



# Sacramento Affordable Housing Plan

October 24, 2023



# Introduction



- The Affordable Housing Plan was created through a collaborative effort involving the partners shown on the left.
- Consulting services were provided by Environmental Science Associates.

Source: ESA2023



# Introduction



Sacramento  
Local Homeless  
Action Plan

July 2022



Partnership  
Agreement to Address  
Homelessness Crisis

January 2023



Affordable  
Housing Plan  
Adoption

October 2023



# Introduction



- The Local Homeless Action Plan includes six strategies to address homelessness.
- Each strategy in the Local Homeless Action Plan is being advanced.

Source: Sacramento Steps Forward



# Introduction



- The Affordable Housing Plan Focuses on Strategy 3.

**STRATEGY 3:** Increase permanent housing opportunities.

**Sub-strategy 3.a:** Increase and improve rehousing assistance to improve permanent housing outcomes.

**Sub-strategy 3.b:** Increase the stock of homeless-dedicated permanent supportive housing units and other affordable housing vouchers/units with ongoing services.

- Some comments received on the Affordable Housing Plan are being addressed in other efforts such as prevention and homeless encampments.

# Why this Plan is Important

- The Affordable Housing Plan is an important homeless crisis response strategy.
- Scarce affordable housing options for people experiencing homelessness limit the efficacy of the response system.
- Unsheltered homelessness affects everyone.
- Supportive housing is a cost-effective solution.



*Martin Luther King Village in the City of Sacramento*



# Feedback Received and Incorporated



The following were main comment themes:

- Quantitative data (e.g., targets, costs)
- A discussion of funding needs and limitations
- Connections to the City and County RHNA obligations
- Strategies to connect providers to the larger response system
- Considerations to support underrepresented populations who experience homelessness including 55+, 65+, LGBTQIA youth

*All comments received were reviewed and incorporated within the parameters and schedule of the Affordable Housing Plan per the City/County Partnership Agreement.*





# Affordable Housing Plan Content



*Mercy Housing, Boulevard Court in the City of Sacramento*

- The Affordable Housing Plan describes the following topics related to permanent supportive housing and rehousing:
  - Gaps
  - Measurable Targets
  - Ongoing Activities
  - Proposed Future Activities



# Permanent Supportive Housing: Gaps



- Permanent Supportive Housing Funding and Development
- Increased Developer Capacity
- Innovation Capacity to Support New Types of Permanent Supportive Housing
- Tracking and Monitoring



*Saybrook Apartments in the County of Sacramento*

# Permanent Supportive Housing Ongoing Activities



- Providing funding for four projects that are at or near completion.
- Utilizing County Mental Health Service Act funds and California Department of Housing and Development funds.
- Prioritizing the allocation of funding from the Enhanced Infrastructure Finance Districts and the allocation of project-based vouchers to permanent supportive housing.
- Offering fee waivers and deferrals for affordable housing and permanent supportive housing projects.
- Promoting development of permanent supportive housing in any zone that allows housing.
- Preserving affordable housing.
- Updating the City of Sacramento Mixed Income Housing Ordinance.
- Continuing streamlining and planning entitlement processes.
- Developing ballot initiatives and legislation to raise funds for affordable housing.



# Permanent Supportive Housing: Measurable Target & Proposed Future Activities



**Priority 1: Develop and fund a pipeline of 2,000 units of permanent supportive housing and other affordable units by the end of 2027.**

- Sacramento County to complete zoning code amendments and plan check processes.
- Develop partnerships.
- Identify and market public land for development.
- Establish tracking process to monitor the production of new units.
- Coordinate timing of funding competitions amongst partners.
- Create or convert a minimum of 300 permanent supportive housing units and 100 new affordable housing units per year for five years.
- Work to obtain additional funding.



# Rehousing: Gaps

- System Coordination and Mapping
- Expanded Capacity for Rehousing Service Providers
- Operationalized and Expanded Capacity for California Advancing and Innovating Medi-Cal (CalAIM) and the Landlord Engagement and Assistance Program



*La Mancha Apartments in the City of Sacramento*

# Rehousing Ongoing Activities



- Providing Rental Assistance funding.
- Conducting outreach to landlords regarding the Housing Choice Voucher program.
- Continue implementing the Landlord Engagement and Assistance Program.

# Rehousing: Measurable Target & Proposed Future Activities



## Priority 2: Develop a pipeline of 1,100 rehousing opportunities by the end of 2027.

- Establish service standards and performance metrics.
- Establish funding levels.
- Develop partnerships.
- Develop a landscape analysis of the current rehousing capacity and future needs.
- Secure additional funding.
- Identify and allocate funding for 29 full-time case managers and 220 rapid rehousing slots per year for five years.
- Design and pilot a shared housing program.



# How to Track and Get Involved



- Progress on the Affordable Housing Plan will be reported on as part of the following:
  - Annual SHRA affordable housing progress report (led by SHRA)
  - Updates on the activities identified in the City/County Agreement (led by City and County of Sacramento)
  - Updates on the activities in the Local Homeless Action Plan (led by Sacramento Steps Forward). For questions related to the Local Homeless Action Plan contact: [info@sacstepsforward.org](mailto:info@sacstepsforward.org).





Thank You

Questions?



# Reference Slides





# Roadmap to Reaching Goals



## A Roadmap to Reaching Our Permanent Supportive Housing and Rehousing Goals

### LONG TERM VISION

Where do we want to go as a community?

Reduce the number  
of people experiencing  
homelessness

Increase the number of  
people exiting homelessness  
into permanent housing

Increase successful  
placements from  
street outreach

### HOW DO WE GET THERE?

Identifying and  
organizing around  
goals within reach to  
building momentum  
towards change

Create 2,000 permanent  
supportive housing and  
affordable housing units  
and 1,100 rehousing slots  
over the next five years

Set priorities and  
take action that support  
reaching those goals  
and support lasting  
overall change

Ensure  
efficacy and  
access to  
programs

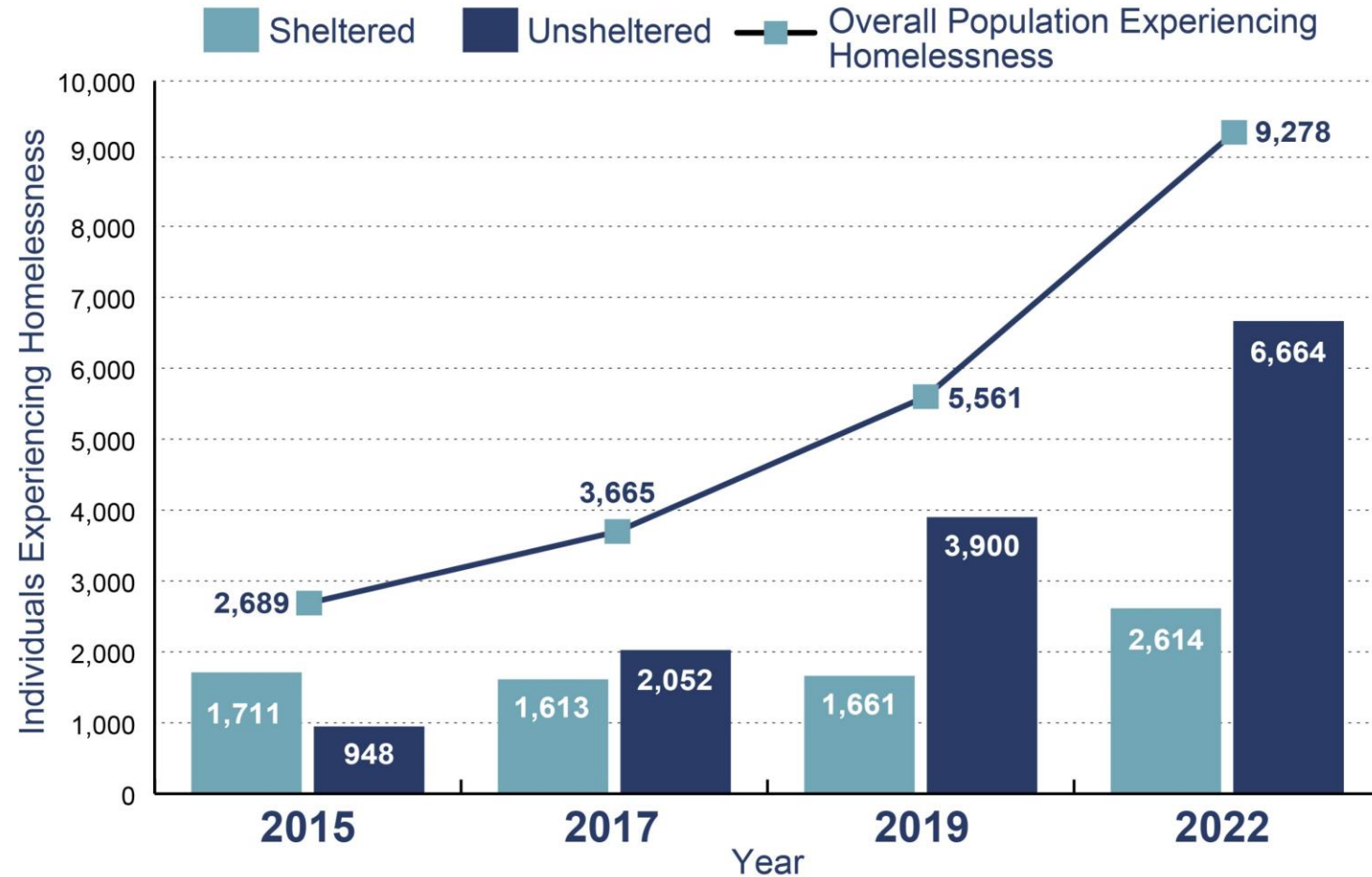
### Meet Goals and Set New Ones!

Create a strong and sustainable system that is nimble  
and can meet new needs and goals as they emerge

Source: ESA2023



# Point in Time Count Data



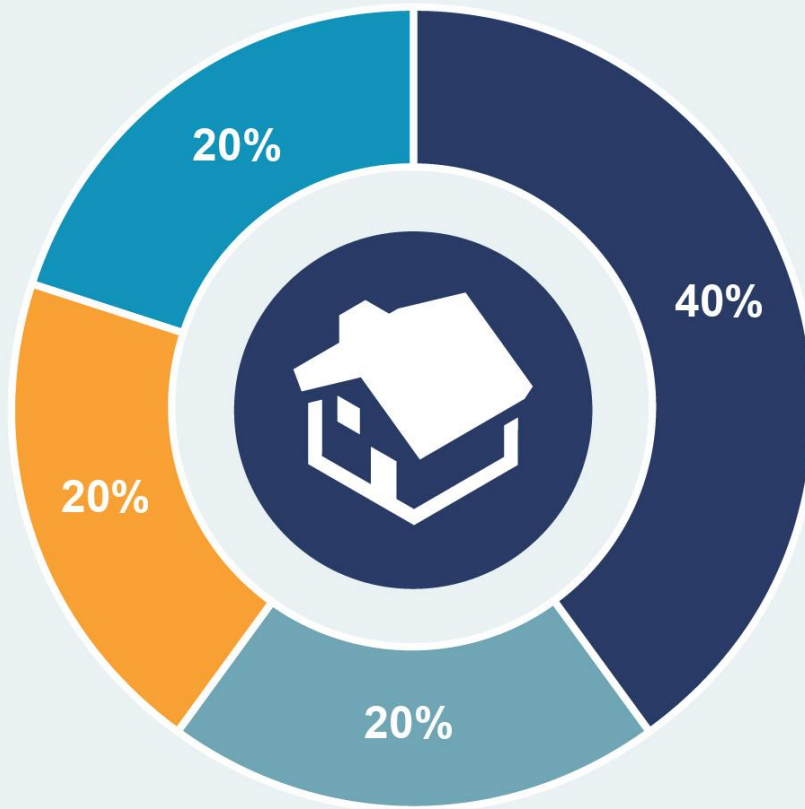
Source: Homelessness in Sacramento County: Results From the 2022 Point-in-Time Count. Division of Social Work and the Center for Health Practice, Policy and Research at the California State University, Sacramento. July 2022.



# Funds Needed to Finance New Construction of a Permanent Supportive Housing Unit



## Current Sources of Funds Needed to Finance New Construction



- Federal Low Income Housing Tax Credits:** \$210,000
- SHRA:** \$110,000
- The California Department of Housing and Community Development (HCD):** \$110,000 – including funding from the Multifamily Housing Program, the Affordable Housing and Sustainable Communities Program, and the No Place Like Home Program
- Other:** \$110,000 – including funding from loans, Capitol contributions, Deferred Developer Fee, State Tax Credits, Historic Tax Credits, and fee waivers

## Total Average Cost Per Unit: \$540,000

The estimated average cost to construct a new homeless unit assumes Project Based Vouchers on all homeless units, plus case managers assigned to the development.

Source: ESA2023

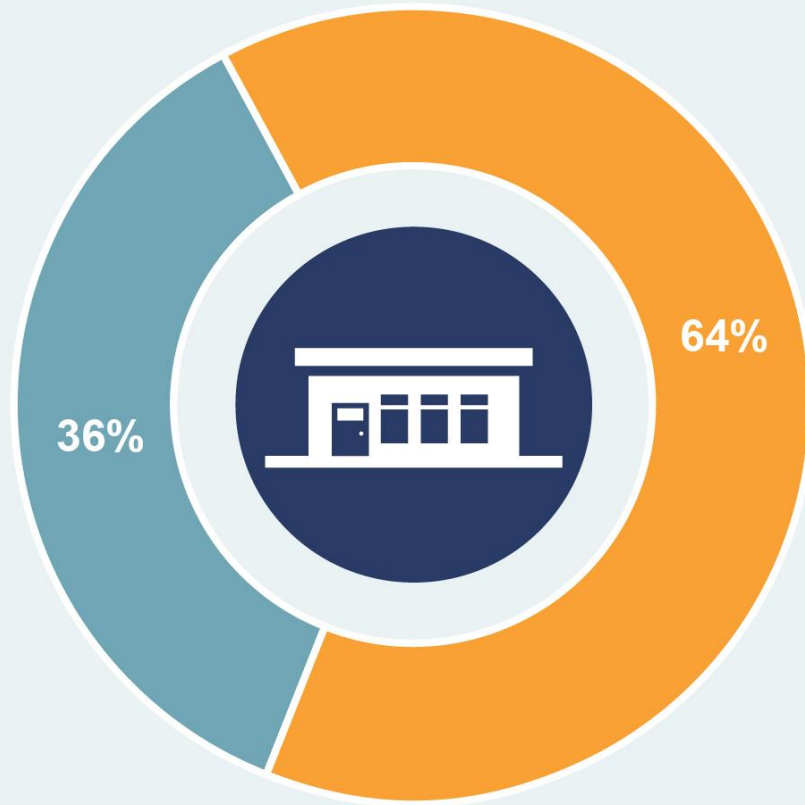




# Funds Needed to Finance Conversion of a Motel Unit into a Permanent Supportive Housing Unit



## Current Sources of Funds Needed to Finance the Conversion of Motels



**The California Department of Housing and Community Development (HCD):** \$210,000 – including funding from the statewide Homekey effort

**SHRA:** \$120,000 – including funding from the Mental Health Services Act, the American Rescue Plan Act, the Community Development Block Grant, the HOME Investment Partnership Program, Permanent Local Housing Allocation, HOME American Rescue Plan, the Emergency Solutions Grant

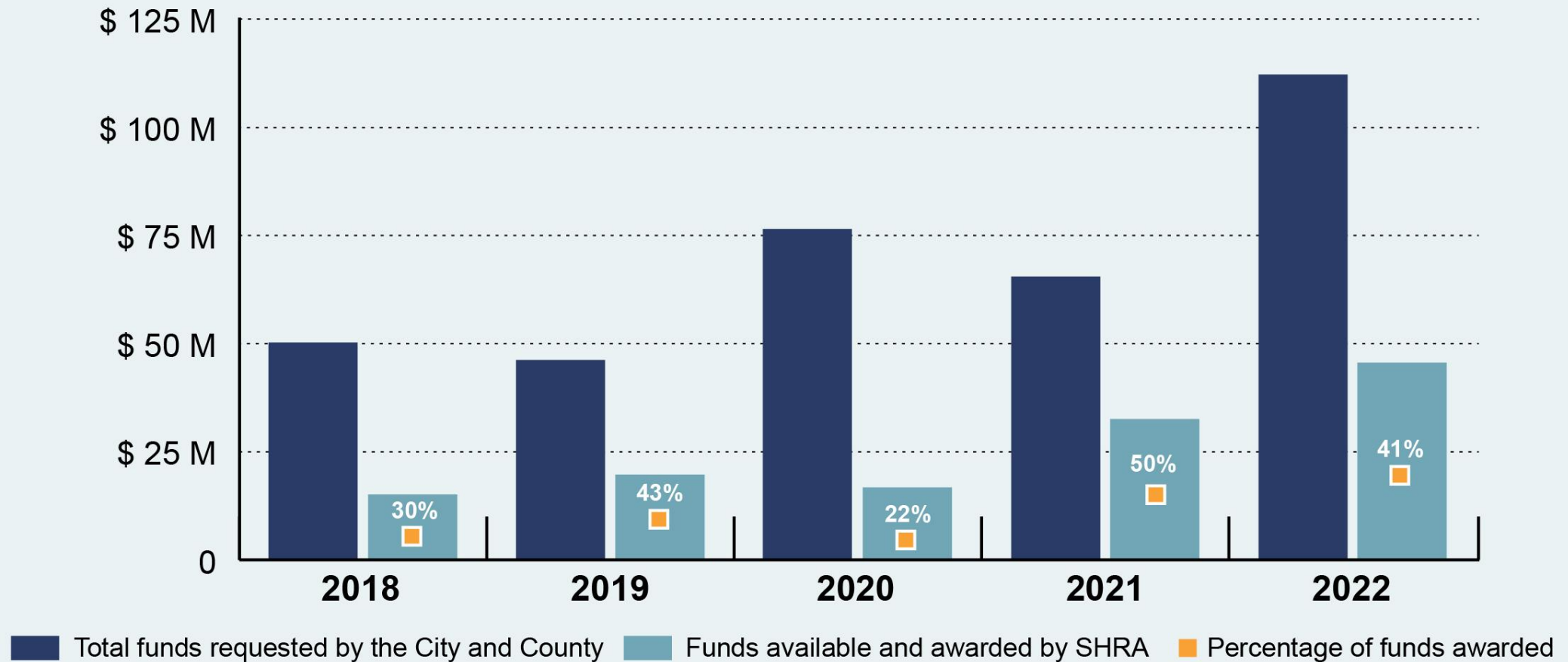
## Total Average Cost Per Unit: \$330,000

The estimated average cost to convert a motel unit to a homeless unit assumes Project Based Vouchers on all units and funds for case managers assigned to the development.

Source: ESA2023



# Funds Available and Awarded By SHRA



Source: SHRA 2023

