



INVESTING IN COMMUNITIES

August 28, 2020

A Joint Powers Agency

MEMBERS

City of Sacramento

County of Sacramento

Housing Authority of the
City of Sacramento

Housing Authority of the
County of Sacramento

Hon. Russell Hom, Presiding Judge
Sacramento Superior Court
720 Ninth Street, Department 47
Sacramento, Ca 95814

Dear Judge Hom,

I am submitting responses to the findings and recommendations to the Sacramento County Grand Jury Final Report 2019.

Findings

F1. Agree. SHRA has the sole responsibility for reporting on the status of the units and compliance of the Ordinance. While collaboration between agencies can always be improved, and the City's SRO Ordinance was limited to 10 downtown Single Room Occupancy (SROs) hotels, responsibility for ensuring the relocation of residents residing in the 10 SROs hotels belongs to Sacramento Housing and Redevelopment Agency (SHRA).

In 2006 the City Code Chapter 18.20 (Relocation Benefits Pertaining to Residential Hotel Unit Conversion or Demolition) and City Ordinance 2006-056 require that 712 residential hotel or comparable units located in 10 hotels be maintained within the City of Sacramento. Residents who meet the requirements for relocations are provided relocation benefits per the Ordinance.

Pursuant to the Ordinance, the Sacramento Housing and Redevelopment Agency (SHRA) is required to provide an annual report to the Sacramento Housing and Redevelopment Commission and City Council on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals.

F2. Agree. There have been no recent studies of best practices. Studies may have occurred prior to passage of the 2006 City SRO Ordinance.

F3. Agree. The Berry, Capitol Park and the Shasta meet the needs of the community.

F4. Agree. SHRA did not provide Grand Jury information about the tracing of individual residents of SROs who were displaced. Displacement of residents has only occurred in two hotels, the Marshall and Capitol Park. Residents who meet the requirements for relocations are provided relocation benefits per the Ordinance.

SHRA has detailed records documenting the assistance provided to individual residents at both sites. While personal information such as names and addresses cannot be released, information regarding the number of residents who received benefits is available upon request.

F5. Agree. According to a report presented to the City of Sacramento, the Sacramento Homeless Policy Council was formed in early 2020. It is our understanding that no meetings have been convened to date due to COVID-19.

F6. Disagree. SHRA has been informed that Kaiser Permanente has not provided funding support for SHPC.

F7. Disagree. While SHRA ensures relocation assistance is provided when units subject to the City's SRO Ordinance are withdrawn, SHRA does not have the legal mandate for housing individuals displaced by gentrification.

F8. Agree. SHRA works collaboratively with the City, County, and Sacramento Step Forward (SSF), we will also work with the Sacramento Homeless Policy Council members once it convenes meetings.

F9. Partially Agree. As of July 3, 2019 the total units subject to the City's SRO Ordinance's Regulated/Replacement Units was 764 (not 762 as stated).

Recommendations

R1. Non-concurrence. SHRA has developed SRO displacement plans per the requirements of the City SRO Ordinance. SSF and the Sacramento Homeless Policy Council do not have SRO displacement plans. The development of a SRO displacement plan referred to as a (Withdrawal and Relocation Plan) is the sole responsibility of SHRA. SHRA will provide information and provide input as needed to support the development of a single uniform plan related to general displacement. The Sacramento Homeless Policy Council has not convened its first meeting and e to COVID 19 it is uncertain when the first meeting will be held. It is unclear if the June 30, 2021 date can be met.

R2. Non-concurrence. Sacramento is one of the few cities in the country with an SRO ordinance that references a specific number of units. The purpose of the ordinance is to ensure that despite market pressures, there will be a specified number of units available downtown. The Sacramento Homeless Policy Council has not convened its first meeting to address the issue of developing a task force and due to COVID 19 it is uncertain if this can be accomplished by June 30, 2021.

R3. Non-concurrence. The City of Sacramento is responsible for preparing a Housing Element as a part of their General Plan. The Housing Element determines the number and type of housing units needed to meet the demand based on income levels. It is the City of Sacramento's responsibility not SHPC to determine the housing needs.

R4. Concur. No other unit conversions or withdrawal are anticipated at this time, however, if additional withdraws/conversions of hotels subject to the SRO Ordinance occur, reports will be placed on SHRA's website. Residents who meet the requirements for relocations are provided relocation benefits per the Ordinance.

Sincerely,



La Shelle Dozier
Executive Director
Sacramento Housing and Redevelopment Agency