and directly resolve problems as quickly as possible. The first line of communication will be a one-on-one via in-person conversation, telephone call or email with the parties involved before contacting SHRA at (916) 440-1393.

Appendix D

Adoption Resolution

CITY OF SACRAMENTO
HOME-ARP
PROOF OF PUBLICATION

Public Notice SHRA Web Posting
HOME-ARP
September 27, 2021

The screenshot shows a web browser window with the address bar displaying <https://www.shra.org/public-notice-and-postings/>. The browser's address bar also shows several open tabs: "Public Notices, Solicitations, and...", "Sage: Log in", "Box-Federal Progra...", "DocuSign", "IDIS", "SAM Check", "State Good Standin...", "Legal Assistance Re...", "ESG CFR", "Welcome to OneCP...", and "eCon Planning Suit...". The website's header features the SHRA logo with the tagline "CHANGING LIVES", a "Pay Your Rent" button, a search bar with "ENHANCED BY Google", a "Contact Us" link, and a "Select Language" dropdown menu. Below the header, there are navigation links: "Find Housing", "Landlord Resources", "Resident Resources", "Developer Resources", "Community Resources", and "Transparency". The main content area is divided into three columns: "Landlord Portal" with a link to "Sacramento Emergency Rental Assistance (SERA2) Program", "Resources for Housing Choice Voucher (HCV) Program Landlords", and "Resources for Landlords Managing SHRA Regulated Properties". Below this, a section titled "Public Notices, Solicitations, and Postings" is displayed. Under this section, there is a sub-header "Public Hearing and Public Meeting Notices" followed by a list of links: "2021 Action Plan Amendment HOME-ARP", "Public Notice 2022 Action Plan", "Public Notice_2021 PHA Plan Mid Year RAD", "2021 Action Plan Amendment Public Notice", and "Revised 2020 Action Plan Amendment #2". The Windows taskbar at the bottom shows various application icons and the system clock indicating 10:21 AM on 9/27/2021.

Public Notices, Solicitations, and Postings

Public Hearing and Public Meeting Notices

- 2021 Action Plan Amendment HOME-ARP
- Public Notice 2022 Action Plan
- Public Notice_2021 PHA Plan Mid Year RAD
- 2021 Action Plan Amendment Public Notice
- Revised 2020 Action Plan Amendment #2

Public Notice SHRA Web Posting
HOME-ARP
September 27, 2021

Public Notices, Solicitations, and x PUBLIC NOTICE x +

https://www.shra.org/wp-content/uploads/2021/09/2021-Action-Plan-Amendment-HOME-ARP.pdf

Sage: Log in Box-Federal Progra... DocuSign IDIS SAM Check State Good Standin... Legal Assistance Re... ESG CFR Welcome to OneCP... eCon Planning Suit... Other bookmarks

PUBLIC NOTICE 1 / 1

NOTICE OF PUBLIC HEARINGS AND COMMENT PERIOD FOR DRAFT CITY AND COUNTY OF SACRAMENTO 2021 ONE-YEAR ACTION PLAN AMENDMENTS FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN (HOME-ARP)

Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
(916) 440-1393

The drafts for federally funded activities are available for public review for 15-days (10/04/2021 to 10/19/2021). 15-day review period as established by CDD Notice 21-10.

1. City of Sacramento 2021 One-Year Action Plan amendment
2. County of Sacramento 2021 One-Year Action Plan amendment

The One-Year Action Plans are budget appropriation documents and may include reprogramming of funds appropriated in previous years and amending previously approved project descriptions. The projects are subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) before the projects are approved for implementation. Appropriations will be made for projects under the following categories:

- Affordable rental housing
- Administration

The draft documents will be available on or before **Monday, October 4, 2021**, in one of two ways:

1. Contact (916) 440-1393;
2. Online at www.shra.org.

Public hearings will be held on Tuesday, October 19, 2021.

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meetings will be streamed live and will be closed to the public. The following are the methods public comments may be submitted and accessing the meetings:

City Council of Sacramento
Submit Public Comments Email: publiccomment@cityofsacramento.org
View Meeting: http://sacramento.granicus.com/ViewPublisher.php?view_id=21

Sacramento County Board of Supervisors
Submit Public Comments Email: BoardClerk@sacounty.net
View Meeting: Metro Cable 14: <https://metro14live.sacounty.net/>

If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at 440-1393 or the SHRA web site at www.shra.org.

Written public comments can be submitted until **October 19, 2021, 5:00 PM** to Community Development Federal Programs Manager Celia Yniguez at cyniguez@shra.org.

Sacramento Housing and Redevelopment Agency
Federal Programs Division
801 12th Street, Fourth Floor
Sacramento, CA 95814
Attn: Celia Yniguez

If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.

Americans with Disabilities Act: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1393 at least 48 hours prior to the meeting.

10:22 AM
9/27/2021

Draft Allocation Plans SHRA Web Posting
HOME-ARP
September 29, 2021

RE: HOME-ARP Allocation Plans for SHRA Website Posting - Message (HTML)

From: Alma Salaver
To: Sandy Plekarski
Cc: Celia Yniguez; Christine Weichert; Vickie L. Smith
Subject: RE: HOME-ARP Allocation Plans for SHRA Website Posting

Sent: Wed 9/29/2021 4:35 PM

Update complete! Please check the link to check for correctness. <https://www.shra.org/financial-performance-and-strategic-planning-documents/>

Financial, Performance and Planning Documents

- ▶ SHRA Budget Documents
- ▶ Comprehensive Annual Financial Reports for SHRA
- ▶ SHRA Single Audit Reports
- ▶ Public Housing Agency Plans and Reports
- ▶ Federal Entitlement Programs Annual Plans and Reports

HOME Investment Partnerships Program-American Rescue Program (HOME-ARP)

Draft City and County of Sacramento-HOME-ARP Allocation Plans

Coronavirus Aid, Relief and Economic Security Act (CARES) Funding

2021 City of Sacramento Action Plan Amendment

County of Sacramento Substantial Amendment to the Consolidated Plan, Substantial Amendment to the 2020 Action Plan, and Amen

Connect to social networks to show profile photos and activity updates of your colleagues in Outlook. Click here to add networks.

6:23 PM
9/29/2021

Draft Allocation Plans SHRA Web Posting
HOME-ARP
September 29, 2021

New Tab x Financial, Performance and Plan... x +

https://www.shra.org/financial-performance-and-strategic-planning-documents/

Sage: Log in Box-Federal Progra... DocuSign IDIS SAM Check State Good Standin... Legal Assistance Re... ESG CFR Welcome to OneCP... eCon Planning Suit... Other bookmarks



Financial, Performance and Planning Documents

- ▶ **SHRA Budget Documents**
- ▶ **Comprehensive Annual Financial Reports for SHRA**
- ▶ **SHRA Single Audit Reports**
- ▶ **Public Housing Agency Plans and Reports**
- ▶ **Federal Entitlement Programs Annual Plans and Reports**

HOME Investment Partnerships Program-American Rescue Program (HOME-ARP)

[Draft City and County of Sacramento HOME-ARP Allocation Plans](#)

Coronavirus Aid, Relief and Economic Security Act (CARES) Funding

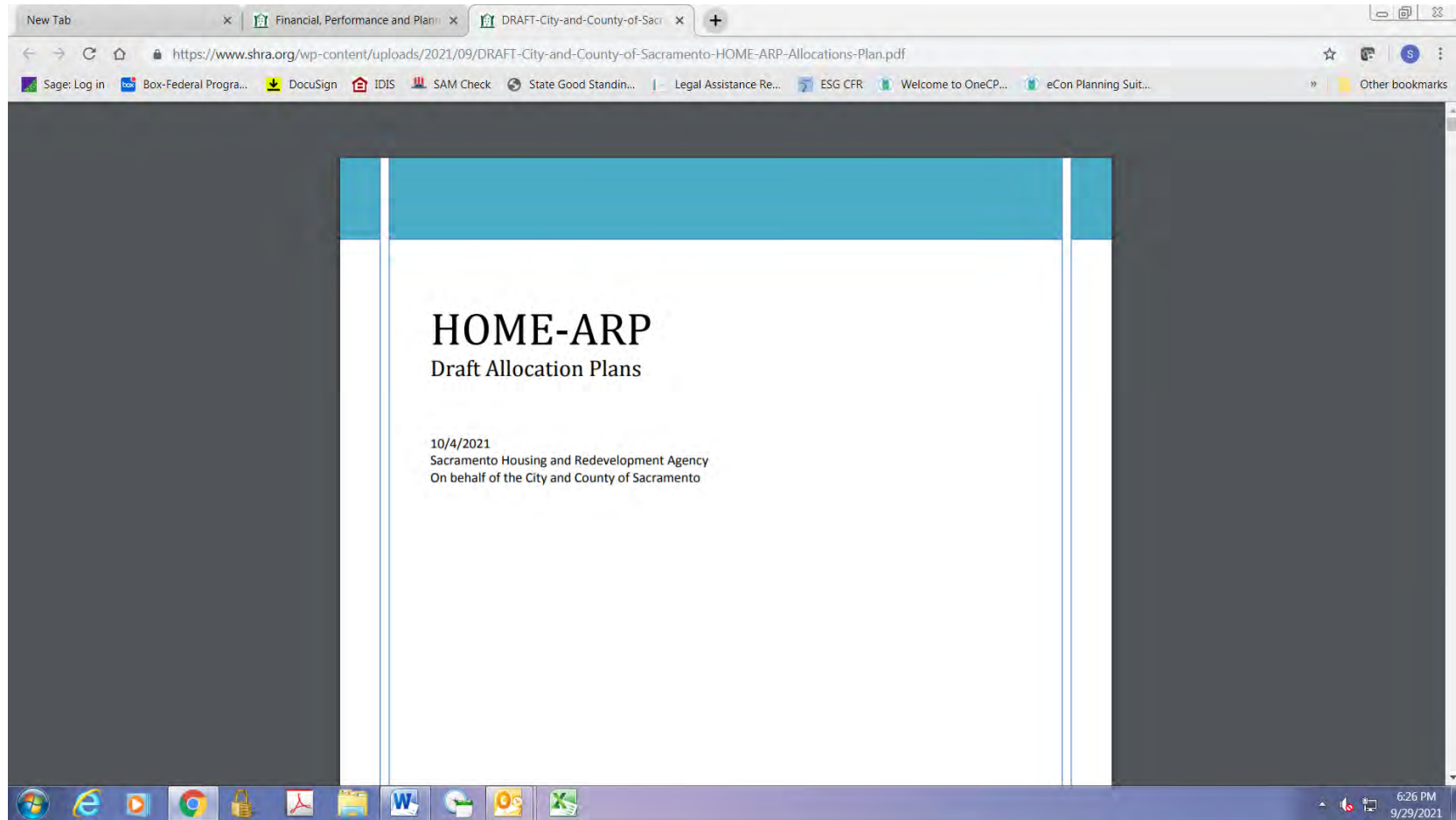
[2021 City of Sacramento Action Plan Amendment](#)

[County of Sacramento Substantial Amendment to the Consolidated Plan, Substantial Amendment to the 2020 Action Plan, and Amendment to the Citizen Participation Plan](#)

[City of Sacramento Substantial Amendment to the Consolidated Plan, Substantial Amendment to the 2020 Action Plan, and Amendment to the Citizen Participation Plan](#)

6:25 PM 9/29/2021

Draft Allocation Plans SHRA Web Posting
HOME-ARP
September 29, 2021



ADVERTISING CAMPAIGN

NOTICE OF PUBLIC HEARINGS AND COMMENT PERIOD FOR DRAFT CITY AND COUNTY OF SACRAMENTO 2021 ONE-YEAR ACTION PLAN AMENDMENTS FOR HOME INVESTMENT PARTNERSHIPS PROGRAM- AMERICAN RESCUE PLAN (HOME-ARP)

Sacramento Bee
Friday, October 1, 2021 Print/Digital

Hai Van News
Wednesday, September 29, 2021 – Print ✓

Sacramento Observer
Thursday, September 30, 2021 Print ✓
~~FRI OCT 1, 2021~~

Latino Times
Wednesday, October 8, 2021 – Print ✓

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Legals

1:00 PM
 Zoom Meeting ID: 898 9273 2226
 Spanish interpretation will be provided.

Sacramento Regional Transit Hearing
 Thursday, November 4, 2021, at 1:00 PM
 Zoom Meeting ID: 880 9460 1216

Sutter and Yuba Counties Hearing
 Tuesday, November 9, 2021, at 1:00 PM
 Zoom Meeting ID: 885 6540 2891

Please Note: Comments on all transit services in the four counties, will be accepted at all hearings.
 To arrange for non-English language or sign language interpretation, please call (916) 440-1383 at least 72 hours prior to the meeting. Hearings are accessible to people with disabilities.
 FLO04203
 Oct. 1, 2021

ARCADIAN IMPROVEMENT COMPANY, INC. IS REQUESTING BIDS FOR: Mainline Ranch Phase 1C North - Concrete

BID DATE: October 20, 2021
MANDATORY PRE-BID DATE: October 6 @ 1:00 PM
LOCATION: Goodfellow Bios. Construction Trailer - White Rock Road about 1.15 miles west of East Bidwell in Folsom, CA
 To acquire project bid documents, visit www.sacramentoarcadian.com or contact Regional Builders Exchange at (916) 440-1383. Please direct questions to Ben Rau with Verux, Inc. (ben@veruxinc.com), FLO042574
 Sep 27-Oct 1, 2021

NEED
 TO FIND
 NEW
 HELP
 FAST?

NOTICE OF PUBLIC HEARINGS AND COMMENT PERIOD FOR 2021 ONE-YEAR ACTION PLAN AMENDMENTS FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN (HOME-ARP)

Sacramento Housing and Redevelopment Agency

801 12th Street
 Sacramento, CA 95814
 (916) 440-1383

The draft for federally funded activities are available for public review for 15-days (10/04/2021 to 10/19/2021). 15-day review period as established by CPO Notice 21-10.
 1. City of Sacramento 2021 One-Year Action Plan amendment
 2. County of Sacramento 2021 One-Year Action Plan amendment

The One-Year Action Plans and budget appropriation documents and may include reprogramming of funds appropriated in previous years and amending previously approved project descriptions. The projects are subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) before the projects are approved for implementation. Appropriations will be made for projects under the following categories:
 • Affordable rental housing
 • Administration
 • The draft documents will be available on or before **Monday, October 4, 2021**, in one of two ways:
 1. Contact (916) 440-1383;
 2. Online at www.sra.org;

Public hearings will be held on Tuesday, October 19, 2021.

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meetings will be streamed live and will be closed to the public. The following are the methods public comments may be submitted and accessing the meetings:
 City Council of Sacramento
 Submit Public Comments Email: publiccomment@cityofsacramento.org
 View Meeting: http://sacramento.granicus.com/ViewPublicScreen.php?view_id=21
 Sacramento County Board of Supervisors
 Submit Public Comments Email: Board clerk@sacounty.net
 View Meeting: Metro Cable 14: <https://metro4live.sacounty.net/>

If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at 440-1383 or the SRA web site at www.sra.org.
 Written to Community Development Federal Programs Manager, Celis Yanguiz at cyniquiz@sra.org.
 Sacramento Housing and Redevelopment Agency
 Federal Programs Division
 801 12th Street, Fourth Floor
 Sacramento, CA 95814
 Attn: Celis Yanguiz

If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1383 or the SRA web site at www.sra.org.
 Americans with Disabilities Act: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1383 at least 48 hours prior to the meeting.
 FLO042715
 Oct 1, 2021

Animals



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 Beautiful Silver & Champagne Pups
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Pups For Sale
Boxer/Boxer pups
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 contact Danielle (707) 631-9109

Labrador Retriever Also yellow lab female pup champ lines full gear to much to list call 530 300 0709
 Entropy pups, AKC, champion lines, great! 200-296-5162

F1 Goldenoodle
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CANE CORSO PUPPY
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Maltese Shih-Tzu areas white, 8 weeks M/F 14 wks puppy shots dewormed. Can text pics. \$600. 530-946-1065.

AKC Registered
 Labrador Retriever Puppies, indoor, micro chipped, dew claws removed, several generations OFA Certification, 1st series of vaccines, several doses of deworming and Vet. Care included. \$600. 530-946-1065. (916) 796-2616

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MAITROO male, 7 mos. adorable, blazer@meach.com for more information

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Home & Business Improvement

Paul Clark's Concrete, Lic#410035 Dry Rot Roof, Roof Repair, Gutters, Gutter Guard, Siding. 916-753-7463
Redwood General Contractor, Fencing, Sheetrock, Dryrot, Window, Deck repair. 916-267-7676

Plumbing Services, Repairs, Water Heaters, Re-pipe & Remodel. 30yrs Exp. Lic#634509 916-997-4030

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Garage Sales

MULTI-FAMILY Sat. Oct. 2-7, 3, Sierra Meadows Community, 7800 Day Ave. (Antelope Rd.)

Multi-Family Garage Sale- Oct 2, 3a collectibles, books, Christmas decor, antiques, 800s Christmas decorations, 800s Norrid Dr. Ek Grove

Northridge Neighborhood SAT Oct 9th ONLY
 Fair Oaks Multi Family
 Madison to Palmyra

Garage Sale
 5107 TONYA WAY GARACHIEL HUGH SALE OCT 1-3 9A-5P
 BOOKS, CLOTHING, NEW FURNITURE, TOOLS, ETC. MUCH TO LIST START XMAS SHOPPING NOW

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CASH PAID FOR FINE ART
 Paintings, prints, bronzes, antiques, etc. Call Pete 916-417-5646

Easy chair, matching ottoman, like-new, \$900, 916-454-4359

Almond & Oak Premium Dry Spill 16"
 Free Demo \$630 and \$150 1/2 and 800-260-1944 Shipping Extra

\$ Fall Sale, electric lawn mower \$75, office fridge \$75, folding chairs \$5 each, tools, patio furniture, tires, tires, large dog kennel, tin man, 12-foot all board and trailer, folding tables, 10x10 canopies, car cover, weed eater, ONEW, after 5:30pm 916-267-7676

Misc.

For Sale 2004 Recreation Vehicle Crossover 1827 cc 4 cyl 100hp 2008 eng. \$36,500 obo 209-296-3348

Wooded Redwood Area/area Home
 Basins, blankets, hand work. Cash only. 916-680-0416

HAIVAN News

Số 1483
Sept. 29 - Oct. 05, 2021

Local Newspaper Since 1988 --- Chủ nhiệm, Chủ bút: Châu Ngọc Thủy
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Ca sĩ Phi Nhung từ trần vì COVID-19

Sau hơn 1 tháng chữa trị, cuối cùng nữ ca sĩ Phi Nhung đã qua đời vào trưa ngày 28 tháng 9 năm 2021.

Theo hồ sơ bệnh viện, Phi Nhung sinh ngày 10 tháng 4 năm 1972 ở Pleiku, Gia Lai, mẹ Phi Nhung qua đời khi cô mới được 10 tuổi. Mẹ cô cả cha lẫn mẹ, Phi Nhung phải về ở với ông bà ngoại. Cô phải kiếm tiền và chăm sóc 5 đứa em cùng mẹ khác cha và mấy đứa cháu.

Tháng 10 năm 1989, Phi Nhung sang Mỹ định cư. Tại đây, cô được Trizzie Phương Trinh - vợ cũ của Bằng Kiều phát hiện và khuyến khích đi theo con đường ca hát. Nữ ca sĩ bắt đầu được công chúng biết đến nhiều khi song ca



bài Sông quê cùng với Mạnh Quỳnh.

Năm 1998, Phi Nhung là nữ ca sĩ ra nhiều album nhất và có doanh số bán bằng đĩa thuộc hàng kỷ lục, người trong giới và khán giả gọi cô là "Nữ hoàng bằng đĩa". Từ năm 2002, Phi Nhung thường xuyên về Việt Nam biểu diễn.

Trước đó, ca sĩ Phi Nhung được điều trị ở bệnh viện Gia An 115. Do tình trạng quá nặng vì chưa chích ngừa, được chuyển viện Chợ Rẫy tới 26 tháng 8. Được nhiều bác sĩ tại bệnh viện Chợ Rẫy hết lòng chữa trị nhưng Phi Nhung đã vắn số và qua đời, hưởng dương 49 tuổi.

Nhà hàng bán

Bán nhà hàng (Pho restaurant for sale)
Chủ nghỉ hưu bán bỏ nửa giá trị thị trường \$350 ngàn không thưởng
lương
Income trên \$200 ngàn một năm gross sales over \$1 triệu
Liên lạc qua Châu Ngọc Thủy báo Hải Vân (916) 206-2644
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Sau khi đặt cọc 50% thì vào tiệm kiểm soát mua bán thật giá!

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Website: www.kimleader2.com

Đây đủ các loại thuốc Bán theo toa Bác sĩ
Phục vụ Tận Tâm, Nhanh Chóng

Khi có thêm nhiều người California đủ điều kiện.

Thống đốc Newsom cho biết: “California tiếp tục dẫn đầu quốc gia về cả số liều vắc-xin được sử dụng cùng với tỷ lệ ca bệnh thấp. Vắc-xin hoạt động hữu hiệu. Thuốc tiêm chủng an toàn, hiệu quả, và là cách giúp chúng ta chấm dứt đại dịch này”. Chúng tôi hoàn toàn ủng hộ quyết tâm của các cơ quan và tổ chức đã phối hợp với liên bang trong việc cung cấp liều thuốc tăng cường, cùng với việc California đã xây dựng được cơ sở hạ tầng cần thiết để triển khai việc phân phối vắc-xin nhu vậy - tất cả đều nhằm giúp bảo vệ sức khỏe và hạnh phúc của người dân California.”

Được phát triển cùng với các cơ quan và tổ chức y tế liên kết địa phương trên toàn tiểu bang, văn phòng Thống đốc Newsom đang nỗ lực tận dụng mọi cơ sở hạ tầng của vắc-xin hiện có, để giúp kết nối những người California đủ điều kiện với các cơ sở y tế địa phương mà có thể cung cấp vắc-xin. Để cung cấp thêm thông tin chi tiết về kế hoạch, Bộ Trưởng Y Tế và Dịch Vụ Nhân Sinh California, Tiến sĩ Mark Ghaly sẽ có một cuộc họp báo vào sáng nay.

Kế hoạch hành động về vắc-xin của California phác thảo các tình huống để đảm bảo tiểu bang và các tổ chức liên kết có thể đáp ứng nhu cầu dự kiến về liều thuốc tăng cường. Kế hoạch này cũng đảm bảo sự sẵn sàng của tiểu bang để tiêm vắc-xin cho người dân California dưới 12 tuổi, dự kiến sớm nhất là vào tháng tới.

“Ưu tiên hàng đầu của California vẫn là giữ cho mọi người được an toàn và khỏe mạnh nhất có thể, với vắc-xin là chìa khóa để chấm dứt đại dịch này,” Bộ Trưởng Y Tế và Dịch Vụ Nhân Sinh California, Tiến sĩ Mark Ghaly cho biết. “Cùng với việc tăng cường bảo vệ những người cần và chủ động tiếp cận những cơ nhân mới đủ điều kiện, tiểu bang sẽ tiếp tục tập trung nhiều nỗ lực tiêm chủng vào việc tiếp cận những người chưa được tiêm chủng, và khuyến khích họ tiêm chủng để giữ an toàn cho bản thân cũng như cho cộng đồng của họ.”

Trang mạng MyTurn.ca.gov của tiểu bang đã sẵn sàng ra mắt chức năng giúp kiểm tra những điều kiện cho liều thuốc tăng cường và chức năng tìm cuộc hẹn để kết nối người dân California với các địa điểm tiêm vắc-xin không cần lấy hẹn, hoặc kết nối với các cuộc hẹn gần nơi họ cư ngụ. Trang mạng cũng sẽ gửi lưu ý bằng tin nhắn văn bản cho người dân California khi họ đủ điều kiện nhận liều thuốc tăng cường, nhằm đảm bảo là mọi người đều biết các lựa chọn của họ. Công cụ đặt hàng vắc-xin MyCAVax được cập nhật để cho phép các cơ sở y tế có thể yêu cầu thuốc chủng ngừa mà họ cần,

THÔNG BÁO VỀ THỜI GIAN ĐIỀU TRẦN VÀ BÌNH LUẬN CỦA CÔNG CHÚNG CHO DỰ ÁN THÀNH PHỐ VÀ QUẬN HẠT SACRAMENTO 2021.

Cơ quan Tài phát triển và Nhà ở Sacramento
801 12th Street
Sacramento, CA 95814
(916) 440-1393

Các dự thảo cho các hoạt động do liên bang tài trợ có sẵn để xem xét công khai trong 15 ngày (10/04/2021 đến 10/19/2021). Thời gian xem xét 15 ngày theo Thông báo 21-10 của CPD.

1. Bản sửa đổi Kế hoạch Hành động Một năm 2021 của Thành phố Sacramento
2. Bản sửa đổi Kế hoạch Hành động Một năm 2021 của Quận hạt Sacramento

Các Kế hoạch Hành động Một năm là các tài liệu phân bổ ngân sách và có thể bao gồm việc lập trình lại các quỹ đã chiếm dụng trong những năm trước và sửa đổi các mô tả dự án đã được phê duyệt trước đó. Các dự án phải được xem xét về môi trường theo Đạo luật Chất lượng Môi trường California (CEQA) và Đạo luật Chính sách Môi trường Quốc gia (NEPA) trước khi các dự án được phê duyệt để thực hiện. Việc phân bổ sẽ được thực hiện cho các dự án thuộc các hạng mục sau đây:

- Nhà cho thuê giá cả phải chăng
- Sự quản lý

Các tài liệu dự thảo sẽ có sẵn vào hoặc trước: Thứ Hai, ngày 4 tháng 10 năm 2021, theo một trong hai cách:

1. Gọi số (916) 440-1393;
2. Tại trang mạng www.shra.org;

Các phiên điều trần công khai sẽ được tổ chức vào Thứ Ba, ngày 19 tháng 10 năm 2021.

Tuần theo chỉ thị của Quận hạt, Tiểu bang và Trung tâm Kiểm soát và Phòng ngừa Dịch bệnh (CDC), các cuộc họp sẽ được phát trực tiếp và sẽ không mở rộng cho công chúng. Sau đây là các phương pháp mà công chúng có thể gửi ý kiến và tiếp cận các cuộc họp:

Hội đồng thành phố Sacramento

Gửi Nhận xét Công khai qua Email: publiccomment@cityofsacramento.org
Xem cuộc họp: http://sacramento.granicus.com/ViewPublisher.php?view_id=21

Ban Giám sát Quận Sacramento.

Gửi Nhận xét Công khai qua Email: BoardClerk@saccounty.net
Xem cuộc họp: [Metro Cable 14: https://metro14live.saccounty.net/](http://metro.cable14.com/https://metro14live.saccounty.net/)

Nếu vì bất cứ lý do gì mà các mục này bị hoãn lại, có thể lấy ngày điều trần mới từ Phòng Phát triển Cộng đồng theo số (916) 440-1393 hoặc trang mạng của SHRA tại www.shra.org.

Các nhận xét công khai bằng văn bản có thể được gửi đến 5:00 chiều ngày 19 tháng 10 năm 2021 tới Giám đốc Chương trình Liên bang về Phát triển Cộng đồng Celia Yniguez qua email cyniguez@shra.org.

Cơ quan Tài phát triển và Nhà ở Sacramento
Bộ phận Chương trình Liên bang
801 12th Street, Fourth Floor
Sacramento, CA 95814
Attn: Celia Yniguez

Nếu vì bất kỳ lý do gì mà các mục này bị hoãn lại, có thể lấy ngày điều trần mới từ Phòng Phát triển Cộng đồng theo số (916) 440-1393 hoặc trang mạng của SHRA tại www.shra.org.

Đạo luật Người Mỹ Khuyết tật: Người khuyết tật có thể sử dụng các cơ sở hội họp. Nếu bạn cần hỗ trợ đặc biệt để tham gia cuộc họp, hãy thông báo cho Thư ký cơ quan theo số (916) 440-1363 ít nhất 48 giờ trước cuộc họp.

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Sacramento, Ca 95822
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cho thuê \$975/tháng
xin gọi cô Liễu: (916)744-3550

để đáp ứng nhu cầu dự kiến cho các liều thuốc tăng cường. California may mắn có đủ nguồn cung cấp vắc-xin Pfizer-BioNTech, và sẵn sàng cung cấp thuốc chủng ngừa cho những cơ sở y tế có nhu cầu.

“California hoan nghênh nỗ lực của các cơ quan và tổ chức liên kết với liên bang trong việc cung cấp liều thuốc tăng cường. Pfizer BioNTech”, Giám đốc Sở Y Tế Công Cộng California và Viên Chức Y Tế Công Cộng của Tiểu Bang, Tiến sĩ Tomás J. Aragón cho biết. “Điều cực kỳ quan trọng nữa là những người California chưa được tiêm chủng phải tiêm phòng càng sớm càng tốt để bảo vệ cả bản thân và những người thân yêu của họ. Là một phần của quy trình nhiều bước được CDPH tuân thủ đối với mọi quyết định liên quan đến vắc-xin COVID-19, chúng tôi sẽ tiếp thu các đề nghị từ Ủy Ban

Tư Văn của Trung Tâm Kiểm Soát và Phòng Ngừa Dịch Bệnh (CDC) về Thực Hành Tiêm Chủng (ACIP), cũng như từ Nhóm Làm Việc Đánh Giá An Toàn Khoa Học Miền Tây Hoa Kỳ về việc sử dụng liều thuốc tăng cường trước khi bắt tay vào triển khai. CDPH đang làm việc với các cơ quan liên kết địa phương và những nơi cung cấp dịch vụ chăm sóc sức khỏe, để đảm bảo California sẵn sàng bắt đầu cung

<p>PUBLIC NOTICE</p> <p>ME 13</p> <p>364</p> <p>pected</p>	<p>FICTITIOUS BUSINESS NOTICE</p> <p>FICTITIOUS BUSINESS NAME FILE NO. FBNF2021-08093</p> <p>Business Name: CEDAR WOOD CLEANING SERVICES 8240 Mercer Way, Fair Oaks, CA 95628 Is hereby registered by the following owner(s): JACQUELINE K. CHILD This business is conducted by an Individual. Date began using business name or date expected to begin: N/A.</p> <p>(4t) 9/24; 10/1, 10/8, 10/15/2021 SO 17021</p>	<p>PUBLIC NOTICE</p> <p>NOTICE OF PUBLIC HEARINGS AND COMMENT PERIOD FOR DRAFT CITY AND COUNTY OF SACRAMENTO 2021 ONE-YEAR ACTION PLAN AMENDMENTS FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN (HOME-ARP)</p> <p>Sacramento Housing and Redevelopment Agency 801 12th Street Sacramento, CA 95814 (916) 440-1393</p> <p>The drafts for federally funded activities are available for public review for 15-days (10/04/2021 to 10/19/2021). 15-day review period as established by CPD Notice 21-10.</p> <ol style="list-style-type: none"> 1. City of Sacramento 2021 One-Year Action Plan amendment 2. County of Sacramento 2021 One-Year Action Plan amendment <p>The One-Year Action Plans are budget appropriation documents and may include reprogramming of funds appropriated in previous years and amending previously approved project descriptions. The projects are subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) before the projects are approved for implementation. Appropriations will be made for projects under the following categories:</p> <ul style="list-style-type: none"> • Affordable rental housing • Administration <p>The draft documents will be available on or before Monday, October 4, 2021, in one of two ways:</p> <ol style="list-style-type: none"> 1. Contact (916) 440-1393; 2. Online at www.shra.org; <p>Public hearings will be held on Tuesday, October 19, 2021.</p> <p>In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meetings will be streamed live and will be closed to the public. The following are the methods public comments may be submitted and accessing the meetings:</p> <p>City Council of Sacramento Submit Public Comments Email: publiccomment@cityofsacramento.org View Meeting: http://sacramento.granicus.com/ViewPublisher.php?view_id=21</p> <p>Sacramento County Board of Supervisors Submit Public Comments Email: BoardClerk@saccounty.net View Meeting: Metro Cable 14: https://metro14live.saccounty.net/</p> <p>If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.</p> <p>Written public comments can be submitted until October 19, 2021, 5:00 PM to Community Development Federal Programs Manager Celia Yniguez at cyniguez@shra.org.</p> <p>Sacramento Housing and Redevelopment Agency Federal Programs Division 801 12th Street, Fourth Floor Sacramento, CA 95814 Attn: Celia Yniguez</p> <p>If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.</p> <p>Americans with Disabilities Act: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.</p> <p>(1t) 10/1/2021 SO 17030</p>
<p>PUBLIC NOTICE</p> <p>ME 12</p> <p>CA</p> <p>pected</p>	<p>FICTITIOUS BUSINESS NOTICE</p> <p>FICTITIOUS BUSINESS NAME FILE NO. FBNF2021-08162</p> <p>Business Name: DAKO'S BEAUTY BAR 3102 Martin Luther King Jr. Blvd., Suite D, Sacramento, CA 95817 Is hereby registered by the following owner(s): SADAKO IKITO GOETHE This business is conducted by an Individual. Date began using business name or date expected to begin: N/A.</p> <p>(4t) 9/17, 9/24; 10/1, 10/8/2021 SO 17020</p>	<p>PUBLIC NOTICE</p> <p>NOTICE OF PUBLIC HEARINGS AND COMMENT PERIOD FOR DRAFT CITY AND COUNTY OF SACRAMENTO 2021 ONE-YEAR ACTION PLAN AMENDMENTS FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN (HOME-ARP)</p> <p>Sacramento Housing and Redevelopment Agency 801 12th Street Sacramento, CA 95814 (916) 440-1393</p> <p>The drafts for federally funded activities are available for public review for 15-days (10/04/2021 to 10/19/2021). 15-day review period as established by CPD Notice 21-10.</p> <ol style="list-style-type: none"> 1. City of Sacramento 2021 One-Year Action Plan amendment 2. County of Sacramento 2021 One-Year Action Plan amendment <p>The One-Year Action Plans are budget appropriation documents and may include reprogramming of funds appropriated in previous years and amending previously approved project descriptions. The projects are subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) before the projects are approved for implementation. Appropriations will be made for projects under the following categories:</p> <ul style="list-style-type: none"> • Affordable rental housing • Administration <p>The draft documents will be available on or before Monday, October 4, 2021, in one of two ways:</p> <ol style="list-style-type: none"> 1. Contact (916) 440-1393; 2. Online at www.shra.org; <p>Public hearings will be held on Tuesday, October 19, 2021.</p> <p>In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meetings will be streamed live and will be closed to the public. The following are the methods public comments may be submitted and accessing the meetings:</p> <p>City Council of Sacramento Submit Public Comments Email: publiccomment@cityofsacramento.org View Meeting: http://sacramento.granicus.com/ViewPublisher.php?view_id=21</p> <p>Sacramento County Board of Supervisors Submit Public Comments Email: BoardClerk@saccounty.net View Meeting: Metro Cable 14: https://metro14live.saccounty.net/</p> <p>If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.</p> <p>Written public comments can be submitted until October 19, 2021, 5:00 PM to Community Development Federal Programs Manager Celia Yniguez at cyniguez@shra.org.</p> <p>Sacramento Housing and Redevelopment Agency Federal Programs Division 801 12th Street, Fourth Floor Sacramento, CA 95814 Attn: Celia Yniguez</p> <p>If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.</p> <p>Americans with Disabilities Act: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.</p> <p>(1t) 10/1/2021 SO 17030</p>
<p>PUBLIC NOTICE</p> <p>ME 15</p> <p>28</p> <p>pected</p>	<p>FICTITIOUS BUSINESS NOTICE</p> <p>FICTITIOUS BUSINESS NAME FILE NO. FBNF2021-07938</p> <p>Business Name: BRADLEY & CO TRAVEL MY HEAVENLY TRAVELS RIKKI BRADLEY RIKKI KRAFTED RIKKI THINGS 4217 Stockton Blvd., Sacramento, CA 95820 Is hereby registered by the following owner(s): THE BRADLEY COMPANY LLC This business is conducted by Limited Liability Company. Date began using business name or date expected to begin: N/A.</p> <p>(4t) 9/10, 9/17, 9/24; 10/1/2021 SO 17015</p>	<p>PUBLIC NOTICE</p> <p>NOTICE OF PUBLIC HEARINGS AND COMMENT PERIOD FOR DRAFT CITY AND COUNTY OF SACRAMENTO 2021 ONE-YEAR ACTION PLAN AMENDMENTS FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN (HOME-ARP)</p> <p>Sacramento Housing and Redevelopment Agency 801 12th Street Sacramento, CA 95814 (916) 440-1393</p> <p>The drafts for federally funded activities are available for public review for 15-days (10/04/2021 to 10/19/2021). 15-day review period as established by CPD Notice 21-10.</p> <ol style="list-style-type: none"> 1. City of Sacramento 2021 One-Year Action Plan amendment 2. County of Sacramento 2021 One-Year Action Plan amendment <p>The One-Year Action Plans are budget appropriation documents and may include reprogramming of funds appropriated in previous years and amending previously approved project descriptions. The projects are subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) before the projects are approved for implementation. Appropriations will be made for projects under the following categories:</p> <ul style="list-style-type: none"> • Affordable rental housing • Administration <p>The draft documents will be available on or before Monday, October 4, 2021, in one of two ways:</p> <ol style="list-style-type: none"> 1. Contact (916) 440-1393; 2. Online at www.shra.org; <p>Public hearings will be held on Tuesday, October 19, 2021.</p> <p>In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), the meetings will be streamed live and will be closed to the public. The following are the methods public comments may be submitted and accessing the meetings:</p> <p>City Council of Sacramento Submit Public Comments Email: publiccomment@cityofsacramento.org View Meeting: http://sacramento.granicus.com/ViewPublisher.php?view_id=21</p> <p>Sacramento County Board of Supervisors Submit Public Comments Email: BoardClerk@saccounty.net View Meeting: Metro Cable 14: https://metro14live.saccounty.net/</p> <p>If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.</p> <p>Written public comments can be submitted until October 19, 2021, 5:00 PM to Community Development Federal Programs Manager Celia Yniguez at cyniguez@shra.org.</p> <p>Sacramento Housing and Redevelopment Agency Federal Programs Division 801 12th Street, Fourth Floor Sacramento, CA 95814 Attn: Celia Yniguez</p> <p>If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.</p> <p>Americans with Disabilities Act: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.</p> <p>(1t) 10/1/2021 SO 17030</p>

NOTICE OF PUBLIC HEARINGS AND COMMENT PERIOD FOR DRAFT CITY AND COUNTY OF SACRAMENTO 2021 ONE-YEAR ACTION PLAN AMENDMENTS FOR HOME INVESTMENT PARTNERSHIPS PROGRAM-AMERICAN RESCUE PLAN (HOME-ARP)

Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
(916) 440-1393

The drafts for federally funded activities are available for public review for 15-days (10/04/2021 to 10/19/2021). 15-day review period as established by CPD Notice 21-10.

1. City of Sacramento 2021 One-Year Action Plan amendment
2. County of Sacramento 2021 One-Year Action Plan amendment

The One-Year Action Plans are budget appropriation documents and may include reprogramming of funds appropriated in previous years and amending previously approved project descriptions. The projects are subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) before the projects are approved for implementation. Appropriations will be made for projects under the following categories:

- Affordable rental housing
- Administration

The draft documents will be available on or before Monday, October 4, 2021, in one of two ways:

1. Contact (916) 440-1393;
2. Online at www.shra.org;

Public hearings will be held on Tuesday, October 19, 2021.

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If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at 440-1393 or the SHRA web site at www.shra.org.

Written public comments can be submitted until October 19, 2021, 5:00 PM to Community Development Federal Programs Manager Celia Yniguez at cyniguez@shra.org.

Sacramento Housing and Redevelopment Agency
Federal Programs Division
801 12th Street, Fourth Floor
Sacramento, CA 95814
Attn: Celia Yniguez

If for any reason these items are postponed, new hearing dates may be obtained from the Community Development Department at (916) 440-1393 or the SHRA web site at www.shra.org.

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Bread of Life Founder Gina Valadez-Bracamonte presented the California Hispanic Chamber of Commerce Minerva Empresaria Award

PALM SPRINGS – This month, the California Hispanic Chamber of Commerce awarded Bread of Life Founder and President Gina Valadez-Bracamonte its Minerva Empresaria Award at their annual convention in Palm Springs held September 9th through 12th.

"I am humbled to accept the California Hispanic Chamber of Commerce Latina Minerva Empresaria Award," said Valadez-Bracamonte in her acceptance speech. "I want to encourage my fellow Latinas to follow your passion. Never hesitate because the climb seems too steep, or the pessimists say it can't be done."

The Minerva Empresaria Award recognizes a businesswoman who empowers others, leading with wisdom and passion. A Minerva is recognized for her passionate spirit, community involvement, and business excellence.

"As a native Stocktonian, I am proud

that this award went to a Latina in our community," said California Hispanic Chamber of Commerce Chairman of the Board Robert Gutierrez. "I have witnessed firsthand the tremendous impact Gina has made on San Joaquin Valley families. Our community is fortunate to have her."

Valadez-Bracamonte founded Bread of Life in 2010, with a few hundred dollars, most of it earned from a garage sale. What started as a small food giveaway for the working poor has grown into a feeding ministry with a \$400,000 annual budget that provides over \$3 million in grocery assistance each year and operates almost entirely of volunteers.

Last year, during the COVID-19 pandemic, Bread of Life fed over 20,000 families with an Amazon-style delivery service. It was the only large-scale feeding ministry that did home delivery service.

Stockton

continúa en pág. 1

mas y sus sólidas relaciones con la industria, dijo el presidente de la Comisión Portuaria, R. Jay Allen. DeJesus planea continuar el crecimiento del puerto y el cuerpo gobernante del puerto cuenta con ello.

"Acabamos de iniciar nuestro proceso de planificación estratégica y es el momento adecuado para que un nuevo Director de Puerto intervenga y ayude a ser parte de la creación de nuestra hoja de ruta para el futuro," dijo Allen. Antes de unirse al Puerto de Stockton, DeJesus fue el fundador de una empresa de consultoría, DeJesus Consulting LLC, donde trabajó en proyectos y programas que llevaron combustible renovable a las operaciones de tránsito

de la Costa Oeste y nuevos inquilinos y oportunidades de productos básicos a varios puertos de la Costa Oeste.

A medida que DeJesus se adapta a su nuevo rol en el que lidera a 116 miembros del personal, planea enfocarse en generar más empleos para los residentes locales, aumentar los ingresos del puerto y hacer que las operaciones del puerto sean más sostenibles y amigables con el medio ambiente. Además de buscar oportunidades de crecimiento económico, el puerto también está invirtiendo en vehículos de cero emisiones, incluidos montacargas y camiones. "Es un puerto tan diverso," dijo DeJesus. "Y no creo que la gente (siempre) ha reconocido su importancia."

AVISO DE AUDIENCIAS PÚBLICAS Y PERÍODO DE COMENTARIOS PARA EL BORRADOR DE LAS ENMIENDAS DEL PLAN DE ACCIÓN DE UN AÑO DE LA CIUDAD Y EL CONDADO DE SACRAMENTO 2021 PARA EL PROGRAMA DE ASOCIACIONES DE INVERSIÓN EN EL HOGAR - PLAN DE RESCATE AMERICANO (HOME-ARP)



Agencia de Vivienda y Reurbanización de Sacramento
801 12th Street
Sacramento, CA 95814
(916) 440-1393

Los borradores de las actividades financiadas con fondos federales están disponibles para revisión pública durante 15 días (04/10/2021 al 19/10/2021). Período de revisión de 15 días según lo establece el Aviso CPD 21-10.

1. City of Sacramento 2021 One-Year Action Plan amendment
2. County of Sacramento 2021 One-Year Action Plan amendment

Los Planes de Acción de un año son documentos de asignación presupuestaria y pueden incluir la reprogramación de fondos asignados en años anteriores y la modificación de descripciones de proyectos previamente aprobados. Los proyectos están sujetos a revisión ambiental bajo la Ley de Calidad Ambiental de California (CEQA) y la Ley de Política Ambiental Nacional (NEPA) antes de que los proyectos sean aprobados para su implementación. Las asignaciones se realizarán para proyectos en las siguientes categorías:

- Affordable rental housing
- Administration

Los borradores de los documentos estarán disponibles a más tardar el lunes 4 de octubre de 2021, de una de dos maneras:

1. Comuníquese al (916) 440-1393;
2. En línea en www.shra.org;

Las audiencias públicas se llevarán a cabo el martes 19 de octubre de 2021.

De conformidad con las directivas del condado, el estado y los Centros para el Control y la Prevención de Enfermedades (CDC), las reuniones se transmitirán en vivo y estarán cerradas al público. Los siguientes son los métodos para enviar comentarios públicos y acceder a las reuniones:

Consejo de la ciudad de Sacramento

Enviar comentarios públicos

Correo electrónico: publiccomment@cityofsacramento.org

Ver reunión: http://sacramento.granicus.com/ViewPublisher.php?view_id=21

Junta de supervisores del condado de Sacramento.

Enviar comentarios públicos Correo electrónico: BoardClerk@saccounty.net

Ver reunión: Metro Cable 14: <https://metro14live.saccounty.net/>

Si por alguna razón estos puntos se posponen, se pueden obtener nuevas fechas de audiencia en el Departamento de Desarrollo Comunitario al 440-1393 o en el sitio web de SHRA en www.shra.org.

Los comentarios públicos por escrito se pueden enviar hasta el 19 de octubre de 2021 a las 5:00 p. m. a la Gerente de Programas Federales de Desarrollo Comunitario, Celia Yniguez, a cyniguez@shra.org.

Agencia de Vivienda y Reurbanización de Sacramento

División de Programas Federales

801 12th Street, Cuarto Piso
Sacramento, CA 95814 A la
atención de: Celia Yniguez

Si por alguna razón estos puntos se posponen, se pueden obtener nuevas fechas de audiencia en el Departamento de Desarrollo Comunitario al (916) 440-1393 o en el sitio web de SHRA en www.shra.org.

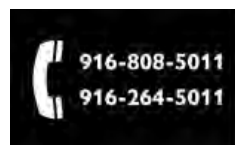
Ley de Estadounidenses con Discapacidades: Las instalaciones para reuniones son accesibles para personas con discapacidades. Si necesita asistencia especial para participar en la reunión, notifique al secretario de la agencia al (916) 440-1363 al menos 48 horas antes de la reunión.

City of SACRAMENTO

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MANAGEMENT \(SACOEM\)](#)[► GIS](#)[► GREEN CITY](#)[► LIVING HERE](#)[► MAYOR & COUNCIL](#)[► ONLINE SERVICES](#)[► YPCE](#)[► SMART CITY](#)[TRANSLATE](#)[► TRANSPARENCY](#)[► VISITORS](#)

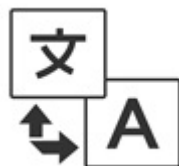
TRANSLATE USING 3-1-1 CUSTOMER SERVICE



Español | 中文 | Tagalog | Tiếng Việt | Hmoob | Русский

The City's [3-1-1 customer service center](#) offers languages services for callers that feel more comfortable speaking in a language other than English. The City offers over 150+ languages and dialects. Callers just have to state the language they wish to use at the beginning of the call and a translator will be brought on the line.

TRANSLATE USING GOOGLE TRANSLATE



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If you have issues with Google Translate, please visit the [Google Translate support page](#).

SITEMAP

ONLINE SERVICES

- 311 Service Requests
- Animals and Pets
- Bike Registry
- City Code
- Code Compliance
- Community Calendar
- Council Meetings
- Crime Statistics
- Donations
- eBid Portal
- Employment
- Fees and Charges
- File a Police Report
- Find Your District
- Maps
- Open Data Portal
- Pay a City Invoice
- Pay Parking Citation
- Pay Your Utility Bill
- Permits
- Records Library

LIVING HERE

- Arts and Culture
- Birth & Death Certificates
- Code Compliance
- Education
- Jobs
- Libraries
- Marriage License
- Neighborhoods
- Parking Services
- Public Safety
- Recycling & Solid Waste
- Residential Permits
- Summer Heat
- Traffic Alerts
- Utility Services
- Volunteer Program
- Winter Weather
- YPCE

BUSINESS

- Building Permits
- Business Operation Tax
- City Code
- Code Compliance
- Demographics
- Doing Business with the City
- Sales Tax Data
- Special Business Permits
- Starting a Business
- Taxes and Fees

VISITORS

- Arts and Culture
- Calendar
- Demographics
- Parking & Transportation
- Photos and Videos
- Points of Interest
- Visit Sacramento
- Other Resources

CITY HALL

- City Auditor
- City Clerk
- City Code
- Office of the City Manager
- Office of the City Treasurer
- Code Compliance
- Departments
- Executive Team
- Employment
- Green City
- Holiday Schedule
- Mayor & Council
- Meeting Schedules
- Citywide Policies
- Media Contacts
- Records Library

City of SACRAMENTO

OFFICE OF THE CITY
CLERK

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COMPLIANCE](#)[▶ ELECTIONS](#)[CALENDAR](#)[▶ LEGISLATIVE BODIES](#)[▼ MEETINGS & AGENDAS](#)[PUBLIC PARTICIPATION](#)[▶ SERVICES](#)[CONTACT US](#)

PUBLIC PARTICIPATION

All members of the public are encouraged and invited to participate in the legislative process. The public may participate in legislative meetings in a variety of methods including the submission of comments or speaking in person at the scheduled meeting.

AT THE MEETING

At a meeting of the City Council, a Standing Committee of the City Council, City Council appointed Board or Commission you may address/speak to the legislative body during the meeting by submitting an appropriately completed [speaker slip](#) found at the back of the chamber. Completed forms should be provided to the Assistant City Clerk. You are called to speak at the time your item of interest is discussed. You may also submit written material to the Assistant City Clerk who will disperse it to the members at the appropriate time. All submitted material becomes part of the official record.

[Welcome to Your City Council Meeting](#)

LOBBYIST PARTICIPATION

As outlined in Sacramento [City Code section 2.15](#) (Lobbyist Registration and Reporting), you may be required to register your lobbying activities with the City of Sacramento. The purpose of the Lobbyist Registration and Reporting Code is two-fold: 1) To ensure the public has full knowledge of who is attempting to influence the decisions that affect City

policy; and 2) To ensure that elected City officials are informed of what interests each lobbyist represents.

If you are a lobbyist planning to do business with the City of Sacramento, the first step is to determine if you qualify under City Code, and whether you are required to register with the City Clerk's Office. This information is intended as a practical guide only. If you have questions about the law and how it applies to you, please refer to the complete text contained in [City Code section 2.15](#). For more information on Lobbyist participation see our [Lobbyist webpage](#).

NEED ASSISTANCE OR HAVE QUESTIONS?

We are happy to assist you. Please contact us via email at: clerk@cityofsacramento.org, or by phone at (916) 808-7200.

SITEMAP

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- File a Police Report
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- Pay a City Invoice
- Pay Parking Citation
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- Records Library

LIVING HERE

- Arts and Culture
- Birth & Death Certificates
- Code Compliance
- Education
- Jobs
- Libraries
- Marriage License
- Neighborhoods
- Parking Services
- Public Safety
- Recycling & Solid Waste
- Residential Permits
- Summer Heat
- Traffic Alerts
- Utility Services
- Volunteer Program
- Winter Weather
- YPCE

BUSINESS

- Building Permits
- Business Operation Tax
- City Code
- Code Compliance
- Demographics
- Doing Business with the City
- Sales Tax Data
- Special Business Permits
- Starting a Business
- Taxes and Fees

VISITORS

- Arts and Culture
- Calendar
- Demographics
- Parking & Transportation
- Photos and Videos
- Points of Interest
- Visit Sacramento
- Other Resources

CITY HALL

- City Auditor
- City Clerk
- City Code
- Office of the City Manager
- Office of the City Treasurer
- Code Compliance
- Departments
- Executive Team
- Employment
- Green City
- Holiday Schedule
- Mayor & Council
- Meeting Schedules
- Citywide Policies
- Media Contacts
- Records Library
- Whistleblower Hotline



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CITY OF SACRAMENTO

HOME-ARP

PUBLIC COMMENT



**SACRAMENTO
STEPS FORWARD**

Ending Homelessness. Starting Fresh.

October 27th, 2021

Celia Yniguez
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814

To Celia Yniguez,

At the October 13th, 2021 Sacramento Continuum of Care (CoC) Board meeting, the HOME-ARP City and County allocation plans were discussed. Members received background materials prepared by SHRA and a survey requesting input on the allocation plans prior to the CoC Board meeting. SHRA presented an overview of the plan for use of HOME-ARP funds at the meeting, followed by questions and discussion. This discussion led to the proposal of the following set of recommendations to SHRA regarding implementation of the HOME-ARP allocation plans:

- Projects funded with HOME-ARP funds should participate in the Coordinated Entry System (CES), regardless of whether CES participation is required by any leveraged funding streams;
- Projects funded with HOME-ARP funds should serve the most vulnerable people experiencing homelessness, specifically people experiencing chronic homelessness;
- Funds should be used to increase the supply of Permanent Supportive Housing.

We look forward to planning for our next steps. Please reach out if you have any questions or concerns.

Sincerely,

Lisa Bates

Lisa Bates,
Chief Executive Officer, Sacramento Steps Forward, lbates@sacstepsforward.org
CC: Erin Johansen, CoC Board Chair, ejohansen@hopecoop.org

September 29, 2021

Ms. Celia Yniguez
Sacramento Housing and Redevelopment Agency

Re: Proposed Allocation of HOME-ARPA Funding

I have reviewed the draft documents made available to me as Sacramento Housing and Redevelopment Agency (SHRA) prepares to submit its formal proposal for expenditure of HOME-ARPA funds to the City of Sacramento and County of Sacramento Housing Authorities.

I strongly support allocating all of the available funds to permanent supportive housing (PSH) in both jurisdictions. The “gaps analysis” conducted by Homebase 2020-21 on behalf of the Sacramento Continuum of Care (CoC) clearly demonstrates that more permanent supportive housing is needed. The attached copy of a system performance measure presented to the CoC’s System Performance Committee shows that Sacramento has a poor ability to translate initial contacts with homeless people into successful placements in housing. Unsheltered homeless people told they have to wait months, if not years, to be housed obviously become discouraged and drift away from further contact since it seems fruitless. This is additional supportive evidence that Sacramento needs much greater quantities of PSH. Finally, using these HOME-ARPA funds to leverage other funding sources, as SHRA proposes, clearly will stretch the amount of PSH that can be constructed.

It is unclear, however, from the draft SHRA proposals what the HOME-ARPA funds can be used for. It is customary with some funding sources for PSH projects to capitalize future year operating costs and resident service delivery costs along with actual project construction and financing costs into the overall cost of a project. Clearly this reduces issues of finding other sources of funds for ongoing operating and service costs, but it reduces the number of units that can be developed given a fixed amount of funding. Alternatively, if the SHRA proposal implies only using these funds for project construction and financing costs, then other sources of funding will need to be found to cover operating and service delivery costs to residents. These are important issues for the entire homeless response system to understand before these funds are committed. SHRA should clarify its draft proposals to explicitly state what HOME-ARPA funds can be used for and, if there is discretion, then explain what SHRA proposes and why.

Thank you for the opportunity to provide comments on the draft proposals.

Mike Jaske
CoC Board Member
Advocate for Sacramento Area Congregations Together

How is Sacramento's System doing?

Maintaining connection with those experiencing homelessness

- Data Quality: Exits to known locations

Percent of exits from Street Outreach to a known destination was one of the lowest in the country in 2020



Source: Agenda Item VI, CoC System Performance Committee meeting, 9/23/2021

From: [Vickie L. Smith](#)
To: mwatts@sacstepsforward.org; mcharlton@sacstepsforward.org; lbates@sacstepsforward.org; bhassett@weaveinc.org; sropeleto@lsnc.net; amarquart@housing.org; jhenry@vetsresource.org; emily@exploremidtown.org; jenna@riverdistrict.org; bob@srceh.org; contact@sacact.org; pixie.pearl@library.ca.gov; shoc_1@yahoo.com; info@wellspacehealth.org; info@hopecoop.org; alexisbernard@tcp.org; reception@ril-sacramento.org; info@voa-ncnn.org; info@bfhp.org
Cc: [Celia Yniguez](#); [Christine Weichert](#)
Subject: RE: City and County HOME-ARP funds to assist the homeless
Date: Tuesday, April 19, 2022 8:34:00 AM

Thanks to all who attended the meeting on April 12th. We appreciate the feedback and participation.

A question was raised at the meeting related to whether or not the housing units proposed for HOME-ARP and Homekey funding could serve transition age youth. After the meeting we confirmed that the units in both of the projects moving forward are available for all homeless individuals/families with the exception of 22 units (out of the a total of 209) that would only be available for chronically homeless. In addition, we also wanted to let the group know that the Emergency Bridge Housing shelter located in North Sacramento which currently serves 24 youth is being expanded and will be able to serve an additional 26 youth beginning in the spring.

Feel free to contact us with additional questions.

From: Vickie L. Smith
Sent: Monday, April 4, 2022 4:05 PM
To: mwatts@sacstepsforward.org; mcharlton@sacstepsforward.org; lbates@sacstepsforward.org; bhassett@weaveinc.org; sropeleto@lsnc.net; amarquart@housing.org; jhenry@vetsresource.org; emily@exploremidtown.org; jenna@riverdistrict.org; bob@srceh.org; contact@sacact.org; pixie.pearl@library.ca.gov; shoc_1@yahoo.com; info@wellspacehealth.org; info@hopecoop.org; alexisbernard@tcp.org; reception@ril-sacramento.org; info@voa-ncnn.org; info@bfhp.org
Cc: Celia Yniguez (cyniguez@shra.org) <cyniguez@shra.org>; Christine Weichert (cweichert@shra.org) <cweichert@shra.org>
Subject: City and County HOME-ARP funds to assist the homeless

Please find attached information about an upcoming meeting to discuss funds we are receiving from HUD related to homelessness. Thanks

Vickie Smith, Senior Management Analyst
Sacramento Housing and Redevelopment Agency
916-440-1363

vsmith@shra.org

From: [Vickie L. Smith](#)
To: info@sacloaves.org; kendra@sachousingalliance.org; [Stephan Daues](#); sblackcaucus4@gmail.com; sacramento.homeless.union@gmail.com; wrap@wraphome.org; sacstreetmed@gmail.com; admin@wakingthevillage.org; support@womens-empowerment.org; info@firststepscommunities.org
Cc: [Celia Yniguez](#); [Christine Weichert](#)
Subject: RE: HUD HOME-ARP Funds Meeting notifications
Date: Tuesday, April 19, 2022 8:33:00 AM

Thanks to all who attended the meeting on April 12th. We appreciate the feedback and participation.

A question was raised at the meeting related to whether or not the housing units proposed for HOME-ARP and Homekey funding could serve transition age youth. After the meeting we confirmed that the units in both of the projects moving forward are available for all homeless individuals/families with the exception of 22 units (out of the a total of 209) that would only be available for chronically homeless. In addition, we also wanted to let the group know that the Emergency Bridge Housing shelter located in North Sacramento which currently serves 24 youth is being expanded and will be able to serve an additional 26 youth beginning in the spring.

Feel free to contact us with additional questions.

From: Vickie L. Smith
Sent: Tuesday, April 5, 2022 2:40 PM
To: Vickie L. Smith <vsmith@shra.org>; info@sacloaves.org; kendra@sachousingalliance.org; [Stephan Daues <sdaues@mercyhousing.org>](mailto:sdaues@mercyhousing.org); sblackcaucus4@gmail.com; sacramento.homeless.union@gmail.com; wrap@wraphome.org; sacstreetmed@gmail.com; admin@wakingthevillage.org; support@womens-empowerment.org; info@firststepscommunities.org
Cc: [Celia Yniguez <cyniguez@shra.org>](mailto:cyniguez@shra.org); [Christine Weichert <cweichert@shra.org>](mailto:cweichert@shra.org)
Subject: HUD HOME-ARP Funds Meeting notifications

Please find attached information about a meeting that will be held on April 12th related to the allocation of federal HOME-ARP funds for homeless facilities and housing in Sacramento.

Vickie L. Smith, Senior Management Analyst
Sacramento Housing and Redevelopment Agency
vsmith@shra.org
916-440-1363

CITY OF SACRAMENTO
HOME-ARP
SHRA CITIZEN PARTICIPATION PLAN



City and County of Sacramento Citizen Participation Plan

INTRODUCTION

Jurisdictions receiving housing and community development block grant funds from the U.S. Department of Housing and Urban Development (HUD) are required to adopt a Citizen Participation Plan (CPP) that sets forth the policies and procedures for citizen participation for the planning and allocation of such funds. The CPP specifies how jurisdictions will engage stakeholders and the public regarding the community's needs in the areas of community development, affordable housing, and homelessness. Jurisdictions must take appropriate actions to encourage the participation of all its citizens, including persons of color, non-English speaking persons, and persons with disabilities, and residents of public and assisted housing developments and recipients of tenant-based assistance.

The Citizen Participation Plan is a pathway for all citizens to exercise their voice and influence decisions that affect their communities, neighborhoods, and way of life.

[-HUD Citizen Participation and Consultation Toolkit](#)

It is the intent of the City of Sacramento (City), the County of Sacramento (County), and the Sacramento Housing and Redevelopment Agency (SHRA) to encourage and facilitate the participation of all residents in the formulation of priorities, strategies, and funding allocations in the development of the following: Five-year Consolidated Plan and the One-Year Action Plan (Action Plan), Citizen Participation Plan (CPP), Substantial Amendments thereto, Assessment of Fair Housing (AFH) or Analysis of Impediments (AI), and annual performance reports for the following programs funded by the U.S. Department of Housing and Urban Development (HUD).

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships (HOME);
- Emergency Solutions Grant (ESG);
- Housing Opportunities for Persons with Aids (HOPWA); and
- Other new or temporary HUD block grant funds for which the City and County of Sacramento is entitled.

USE OF THE CITIZEN PARTICIPATION PLAN

The City, County, and SHRA are committed to vigorously following, implementing, and abiding by both the letter and spirit of this Citizen Participation Plan (CPP). This plan identifies strategies to obtain participation from those persons directly affected by the Consolidated Plan, Action Plans, CPP, Substantial Amendments thereto, and the AFH/AI. It is SHRA's intent to provide accurate information and timely notification of activities, to provide education and assistance to citizens to access the programs, to involve citizens during all stages of the process, and to respond to specific complaints and needs of citizens.

CITIZEN PARTICIPATION PROCESS

This section describes how the City, County and SHRA will take actions appropriate to encourage the participation of all residents—including persons of color, persons with limited English speaking proficiency (LEP populations), and persons with disabilities, as well as residents of public and assisted housing, recipients of tenant-based assistance, and residents of targeted revitalization areas in which developments are located—in the process of developing and implementing the goals of the Consolidated Plan and the AFH/AI.

Coordination with Housing Authority. Staff will coordinate with the Housing Authority on the development of the AFH/AI, and shall provide information to the Housing Authority about Consolidated Plan activities related to its developments and surrounding communities that the Housing Authority can make available at the annual public hearing for the Public Housing Agency Plan.

Stakeholder consultation. SHRA will also invite relevant local and regional institutions, private and nonprofit housing developers, and representatives of the business community, to be part of the engagement process as plans are developed. These may include, but are not limited to, Chambers of Commerce, foundations, faith-based organizations, nonprofit organizations, and community development associations.

Continuum of Care consultation. Additionally, as a recipient and administrator of ESG, SHRA will consult with the Continuum of Care (COC) in the allocation, performance, and evaluation of activities assisted with ESG funds.

HOPWA consultation. SHRA, as the recipient and administrator of the HOPWA program on behalf of the City of Sacramento, will consult broadly within the eligible metropolitan statistical area (EMSA) to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families.

Inclusive public process techniques. SHRA embraces HUD's intent to develop a "shared vision for change in communities and neighborhoods" that could benefit from block grant programs (91.105(a)(2)(iv)). Inclusive public process techniques work to "meet people where they are" by providing easy access to participation (e.g., through virtual

meetings at times when children are in school); thanking participants for their time by providing light snacks, childcare, and takeaways at meetings (as allowed by HUD block grant regulations); holding meetings in various locations at different times and in space accessible to people with disabilities; utilizing basic technology for engagement (e.g., online surveys that can be taken on a smartphone); and by providing translation and interpretation services for LEP populations and persons with disabilities (e.g., sign language).

Overview of process. The general structure of citizen review/participation component has four tiers: citizens and residents, community groups and organizations, the Sacramento Housing and Redevelopment Agency Commission (SHRC), and the Sacramento City Council and the Sacramento County Board of Supervisors, the governing bodies of SHRA.

- Many project ideas occur at the community level. Depending on the plan, engagement of citizens and residents may include: SHRA staff attendance and presentations at ongoing neighborhood meetings, focus groups with stakeholders, focus groups with residents, convening of residents and stakeholders at community meetings unique to the plans, convening of city and county staff to discuss community needs, resident surveys, and stakeholder surveys.
- SHRA staff develop program allocation proposals based on these ideas, which are then recommended to the SHRC who reviews all housing and community development activities.
- The SHRC recommendation then proceeds to the City Council or Board of Supervisors (depending upon project/program jurisdiction) for final review and approval.

The Consolidated Plan and Action Plan must detail how this outreach was conducted, including how and when meetings were held, when the public comment period occurred, and how SHRA addressed public comments.

Comments and suggestions from the public are welcome at all times.

CAPER (Consolidated Annual Performance Evaluation Report)

SHRA will notify the public by publishing a notice in at least one paper of general circulation and on the SHRA website at least 15 days prior to the submission of the report to HUD. The notice will:

- State where and how the report may be obtained;
- Allow at least 15 days for comments prior to the submission of the report to HUD; and
- State how the public can submit comments.

All comments received in writing will be considered when preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not

accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within 15 working days, where practicable.

Other forms of a public hearing will be allowed (e.g. video) during a Disaster and/or as communicated by HUD by Notice, Award Letter, Memorandum or other form of communication.

PUBLIC COMMENTS

Citizens may submit comments verbally or in writing at public hearings or directly to SHRA staff. Written comments, questions or inquiries regarding CDBG, HOME, ESG and HOPWA programs are to be addressed to:

Sacramento Housing and Redevelopment Agency
Attn: Federal Programs
801 12th Street
Sacramento, CA 95814

Program Manager phone and email address

All comments received in writing or orally at a public hearing will be considered when preparing the Consolidated Plan, One-Year Action Plan, or Substantial Amendments thereto. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the document. Written comments will receive a written response within fifteen working days, where practicable.

PUBLIC HEARINGS

Public hearings may be held in-person, or virtual, or both.

Virtual meetings and virtual public hearings will be held in place of in-person meetings/hearings when needed in cases of natural disasters, health pandemics, or similar threats, as authorized by the Sacramento Housing and Redevelopment Commission, Sacramento City Council, and Sacramento County Board of Supervisors and as communicated by local, state or federal government by Notice, Award Letter, Memorandum or other form of communication. In addition, this Citizen Participation Plan will follow HUD notices, waivers, award letters or other communications related to virtual and in-person public meetings or hearings.

Current meeting protocols: Meetings of the Sacramento Housing and Redevelopment Commission are closed to the public until further notice in compliance with state guidelines on social distancing, in accordance with the Brown Act, (as currently in effect under the State Emergency Services Act), the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020. These measures facilitate participation by members of the Commission, Staff, and the public and allow meetings to be conducted by teleconference, videoconference, or both.

Refer to the [Sacramento City Council, Sacramento County Board of Supervisors](#)', and/or the [SHRA Commission](#) web pages for current public meeting policies and procedures.

SHRA will notify the public of these hearings by publishing a notice in at least one paper of general circulation and on SHRA's website at least 30 days in advance of the hearings. The notice will:

- Describe the AFH/AI development process and goals prior to adoption;
- For the Consolidated Plan, Substantial Amendment, One-Year Action Plan or Action Plan Amendment, describe the approximate amount of funding and range of possible activities, including the estimated amount that will benefit persons of low- and moderate-income;
- Identify any activities that could result in displacement and the plan for mitigating displacement and types and level of assistance SHRA will make available to displaced persons;
- State where and how information may be obtained;
- State the date of the public hearing;
- Allow 30 days for public comments prior to adoption of the AFH/AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, or Substantial Amendments or other length of time as indicated above;
- State how LEP and persons with disabilities can request translation, interpretation, and reasonable accommodations; and
- State how the public can submit comments.

SPECIAL ALLOCATIONS

HUD may allocate new or expanded grants in response to natural disasters, emergency situations, and/or health care crises. In event of a local, state, and/or national natural disaster, emergency, or health care crisis, existing and/or new funding may be allocated or re-allocated in an expedited timeframe. This will be done to streamline the allocation process and reduce delays in accessing grant funds. All required HUD notices, waivers, award letters, or other HUD communications will be followed.

To achieve this expedited timeframe, the citizen participation process may also be temporarily expedited. The participation process, which may include a shift to virtual meetings and/or hearings, will be applied per HUD notices, waivers, award letters, or other HUD communications.

If applicable, temporary changes that are made to the citizen participation process as the result of a disaster will be communicated in an amended CPP.

SUBSTANTIAL AMENDMENTS

A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously considered by stakeholders or approved by HUD (e.g., change in the allocation among program activities, change in geographic allocation, change in beneficiaries) in accordance with the original intent of the funds identified in the previously undertaken citizen participation process.

Criteria for substantial amendments includes:

- An increase of 15% or more in a block grant's funding (e.g., additional HOME dollars are made available during the program year because of a special allocation and the new allocation is 15% or more of the allocation included in the Consolidated Plan or Action Plan).
- A change in the distribution of CDBG funds among eligible activities when that change increases or decreases the allocation of funds available for that activity by 25% or more.
- A change in the purpose, scope, location, or beneficiaries that is so significant it could be considered a new activity.
- New and unanticipated funding is received from HUD. In this case, the citizen participation for the amendment will follow HUD's guidance or reflect the typical process in this CPP.

The following administrative changes to previously approved activities or programs are *not* considered substantial amendments:

- Amending the budget (including entitlement funds and program income) by less than the amount in which SHRA's Executive Director or respective designee is authorized by the governing body, currently \$100,000.
- Allocating a different year's funding (including entitlement funds and program income) than originally approved as long as it is under the administrative budget amendment limit authorized by the governing body.
- Cancelling or defunding an activity or program if none or some of the funds were not expended. Such funds can then be re-allocated in a subsequent One-Year Action Plan.

Substantial Amendments will follow local procedures for formal noticing of public hearings and citizen comment period per 24 CFR 91.105 and 505(b).

OTHER CITIZEN PARTICIPATION REQUIREMENTS

Notification to Interested Parties: SHRA will endeavor to directly notify interested parties of scheduled public hearings. A list of persons and community groups interested in receiving such notices will be maintained by SHRA. Notices will be included on SHRA's website and, as relevant, part of social media posts and email blasts.

Access to Records: Electronic copies of the AFH/AI, Consolidated Plan, Action Plan, CAPER and related documents that are adaptable for screen readers will be made available and posted on SHRA's website during the draft review period and for two years subsequent to the initial publishing.

A free copy of the AFH/AI, Consolidated Plan, One-Year Action Plan, Citizen Participation Plan, and CAPER are available at no cost to persons and organizations that request it; this includes the availability of materials in a form accessible to persons with disabilities, upon request. SHRA will provide access to public records related to the AFH/AI, Consolidated Plan, One-Year Action Plan, and Amendments and the jurisdiction's use of assistance under the programs covered by the plans during the preceding five years through written or verbal request. SHRA may charge a fee for copies to recover the cost of material and operations. SHRA will require an appointment to view records and, in most case, will require SHRA staff to be present during inspection of records.

Accessibility, Translation, and Interpretation Services: If limited English proficiency or disabled persons are unable to and request assistance to participate in a public hearing, SHRA staff will retain appropriate assistance to allow such residents to participate. Generally, assistance will consist of obtaining appropriate interpreter services. However, if such assistance presents an undue financial or administrative burden, SHRA will consider it mandatory only in instances where it is expected that a significant number of limited English proficiency or disabled persons will be in attendance. Generally, meeting facilities are accessible to persons with disabilities, but if special assistance is needed the Agency Clerk should be contacted at (916) 440-1363 at least 48 hours prior to the meeting. For virtual meetings/hearings that are held via a platform that allows video participation, there will also be an option for residents to access the meeting via telephone.

Technical Assistance: SHRA will endeavor to assist community groups and individuals as requested. The provision of assistance will be determined based upon the following: staff availability; the relationship of the request to the priorities adopted in the AFH/AI and Consolidated Plan; and other available resources. At a minimum, SHRA will advise on all technical questions, such as determining the eligibility of a request.

Complaints: SHRA will respond to written complaints from citizens related to the AFH/AI, Consolidated Plan, One-Year Action Plan, Substantial Amendments, administrative amendments and performance reports within 15 working days.

Responsibility: SHRA will retain responsibility and authority to outreach to persons of color and persons with limited English proficiency, as well as persons with disabilities, during the development of the AFH/AI, the Consolidated Plan and One-Year Action Plan. This responsibility and authority is not restricted by the citizen participation requirements.

MINIMIZING DISPLACEMENT AND RELOCATION BENEFITS

CITY AND COUNTY OF SACRAMENTO RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

SHRA, administrator of the CDBG, HOME, ESG, HOPWA programs for the City or County of Sacramento, will comply with all federal regulations governing residential antidisplacement and relocation assistance as they pertain to these programs.

Specifically, SHRA will comply with Section 104(d) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(d)] and implementing regulations at 24 CFR Part 42. HUD assisted programs administered by SHRA which are governed by these regulations are the CDBG, HOME, ESG, HOPWA, the Section 108 Loan Guarantees Program

SHRA will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than as lower-income housing as a direct result of activities assisted with funds under the above-stated programs.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Pursuant to 24 CFR 42.375(c) and before entering into a contract committing the City or County of Sacramento to provide funds for a project that will directly result in demolition or conversion, SHRA will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted activity;
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission will identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size will be submitted and disclosed to the public as soon as it becomes available;
5. The source of funding and a time schedule for the provision of replacement dwelling units;

6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, SHRA will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

SHRA's Development Department, 801-12th Street, is responsible for tracking the replacement of lower-income dwelling units and ensuring that it is provided within the required period.

SHRA will provide relocation assistance, as described in 24 CFR Part 42, Subpart C--Requirements Under Section 104(d) of the Housing and Community Development Act of 1974, to each lower-income person who, in connection with an activity assisted under any program subject to this subpart, permanently moves from real property or permanently moves personal property from real property as a direct result of the demolition or conversion of a lower-income dwelling.

Depending upon program requirements, SHRA is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling units or the conversion of lower-income dwelling units to another use.

Consistent with the goals and objectives of activities assisted under Section 104(d) of the Housing and Community Development Act of 1974, as amended, SHRA will take the following steps to minimize the direct and indirect displacement of persons from their homes:

1. In structuring proposed projects for funding consideration, SHRA (a) make an assessment of the potential displacement which might occur from the project as proposed, (b) consider alternatives which would minimize displacement, and (c) select the most feasible alternative which both meets project goals and minimizes displacement.
2. For programs assisted through CDBG, HOME, ESG, HOPWA or Section 108 resources, in which a property owner voluntarily seeks such assistance (such as a rehabilitation loan), SHRA will assess the potential displacement which may result from the project and the costs associated with such displacement and advise the property owner. The property owner shall be further advised of his/her responsibility

to pay for such costs. SHRA will provide technical assistance to owners on methods to minimize permanent displacement (and therefore costs) such as scheduling construction activities in phases to allow tenants to temporarily move and thereby avoid permanent displacement, referring eligible tenants to assistance programs (such as Housing Choice Voucher) to help stabilize the tenant's rent, or other alternatives appropriate to the assisted activity.

3. For major publicly initiated programs, where the displacement assessment indicates substantial direct or indirect displacement may occur, SHRA will prepare a project specific displacement mitigation/ relocation plan in order to ensure implementation consistent with HUD regulations.
4. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation by working with empty units first.
5. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.

REGULATIONS CITED IN THE DEVELOPMENT OF THIS DOCUMENT

- Section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5))
- 24 CFR Part 91.100 Consultation; local governments
- 24 CFR Part 91.105 Citizen participation plan; local governments
- 24 CFR Part 91.401 Citizen participation; HOME Consortia
- 24 CFR Part 91.505 Amendments to the consolidated plan
- 24 CFR Part 5.150 – 5.180 Affirmatively Furthering Fair Housing
- 24 CFR Part 92 HOME Investment Partnerships Program
- 24 CFR part 570 Community Development Block Grant
- 24 CFR part 574 Housing Opportunities for Persons with AIDS
- 24 CFR part 576 Emergency Solutions Grant

DEFINITIONS

Assessment of Fair Housing/Analysis of Impediments: As part of the Consolidated Plan, all grantees must certify that they will affirmatively further fair housing (AFFH). HUD [provides grantees options](#) for demonstrating their AFFH commitment, including conducting a study of fair housing impediments and developing an action plan to address barriers and minimize future impediments. This analysis is called an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). The State of California requires an AFH be conducted with regional Housing Elements.

Affirmatively Further Fair Housing (AFFH): AFFH refers to the obligation that recipients of federal housing and community development funds have as part of receiving funds. The AFFH requirement was enacted with the Fair Housing Act (FHA of 1968).

Consolidated Plan: This is a five-year planning document that is submitted to HUD and serves as the joint planning document for the City and County of Sacramento and application for funding for CDBG, HOME, ESG, HOPWA, and similar new or temporary grants. The document is developed in accordance with the Code of Federal Regulations (CFR) Title 24. CFR Part 91 sets forth the priorities and strategies of the programs for a five-year period.

One-Year Action Plan: This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG, HOME, ESG, HOPWA, and similar new or temporary grants programs. SHRA develops the document annually in accordance with 24 CFR 91.505.

Consolidated Annual Performance Evaluation Report (CAPER): This document reports on the progress made in carrying out the Consolidated Plan, One-Year Action Plan and fair housing plan activities. SHRA prepares the report annually in accordance with 24 CFR Part 91.

Public Hearing: A public hearing is a public meeting that has been publicly noticed through postings through SHRA's and the City or County of Sacramento websites, email blasts, social media, ads in general circulation and culturally-specific newspapers, or in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, the One-Year Action Plan, the CAPER, Citizen Participation Plan, and substantial amendments. Public hearings may also be part of the community engagement process for AFHs/AIs.

Substantial Amendment: A substantial amendment to the Consolidated Plan involves carrying out an activity or program not previously considered by stakeholders or approved by HUD (e.g., change in the allocation among program activities, change in geographic allocation, change in beneficiaries) in accordance with the original intent of the funds identified in the previously undertaken citizen participation process.

CITY OF SACRAMENTO
HOME-ARP
424S AND CERTIFICATIONS

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

05/03/2022

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-21-MP-06-0210

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Sacramento

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

94-6000759

*** c. UEI:**

SEWMCB9EXL34

d. Address:

*** Street1:**

801 12TH STREET

Street2:

*** City:**

SACRAMENTO

County/Parish:

SACRAMENTO

*** State:**

CA: California

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

95814-2947

e. Organizational Unit:

Department Name:

HA-CITY OF SACRAMENTO

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

CHRISTINE

Middle Name:

*** Last Name:**

WEICHERT

Suffix:

Title:

DIRECTOR

Organizational Affiliation:

*** Telephone Number:**

(916) 440-1353

Fax Number:

(916) 498-1655

*** Email:**

CWEICHERT@SHRA.ORG

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

MUNICIPAL

* 10. Name of Federal Agency:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME INVESTMENT PARTNERSHIP PROGRAM

* 12. Funding Opportunity Number:

M-21-MP--06-0210

* Title:

HOME INVESTMENT PARTNERSHIP PROGRAM-ARP

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

2021 HOME-ARP

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant CA-06* b. Program/Project CA-06

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="9,125,315.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="9,125,315.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Executive Director
APPLICANT ORGANIZATION	DATE SUBMITTED
HA City of Sacramento	5/3/22

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

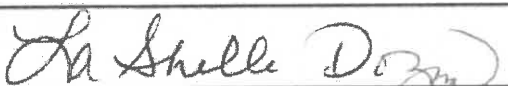
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Executive Director
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Sacramento	5/3/22

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

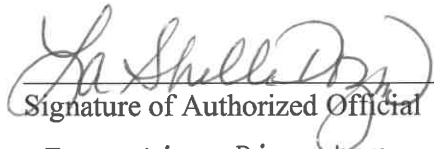
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

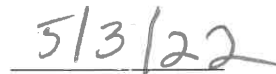
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official
Executive Director



Date

Title