

Meeting Date: 5/24/2016

Report Type: Consent

Report ID: 2016-00556

Title: 2015 Housing Element Annual Report

Location: Citywide

Recommendation: Receive and file.

Contact: Marco Gonzalez, Assistant Planner, (916) 808-2027; Greg Sandlund, Senior Planner, (916) 808-8931; Jim McDonald, AICP, CFM, Principal Planner, (916) 808-5723, Community Development Department

Presenter: None

Department: Community Development Dept

Division: Long Range Planning

Dept ID: 21001222

Attachments:

1-Description/Analysis

2-Background

3-Housing Element Annual Report

City Attorney Review

Approved as to Form

Jeffrey Heeren

5/17/2016 4:16:33 PM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 5/6/2016 3:44:12 PM

Description / Analysis:

Issue Detail: Adopted on December 17, 2013, the 2013-2021 Housing Element is the City's strategic housing plan and reflects the 2035 General Plan sustainable vision for growth over the next 20 years. The Housing Element identifies programs to increase the City's housing stock and assist with the development of affordable housing for households of all income levels.

City staff recently submitted the 2015 Annual Housing Element Progress Report to the Department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR). The Housing Element is the primary chapter of the General Plan that focuses on the City's housing needs. Under California law the City is required to prepare an annual report detailing the progress it has made during the prior year in meeting its Housing Element goals. There are two key documents that summarize the City's progress: highlights of the report (Attachment 2) and the 2015 Annual Housing Element Progress Report (Attachment 3).

Policy Considerations: This report is consistent with the City's Housing Element goal of developing varied housing types and densities in a sustainable manner.

Economic Impacts: There are no economic impacts associated with this report.

Environmental Considerations: The City's Housing Element Annual report is covered under California Environmental Quality Act (CEQA) Section 15061 (b)(3): The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Any actions that could result in a physical change in the environment would be identified as projects and would be subject to CEQA review.

Sustainability: A sustainable community includes housing for current and future households of all income levels. The City's Housing Element is designed to provide housing opportunities for all residents.

Commission/Committee Action: The Planning and Design Commission reviewed and commented on the 2015 Annual Housing Progress Report on April 21, 2016.

Rationale for Recommendation: This report is required by the State of California to be completed on an annual basis. This is an informational item and no action is requested.

Financial Considerations: There are no direct financial considerations associated with this report.

Local Business Enterprise (LBE): The purchase of goods or services is not associated with this report.

Background

Under State law (Government Code Section 65400(b)), the City is required to prepare an annual report each year detailing the progress it has made during the prior year in meeting its Housing Element goals. This report must be submitted to the State Department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR) by April 2016.

The City has implemented a wide variety of policies and programs over the years in order to address the challenge of providing affordable housing. These include:

- Redevelopment programs;
- Rehabilitation of existing housing;
- Affordable housing construction and preservation;
- Infrastructure development;
- Accessible housing;
- First-time homebuyer programs;
- 10 Year Plan to End Chronic Homelessness; and
- Single Room Occupancy Strategy.

The following sections summarize the City's progress toward meeting our regional housing needs allocation (RHNA) and highlight accomplishments in both facilitating and removing governmental constraints to housing development or preservation. More detailed information on the City's housing production and implementation programs can be found in Attachment 3.

1. Program Implementation Status

The Housing Element was adopted in December 17, 2013. The City and the Sacramento Housing Redevelopment Agency (SHRA) are making progress implementing Housing Element programs. Major successes in 2015 include:

- Receiving a \$30 million Choice Neighborhood Initiative Grant from HUD to be used for revitalizing and integrating the Twin Rivers public housing project into a mixed income housing development;
- Adopting a new Mixed Income Housing Ordinance that expanded the program citywide to require developers to contribute towards the production of affordable housing;
- Performing a total of 2,013 initial inspections on newly registered properties, and 1,203 inspections on self-certified rental properties chosen at random for audit in 2015 under the City's Rental Housing Inspection Program;
- Funding the rehabilitation of Land Park Woods (75 units affordable to extremely low and very low income households) with tax credits and other financing assistance;
- Rapidly rehousing 150 households in partnership with Volunteers of America; and

- Providing grants for emergency repairs and/or accessibility modifications to 42 low- and very low-income City residents.

2. Regional Housing Needs Allocation Progress

The City of Sacramento was assigned its share of the RHNA by the Sacramento Area Council of Governments (SACOG) for the 2013-2021 Housing Element cycle. Under the Housing Element requirements, the City needed to identify sufficient sites for, and encourage the production of 24,101 housing units by 2021. The City has completed 7% of its RHNA in three years from 2013-2015, with 1,786 units constructed. During those three years, 281 deed-restricted affordable units were built.

Overall the City issued permits for 1,023 housing units in 2015 which tripled the amount of permits issued in 2014. The increase in housing permits issued is an indicator of a strengthening housing market. Although the housing market has been trending upwards, overall housing production is not keeping up with increasing demand and population.

Nationwide, low housing inventory, due to the lack of new construction, has resulted in increasing housing prices and rents, with fewer moderate and low income families being able to afford housing near where they work. Fortunately, building restrictions in North Natomas were lifted in 2015 because the City had demonstrated progress toward levee improvements. This has freed up additional land to be developed in the City, and should help to increase the housing stock.

Consistent with the 2035 General Plan and SACOG's Sustainable Community Strategy, a shift towards more infill and compact development continues to be priority. However, infill development can be more complex and expensive than traditional suburban development. The City continues to look at ways of reducing costs for new development in order to create more affordable and sustainable housing opportunities.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction The City of Sacramento
Reporting Period January 1, 2015 - December 31, 2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
Single Family	SF	O	0	68	0	0	68	196			**Note
2-4 Units	MF	R	0	0	0	0	0	93			**Note
5+ Units	MF	R	0	0	0	0	0	276			**Note
Second Unit	SF	R	0	0	0	0	0	9			**Note
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶	851	104	955			
(10) Total by income Table A/A3			▶	▶		68	851	104	1,023	574	
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

**Note: Affordability of unit determined by using median asking rents and median sales prices per square foot by zip code as well as household income (using no more than 30% of gross household income).

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	270	93	482	6		851	
No. of Units Permitted for Above Moderate	91	0	10	3		104	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	4,944	83	78	0						161	4,726
	Non-deed restricted		33	24	0						57	
Low	Deed Restricted	3,467	25	95	0						120	3,128
	Non-deed restricted		123	28	68						219	
Moderate	Deed Restricted	4,482	0	0	0							3,576
	Non-deed restricted		34	21	851						906	
Above Moderate		11,208	124	95	104						323	10,885
Total RHNA by COG. Enter allocation number:		24,101										
Total Units ▶ ▶ ▶			422	341	1,023						1,786	22,315
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>1. The City shall revise its Mixed-Income Housing Ordinance to promote affordable housing citywide and will require: 1) an affordable housing impact fee for all new housing units, and 2) large, single-family subdivisions to provide housing for a variety of incomes and family types.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.5, H-2.2.4, H-2.2.6 ▪ Responsible Department: Community Development; SHRA ▪ Objective: Adapt the current Mixed Income Ordinance to create new affordable housing opportunities and mixed income communities while being flexible, market sensitive, and responsive to the challenges of infill development. 		X				The Mixed Income Housing Ordinance was adopted on September 1, 2015.
<p>2. The City shall update its residential design guidelines to include Crime Prevention through Environmental Design (CPTED) strategies.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3; H-1.2.7 ▪ Responsible Department: Community Development (primary) and Police. ▪ Objective: Ensure CPTED principles are incorporated into and consistent with the City's residential design guidelines. 		X				The City anticipates completing this program by 2017.
<p>3. To ensure on-going safety and security, the City through SHRA will annually inspect SHRA financed multifamily projects for compliance with security, maintenance, and social service requirements.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3 ▪ Responsible Department: SHRA; Police; Community Development ▪ Objective: Ensure that SHRA-financed multifamily projects are safe, viable and attractive assets to the community and for the residents living in them. 					X	SHRA's Portfolio Management Department is responsible for ensuring on-going compliance with funding requirements, security, maintenance and resident services in all SHRA funded projects. Prior to project approval, developers must have SHRA approval of a management company and management plan, appropriate security measures and financing plan to ensure on-going operations. In addition, all projects must submit a resident services plan prior to funding approval with appropriate on-site services provided at least 15 hours a week. Annually, the portfolio management department physically inspects each property to ensure that Housing Quality Standards (HQS) are met, that resident services are being provided and that all required record-keeping is up to date. At SHRA's sole discretion, additional compliance audits can be performed.
<p>4. The City shall provide Housing Choice Vouchers to very low- and extremely low-income Sacramento households in the City and County in order to continue to provide housing options to those most in need.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.8 ▪ Responsible Department: SHRA ▪ Objective: Provide approximately 12,400 vouchers. 					X	SHRA, in its role as the Housing Authority for both the City and County of Sacramento, administered approximately 11,984 Housing Choice Vouchers. Housing Choice Vouchers cover the portion of fair market rent above the tenant's share which is set at approximately 30% of their income. The average annual household income for the Housing Choice Vouchers is \$13,800.
<p>5. Prepare a new Analysis of Impediments to Fair Housing Choice (AI) in order to assess the City's efforts at reducing housing discrimination and enforcing fair housing laws.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1 ▪ Responsible Department: SHRA ▪ Objective: Prepare a new Analysis of Impediments to Fair Housing Choice (AI). 			X			SHRA began the process to implement the new Assessment of Fair Housing (AFH) that will replace the Analysis of Impediments (AI). SHRA will work with HUD in 2016 to prepare the AFH with the goal of adopting it in March 2017 as one of the first jurisdictions in the Country to adopt the AFH locally.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>6. The City shall disseminate fair-housing information by making the information available in appropriate public locations and events, such as the public counter at the Community Development Department, community centers, City-sponsored events, and on SHRA's website. The Community Development Department shall work with other departments, such as Neighborhood Services and Parks and Recreation, and with services providers to disseminate fair housing information.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1 ▪ Responsible Department: Community Development; SHRA ▪ Objective: Educate the public and developers about fair housing requirements and reduce housing discrimination. 					X	The City will begin disseminating fair-housing information in the Spring of 2016.
<p>7. The City shall engage the Sacramento Area Council of Governments and other regional entities to develop a regional plan to pool local funding and staff capacity together in order to develop affordable, transit-oriented development in key locations in the region.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.2 ▪ Responsible Department: SHRA (primary); Community Development ▪ Objective: Work with cities, counties, and regional agencies in the SACOG region to increase the development of affordable housing throughout the region. 	X					SHRA and the City continue to coordinate with SACOG and other regional entities to develop a regional plan to pool local funding and staff capacity together in order to develop affordable, transit-oriented development in key locations in the region.
<p>8. Consistent with Government Code § 65863, the City shall consider the impacts of rezones and general plan amendments of residential sites on the City's ability to meet its share of the regional housing need.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Community Development ▪ Objective: Ensure that rezoning does not reduce the City's ability and capacity to meet its share of the regional housing needs. 					X	All applications for rezones or general plan amendments continue to be evaluated in light of the City's ability to meet its share of the regional housing need.
<p>9. The City shall maintain a land inventory for housing production which identifies infill and greenfield sites.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Community Development ▪ Objective: Update land inventory regularly to ensure the City's ongoing ability to meet its share of regional housing needs. 					X	The City, on a quarterly basis, determines if any land has been rezoned and updates the land inventory accordingly.
<p>10. The City shall amend financing plans as needed to ensure that adequate funding is available to provide infrastructure improvements for new development. To ensure funding for large new developments, the City shall complete Mitigation Fee Act compliant finance plans for the 65th Street area.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.6 ▪ Responsible Department: Community Development ▪ Objective: Ensure adequate infrastructure to support for new development. 	X					The Panhandle, Greenbriar, Delta Shores, Railyards and River District Finance Plans are complete. The 65th Street Finance Plan is underway and is expected to be completed by mid-2016.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>11. The City shall develop a strategic investment plan to prioritize infrastructure financing consistent with the General Plan and focus funding in key infill areas.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.4; H-1.3.1; H-2.3.6 ▪ Responsible Department: Community Development ▪ Objective: Ensure adequate infrastructure to support infill development. 	X		X			Staff has drafted a Strategic Investment Plan that identifies and ranks priority infrastructure projects that would serve as catalyst projects for development in Priority Investment Areas (PIAs). The PIAs are generally in the Central City, 65th Street Area, and the Cal Expo/Arden Arcade Area. No funding is currently identified for these infrastructure projects.
<p>12. The City shall review and update the City's Emergency Shelter Site inventory every three years to determine if the sites are adequate, accessible, appropriate, and developable. New shelters, land uses, and rezones shall be considered when updating the inventory. The new inventory shall be posted on the 2013-2021 Housing Element website.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.5 ▪ Responsible Department: Community Development ▪ Objective: Ensure the availability of accessible, appropriate, and developable sites for emergency shelters. 		X		X		The City is on track to complete this program by 2017.
<p>13. The City shall prepare an annual report to the City Council on implementation of City housing programs and recommend revisions to the implementation strategies as appropriate.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.3 ▪ Responsible Department: Community Development ▪ Objective: To increase the effectiveness of the City's housing programs through an annual evaluation of program achievements and appropriate revisions to those programs. 					X	The City reports to the City Council on the implementation of Housing Element and other General Plan programs every Spring.
<p>14. The City may assist non-profit organizations with predevelopment loans in conjunction with applications for permanent supportive housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.4 ▪ Responsible Department: SHRA ▪ Objective: At least one loan during the planning period for permanent supportive housing projects. 					X	SHRA continues to offer, in limited circumstances, predevelopment loans to non-profit organizations.
<p>15. The City shall submit an annual report to the City Council that evaluates implementation of the General Plan and recommends appropriate revisions.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.3 ▪ Responsible Department: Community Development ▪ Objective: Increase the success of the City's strategy of encouraging infill through ongoing monitoring and appropriate modifications to the General Plan and related implementation efforts. 					X	The City reports to the City Council on the implementation of Housing Element and other General Plan programs every Spring.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>16. The City shall encourage and facilitate transit-oriented affordable housing development in key locations by maintaining a webpage with a map of sites in transit priority areas, near services/amenities for TCAC scoring, and/or sites owned by the former redevelopment agency. City Staff shall also conduct a seminar with affordable housing developers to discuss these priority sites as well as promote new development standards and programs that help facilitate affordable housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.1.1; H-1.2.4 ▪ Responsible Department: Community Development ▪ Objective: Promote affordable housing near transit facilities by increasing awareness of available sites and regulatory incentives. 		X				The City is on track to complete this program by 2017.
<p>17. The City shall encourage infill development by reducing barriers through infrastructure improvements and assistance to ensure that adequate infrastructure is in place to serve higher density and mixed use development in key opportunity areas.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.1 ▪ Responsible Department: Community Development (primary); SHRA; Economic Development ▪ Objective: Encourage the production of infill units. 					X	Community Development staff continues to work with other city departments to coordinate CIP funding in priority infill areas. This includes an annual review of the capital improvement program for consistency with the general plan. This consistency review is presented to the Planning and Design Commission. The Commission's findings of general pan consistency are then reported to the Council during the adoption of the capital improvement program. More recently, staff has been working with the Department of Utilities, Public Works, and Economic Development to establish a process for identifying and prioritizing projects that will remove barriers to development.
<p>18. The City shall pursue grant funding, including the State Department of Housing and Community Development Housing-Related Parks Program, Community Design Grant Program, and other revenue sources to provide critical amenities/services in infill areas to promote complete neighborhoods. Examples include:</p> <ul style="list-style-type: none"> ▪ Park Improvements; ▪ Sidewalk widening, streetscape improvements and street lighting; and ▪ Other infrastructure improvements. ▪ Implements Which Policy(ies): H-2.3.6 ▪ Responsible Department: Community Development; Parks and Recreation ▪ Objective: Obtain grant funding to assist with infill development including amenities and services in infill areas. 					X	In 2015, the City received \$181,000 in grant funding from the Housing-Related Parks Program.
<p>19. The City shall issue waivers for sewer and sanitation development fees for projects in which at least 10 percent are affordable to very low-income households.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Utilities ▪ Objective: Provide fee waivers for residential units annually. 					X	In 2015, none of the SHRA financed projects received waivers for sewer and sanitation development fees.
<p>20. The City shall use sewer credits to assist with infill and affordable housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Economic Development; Sacramento Area Sanitation District ▪ Objective: Provide sewer credits annually. 					X	In 2015, the City issued 465 credits and created approximately 1,292 jobs.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>21. The City shall provide water development fee waivers to residential infill projects.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Community Development, Utilities ▪ Objective: Provide water development fee waivers annually. 					X	In 2015 the City issued thirty water development fee waivers.
<p>22. Through the Transit Oriented Development (TOD) Collaborative, the City shall coordinate with the Sacramento Area Council of Governments, Sacramento County, SHRA and other Agencies to develop funding sources and strategies to develop housing near transit.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.1.1; H-1.2.4; H-2.2.4 ▪ Responsible Department: Community Development, SHRA ▪ Objective: Facilitate housing development near transit facilities. 	X					SHRA was the recipient of a Sustainable Communities Initiative Challenge Grant that focused on the development of a business plan to support Equitable Transit Oriented Development (eTOD). As part of the grant, SHRA convened an Equitable Transit Oriented Development (eTOD) Collaborative made up of regional partners (SACOG, RT, nonprofits, philanthropic organizations, lenders, and higher education) that meet as needed. The business plan was created in 2014 and SHRA and its partners have been transitioning to implementation. The Collaborative developed the parameters for new funding sources and strategies to develop housing near transit and is moving towards the development of an implementation plan. In 2016, SHRA will further explore the opportunity to identify new financial resources to launch the eTOD program.
<p>23. The City shall apply for new and existing Federal, State and local funding sources, such as Proposition 1C funds, HELP, BEGIN, and MHSA.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.4 ▪ Responsible Department: SHRA (primary); Community Development ; Economic Development ▪ Objective: Seek a variety of funding to increase the supply of affordable housing. 					X	SHRA funded the rehabilitation of Land Park Woods (75 units) which leveraged tax credits and other financing assistance.
<p>24. The City shall convene a working group made up of building industry and affordable housing experts to explore new funding sources for affordable housing, such as former redevelopment (boomerang) funds. City staff shall make recommendations to the City Council based on the working group meetings.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.4 ▪ Responsible Department: SHRA (primary); Community Development ▪ Objective: Identify potential new funding sources to support the development of affordable housing. 	X					The working group will be convened in 2017.
<p>25. The City shall support applications for Tax Exempt Mortgage Revenue Bonds, Low Income Housing Tax Credits, State of California Multifamily Housing Program, other federal and state programs and local funding sources to assist affordable housing programs and projects. The SHRA website and Multifamily Lending guidelines include an inventory of available funding sources.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.4 ▪ Responsible Department: SHRA (primary); Community Development ; Economic Development ▪ Objective: Seek a variety of funding to increase the supply of affordable housing. 					X	In 2015, SHRA supported one project that submitted an application for 9 percent Low Income Housing Tax Credit (LIHTC): Land Park Woods (75 units).

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>26. The City shall streamline the Housing Trust Fund Ordinance to apply the fees equally throughout the City and modify aspects of the ordinance that have proven to be ineffective over the years.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy: H-2.2.2; H-2.2.4 ▪ Responsible Department: Community Development; SHRA ▪ Objective: Amend the City Zoning Code to improve and clarify the implementation of the Housing Trust Fund and ensure economic competitiveness with surrounding jurisdictions. 	X					The City is on track to complete this program Summer 2016. Outreach began in 2015.
<p>27. Each year the City shall evaluate the effectiveness of its development process streamlining efforts in order to ensure a high level of customer service.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.1, H-2.3.2 ▪ Responsible Department: Community Development ▪ Objective: Remain in the top 5 of Business Journal rankings for jurisdictions in the Sacramento Region that are considered the most development friendly. 					X	The Business Journal no longer ranks jurisdictions in the Sacramento Region to determine who is most development friendly. However, for each staff report to the Council, the author must describe the project's contribution to the City's economic development.
<p>28. The City shall continue to implement the preliminary review process whereby City staff and neighborhood groups provide comments and advise the applicant of policy and technical areas that need to be addressed prior to the formal application review. This is an existing program that helps to identify planning and community issues early in the process so that problems can be identified and addressed and processing time is shortened.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.5; H-2.3.3 ▪ Responsible Department: Community Development ▪ Objective: Streamline the development approval process through early identification of City and neighborhood concerns and feasible methods to address those concerns. 					X	The Community Development Department continues to implement the preliminary review process.

Table H 9-2 Housing Element 2013-2021 Programs

Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
<p>29. The City shall work with SAFCA and other responsible agencies to achieve increases in flood protection to the City and surrounding areas so that City and other land use agencies can proceed with development plans and meet Federal Emergency Management Agency (FEMA) and State requirements for flood protection in 100-year and 200-year flood plains, respectively. Actions include: (1) finishing Folsom Dam spillway modifications, and supporting and implementing subsequent raising of Folsom Dam; (2) finishing construction of improvements along the perimeter levee system protecting Natomas; (3) accomplishing improvements needed to meet FEMA levee accreditation requirements for lands in the Sacramento area protected by levees; and (4) supporting development and implementation of plans for progressively improving the level of flood protection in Sacramento area to 200-year urban level of protection. The City shall monitor flood risk in the city and, in 2017, shall analyze the impact of flooding on the City's ability to accommodate its share of the regional housing needs. If flooding is found to impact the City's ability to accommodate the remaining RHNA, the City shall strive to identify additional sites with residential development capacity that are not impacted by flood risk. The City shall report the findings of analysis to HCD in the 2017 Housing Element Annual Progress Report.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.4 ▪ Responsible Department: SAFCA (primary); Utilities ▪ Objective: Expedite the completion of improvements that will increase flood protection in the City and allow Sacramento to accommodate its share of regional housing needs. 		X			X	<p>Sacramento Area Flood Control Agency (SAFCA), with the support of the City of Sacramento, Sacramento County, American River Flood Control District and Reclamation District 1000, and in cooperation with the U.S. Army Corps of Engineers (USACE), U.S. Bureau of Reclamation (USBR), the Central Valley Flood Protection Board (CVFPB) and State Department of Water Resources (DWR), is working toward progressively increasing the level of flood protection in the Sacramento area to at least 200-year urban level of flood protection from major rivers and streams.</p> <p>A new auxiliary spillway on Folsom Dam by USBR and USACE, in cooperation with CVFPB and SAFCA, is scheduled to be complete in 2017. The new auxiliary spillway will improve the ability to manage large flood events by allowing more water to be safely released earlier in a storm event and leaving more storage capacity in the reservoir to hold back the peak inflow when it arrives, thus providing increased flood protection for properties in the American River floodplain. Construction of up to a 3.5-foot raise of Folsom Dam also is being planned to increase flood storage capacity and further improve the ability to manage large flood events. USACE is currently preparing a joint environmental impact statement/environmental impact report (EIS/EIR) in coordination with CVFPB, SAFCA and USBR to analyze environmental effects of potential dam raise plans as well as the cumulative effects of related projects. Substantial improvements to Natomas levees have been constructed by SAFCA in cooperation with the State under DWR's Early Implementation Program. Further improvements to achieve 100-year and subsequently 200-year levels of flood protection for Natomas area were authorized in the Water Resources Reform and Development Act (WRRDA) of 2014 (Public Law 113-121, June 2014). With passage of WRRDA, Natomas became eligible for an A99 Zone designation, and on June 16, 2015, the City obtained a new flood insurance rate map to provide Natomas with an A99 flood zone designation. With WRRDA, USACE is taking the lead on completion of remaining components of Natomas levee improvement work. Congress recently appropriated funds for construction, and actions are proceeding for construction work by USACE to start in 2017. With these actions, Natomas homeowners are able to maintain insurance rates at preferred risk levels, and these rates will continue if levee improvements continue to be made. For areas of northern and southern Sacramento outside of Natomas, USACE actions resulted in the expiration of its levee certifications for FEMA's flood insurance program. SAFCA has evaluated the levee systems protecting portions of northern and southern Sacramento and determine that some further improvements to the levees are required to meet criteria established by FEMA for levee accreditation for the National Flood Insurance Program. In July 2015, SAFCA filed The Final Environmental Impact Report (FEIR) for the North Sacramento Streams, Sacramento River East Levee, Lower American River, and Related Flood Improvements Project, also referred to as the Levee Accreditation Project. SAFCA's schedule is for certification of various reaches of the levee systems surrounding Sacramento between 2016 and 2021 after accomplishment of needed improvement work in various reaches of levee systems. FEMA flood zones remain unchanged and currently there is no schedule for FEMA to remap the flood zones in the Sacramento area.</p> <p>In January 2016, USACE filed the American River Watershed Common Features General Reevaluation Report (GRR) Final Environmental Impact Statement/Environmental Impact Report (FEIS/EIR) with the Environmental Protection Agency for review and comment. This report presents proposed plans for improvements to flood control systems around the Sacramento area. The comment period has closed and a signed USACE Chief's Report is anticipated around mid-2016 recommending the work in the GRR be authorized for construction. This work is integral to plans for achieving Urban Level of Protection for the Sacramento area.</p>

Table H 9-2 Housing Element 2013-2021 Programs

Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
						<p>State law requires urban areas to have 200-year Urban Level of Protection (ULOP) by July 2016 or adequate progress on construction of facilities that would achieve this level of flood protection by 2025. By July 2016, a city or county within the Sacramento-San Joaquin Valley is not to enter into a development agreement, or issue a permit for construction of a residence, or approve a tentative map for property located in a flood hazard zone in an urban area unless it finds that the property is protected by facilities that provide 200-year urban level of protection, it has placed conditions on the development that will ensure that the development is protected to urban level of flood protection, or the flood management agency is making adequate progress toward providing urban level of protection. SAFCA is working with other agencies and the City and counties to prepare an Urban Level of Flood Protection Plan And Adequate Progress Baseline Report in 2016 to provide a basis for the City and County to make the necessary ULOP findings for projects or properties protected by the State Plan of Flood Control. Improvements for levee certification, improvements proposed in the General Reevaluation Report, and other system-wide improvements will be incorporated into this plan. SAFCA will make the annual progress reports and proposes to complete the first annual report by August 15, 2017 for the fiscal year July 1, 2016 – June 30, 2017 and then annually thereafter.</p> <p>The South Sacramento Streams project addresses flood protection for the south part of the City. USACE construction of the last reach of improvements along the creeks west of Franklin Blvd was completed in 2013. SAFCA in partnership with the City constructed improvements to Unionhouse Creek east of Franklin Blvd to Hwy 99 in 2012 without federal participation to provide 100-year level of protection in that local area. USACE, CVFPB and SAFCA, in cooperation with the City of Sacramento, Sacramento County and Southgate Recreation and Park District developed plans for flood control improvements on Florin Creek from Franklin Blvd east to Hwy 99, with construction of channel improvements and a detention basin scheduled for 2016. These are the last of the flood control improvements planned under the South Sacramento Streams flood control project.</p> <p>In February 2016, SAFCA issued for public review a Draft Environmental Impact Report on the Process for Updating the Local Funding Mechanisms for SAFCA’s Projects (DEIR) and a Draft Engineer’s Report that study replacing the existing 2007 Consolidated Capital Assessment District (CCAD) with a new assessment district (CCAD 2). Should the SAFCA Board certify the DEIR and tentatively approve the Draft Engineer’s Report at its Board meeting on April 21, 2016, SAFCA staff will initiate a mail balloting process, under Proposition 218 guidelines, that gives property owners an opportunity to accept or reject the proposed assessment. Acceptance would lead to the replacement of the existing CCAD. The tentative Balloting Schedule is: April 29, 2016 - ballots issued; 45-day balloting period; June 13, 2016 - close of balloting, Special Board meeting and; June 16, 2016 - announcement of ballot results at regular board meeting. If the assessment goes into effect, Natomas homeowners can maintain current “preferred risk” insurance rates and those living along the Sacramento River and in north Sacramento will avoid paying mandatory, high-cost flood insurance. The assessment would provide local funding for Sacramento to reach a 200-year level of flood protection by 2025, as required by state law. If the assessment does not pass, homeowners in all areas will be required to pay high-cost flood insurance.</p>
<p>30. The City shall prepare a study recommending new financing options to provide for infrastructure in infill areas. New sources of financing could include state and federal grants, the General Fund, the use of impact fees, bond measures, and financing sources.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.6 ▪ Responsible Department: Community Development (primary), SHRA ▪ Objective: Address infrastructure improvement needs in advance of, or concurrent with, new development in key opportunity areas. 			X			<p>The City is on track to complete this program by 2019.</p>

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>31. The City shall implement the Asset Repositioning of the City's public housing units through acquisition and rehabilitating Housing Authority properties. These activities will be implemented through a joint venture between the nonprofit organization established by the Housing Authority and an established non-profit developer. Projects will utilize a combination of mortgage revenue bonds, low income housing tax credits, and gap financing from SHRA's funding resources to ensure no net loss of ELI units.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1; H-3.2.9 ▪ Responsible Department: SHRA ▪ Objective: Ensure the on-going viability of the City's public housing through strategic investment and rehabilitation, increasing the supply of affordable and mixed-income housing with no net loss of ELI. 					X	As a result of on-going reductions in capital and operating funding from the US Department of Housing and Urban Development (HUD), the City adopted the Asset Repositioning Study in July 2007. This study set the stage for the implementation of a proactive strategy to "reposition" SHRA's public housing units to reduce dependence on HUD and eliminate capital and operating deficits. One of the guiding principles of this strategy was a "no net loss" policy. In 2015 Washington Plaza Senior, Sierra Vista, and Sutterview have completed renovations. In addition, SHRA was the recipient of a \$30 million Choice Neighborhood Initiative Grant from HUD to be used for revitalizing and integrating the Twin Rivers public housing project into a mixed income development.
<p>32. The City shall continue to implement the Single Room Occupancy (SRO) ordinance, ensuring no net loss of Downtown SRO units and providing funding and other resources for the rehabilitation of existing SRO units and the construction of new SRO units in the City.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1 ▪ Responsible Department: SHRA (primary); Community Development ▪ Objective: Construct and rehabilitate SROs and ensure no net loss of existing SRO units downtown. 					X	In 2015, SHRA and City staff began meeting with an SRO Advisory Committee to discuss possible changes to the SRO Ordinance. To date, SHRA has not received any new notification/plans from an SRO owner in regards to withdrawal/conversion.
<p>33. The City shall use available housing resources, including project based rental subsidies, such as local Housing Choice Vouchers, federal Housing Assistance Payment vouchers, and state Mental Health Services Act Vouchers for the provision of housing for extremely low-income households.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1 ▪ Responsible Department: SHRA ▪ Objective: Ensure the availability and choice of housing for extremely low-income households. 					X	SHRA continues to be committed to assisting extremely low-income households with vouchers as they become available.
<p>34. The City shall continue to provide assistance to senior affordable housing projects.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.1 ▪ Responsible Department: SHRA ▪ Objective: Use housing resources to construct new affordable senior units and rehabilitate/preserve additional affordable senior units. 					X	SHRA continues to support new construction and rehabilitation of senior apartments throughout the City. In 2014, the Agency approved funding for Curtis Park Village Senior (91 units) a new construction project in the former Curtis Park Railyards, and the rehabilitation of Sierra Vista (78 units) and Sutterview (77 units) Senior Apartments located in Central City.
<p>35. Over the next five years, the City shall work with service providers to improve linkages between emergency shelters, transitional housing and supportive services.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.6 ▪ Responsible Department: SHRA (primary); Sacramento Steps Forward; DHA; and Community Development ▪ Objective: Increase numbers of referrals of homeless and formerly homeless to service providers. 					X	<p>Through Sacramento Steps Forward, SHRA, the City, and the County all work together to provide a range of services for homeless families and individuals. The County "continuum of care" (CoC) model covers an array of services from prevention and services to housing.</p> <p>As of 2015, SSF services as the lead agency for all Continuum of Care competitive grants. SHRA participates on the Sacramento CoC Oversight Board and several sub-committees, coordinating the provision of homeless services with the Agency's affordable housing programs.</p>

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>36. The City shall provide funding and other resources for permanent supportive housing located both in leased units and affordable housing developments.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.3 ▪ Responsible Department: SHRA ▪ Objective: Provide funding for permanent supportive housing, developing new units. 					X	<p>SHRA contracted with Volunteers of America (VOA) for the ESG funded Rapid Re-Housing Program and its emergency shelter.</p> <p>In 2015, Using ESG-funding, 307 persons received emergency shelter assistance and 150 households were rapidly re-housed. SHRA provided rental subsidy funding for 93 permanent supportive housing units served by Lutheran Social Services (LSS), Transitional Living and Community Support (TLCS) and Volunteers of America (VOA) service providers.</p>
<p>37. The City shall implement the Ten Year Plan to End Chronic Homelessness, including the "Housing First" strategy. Focuses of the "Housing First" strategy include:</p> <ul style="list-style-type: none"> ▪ Providing support for permanent housing that offers disabled homeless individuals a home without expecting them to have resolved their addictions or mental health problems. ▪ Providing supportive services and treatment in such housing to assist tenants return to health and ability to stay housed. ▪ Implements Which Policy(ies): H-3.2.3 ▪ Responsible Department: Sacramento Steps Forward (primary), SHRA; Community Development ▪ Objective: Provide support for permanent supportive housing and services related to the development of new permanent supportive housing units and units through leasing. 					X	<p>In 2015, Sacramento Steps Forward, SHRA, and CoC providers worked to submit Sacramento's application for the U. S. Department of Housing and Urban Development (HUD) Homeless Services Notice of Funding Availability (NOFA) that began to reallocate funding within the CoC to further support the "Housing First" model. An additional Rapid Rehousing (RRH) program was brought online as a result of this reallocation. Likewise, SHRA continued to support the provision of services as part of Permanent Supportive Housing.</p>
<p>38. Through the McGeorge School of Law Mediation Center, the City shall provide fair housing assistance and dispute resolution services in order to resolve tenant and neighborhood conflicts.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.7 ▪ Responsible Department: McGeorge School of Law Mediation Center; SHRA; Code Enforcement ▪ Objective: Provide fair housing assistance and dispute resolution services to residents. 					X	<p>In the summer of 2015 SHRA in partnership with the City of Sacramento, County of Sacramento, and the Cities of Elk Grove, Citrus Heights, and Rancho Cordova worked to develop a new system to respond to resident concerns pertaining to fair housing assistance by seeking to identify the most appropriate resources to handle identified concerns. As a result of this effort SHRA on behalf of the City and in partnership with the County entered into a Fair Housing contract with 1) Legal Services of Northern California (LSNC) and 2) Sacramento Self-Help Housing (SSH) with a subcontract relationship with Project Sentinel and the Sacramento Rental Housing Association (RHA) to provide a comprehensive Fair Housing program. The program includes a centralized Renter's Help Line with direct referrals to legal counsel that can pursue a full spectrum of remedies to prevent or rectify any fair housing concerns.</p>

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>39. The City shall encourage the preservation of regulated affordable rental developments that are converting to market rate. The City will continue to implement the City's Preservation Ordinance, which requires notification to SHRA of proposed conversion of affordable units, and allows SHRA priority to work with affordable developers to preserve such projects. SHRA shall continue to provide financial assistance, as available, and technical assistance, as needed to aid in the preservation of at-risk units, and shall reach out to non-profit and other affordable housing developers that have the capacity to preserve at-risk units. In addition, the City will ensure compliance with the "no net loss" provisions of the adopted Housing Authority Repositioning Strategy, ensuring that, during rehabilitation and revitalization of public housing properties, there is no net loss of units affordable to extremely low income families.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.3 ▪ Responsible Department: SHRA ▪ Objective: Assist in the preservation of privately owned affordable housing units and public housing units. 					X	SHRA continues to offer funding to preserve at-risk projects.
<p>40. The City and SHRA shall seek to preserve, convert, and/or rehabilitate privately owned multifamily rental housing to assure its ongoing affordability for lower-income residents.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.2 ▪ Responsible Department: SHRA ▪ Objective: Assist in the preservation, conversion, and/rehabilitation of multifamily rental housing. 					X	In 2015, SHRA provided financing for Land Park Woods (75 units). The project is affordable to extremely low- and very low-income households.
<p>41. The City shall continue to implement the citywide Rental Housing Inspection Program (RHIP) where building inspectors inspect rental properties for interior and exterior code violations and issue corrective notices.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.1; H-1.2.3 ▪ Responsible Department: Community Development ▪ Objective: Improve the quality of rental housing in the city. 					X	<p>The Rental Housing Inspection Program, now in its eighth year, continues to inspect newly registered rental properties and perform random audit inspections of existing, self-certified rental properties. A total of 2,013 initial inspections were performed on newly registered properties; 1,203 inspections were performed on self-certified rental properties chosen at random for audit:</p> <ul style="list-style-type: none"> •Batched billing and payment update processes are up and running. •Batch scanning process as part of City's Content Management Project has allowed inspectors to develop paperless case files, start and finish job duties in the field. •Inspectors use a mobile web-based inspection application with performance reporting capability. •8th year Top-3-corrections were: 363 unsafe/faulty front entry doors, 361 missing or inoperable smoke detectors, 325 Miscellaneous Electrical violations. •83% of the identified rental property is registered; staff send a reminder notice, warning notice, and if necessary, send administrative penalties to owners of rental properties that are occupied and not registered.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>42. The City shall modify the Condominium Conversion Ordinance to make the process and regulations clearer to staff, applicants, and affected tenants, while maintaining a similar level of oversight in order to avoid adverse impacts to the rental stock and tenants.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.6 ▪ Responsible Department: Community Development ▪ Objective: Encourage the development of a variety of housing types by making the Condominium Conversion Ordinance easier to understand, administer, and use by developers. 			X			The City is on track to complete this program by 2019.
<p>43. The City shall continue to apply for homebuyer assistance programs from the State's Housing and Community Development Department, the California Housing Finance Agency and the California Debt Limit Allocation Committee. These programs currently include the following: CalHome First-time Homebuyer Mortgage Assistance Program (CalHome), Building Equity and Growth in Neighborhoods Program (BEGIN), and Mortgage Credit Certificate Program (MCC).</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-6.2 ▪ Responsible Department: SHRA (primary); Community Development ▪ Objective: Promote the development of single-family units in infill areas. 					X	In 2015, SHRA provided down payment assistance in the City to 33 households using the BEGIN and CalHome First-time Homebuyer programs, and additionally provided MCCs to 17 homebuyers in the City.
<p>44. The City shall provide grants for low and very low income residents with grants for emergency repairs and/or accessibility modifications to their homes.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.1; H-6.2 ▪ Responsible Department: SHRA ▪ Objective: Assist in the rehabilitation of low- and very low-income single-family homes. 					X	In 2015, SHRA assisted 42 low- and very low-income City residents with grants for emergency repairs and/or accessibility modifications. In the beginning of 2015 SHRA transitioned the program from Rebuilding Together back to the Agency. 2016 will be the first full year the program will be operated out of SHRA.
<p>45. The City shall establish a fee deferral program for affordable housing to defer fees to certificate of occupancy, recognizing the complexities and time needed to complete an affordable housing development.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Community Development ▪ Objective: Extend fee deferral period for affordable housing development. 		X				Conducted outreach, drafted an ordinance, and is on track to complete this program by Summer of 2016.
<p>46. The City shall establish a Responsible Banking Ordinance that would require banks that receive City deposits to report mortgage lending practices, small business lending, and other investments in the community. The ordinance shall in no way restrict the investment activities of the City Treasurer or the Administration, Investment and Fiscal Management Board.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.7 ▪ Responsible Department: City Treasurer (Primary), Community Development, Economic Development, SHRA ▪ Objective: Promote responsible lending and investment in the City. 			X			The City is on track to complete this program by 2017.

Table H 9-2 Housing Element 2013-2021 Programs						
<i>Administration Implementation Programs</i>	<i>2013 - 2015</i>	<i>2016 - 2017</i>	<i>2018 - 2019</i>	<i>2020 - 2021</i>	<i>On- going</i>	<i>Status of Program</i>
<p>47. The City shall work with the Alta Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.2 ▪ Responsible Department: SHRA, Community Development ▪ Objective: Inform families of housing and services available for persons with developmental disabilities. 			X			The City is on track to complete this program by 2019.