

APPROVED
BY RESOLUTION # 2011-0621
BOARD OF SUPERVISORS

COUNTY OF SACRAMENTO
CALIFORNIA

AUG 23 2011

By *Cyndi Lee*
Clerk of the Board

For the Agenda of:
August 23, 2011

To: Board of Supervisors of the County of Sacramento
From: Sacramento Housing and Redevelopment Agency
Subject: Agreements With The Cities Of Folsom, Isleton, Galt And Citrus Heights To Participate In The Community Development Block Grant (CDBG) And Home Investment Partnership Program (HOME) Programs

Supervisory District: All

Contact: Gregory H. Wessel, Assistant Director, 440-1346
Geoffrey Ross, Program Manager, 440-1357

Overview

The Cities of Folsom, Isleton and Galt currently have cooperation agreements (Cooperation Agreements) and the City of Citrus Heights has a consortium agreement (Consortium Agreement) with the Sacramento Housing and Redevelopment Agency (SHRA) for the receipt of federal CDBG and HOME dollars. . The current agreements are for the 2008-2011 three-year term. SHRA, on behalf of the County of Sacramento (County), is authorized through these agreements to fund essential community development and housing assistance activities in the Cities of Folsom, Isleton and Galt as part of the CDBG program and housing assistance activities in Citrus Heights as part of the HOME program. The current Cooperation and Consortium Agreements will expire on December 31, 2011. This report seeks authority to enter into new agreements with these cities.

Recommendations

Adopt the resolution authorizing the Executive Director, or her designee, to take such actions as required to execute Cooperation and Consortium Agreements with the Cities of Folsom, Isleton, Galt and Citrus Heights for the CDBG and HOME programs beginning January 1, 2012 and to automatically renew said agreements in the future until such time as a participating city notifies SHRA of their intent to terminate their agreement.

Measures/Evaluation

The agreements are consistent with the goals and objectives of the approved County of Sacramento 2008-2012 Consolidated Plan. The Consolidated Plan goals include assisting low- and moderate-income persons and areas with the following: community services, housing, homeless facilities and services, public improvements and facilities, economic development, and planning activities.

Fiscal Impact

Participation by the Cities of Folsom, Isleton, and Galt in the CDBG program (Agreement Cities) and Citrus Heights in the Home program (Consortium Agreement) allow for their low- and moderate-income populations to be included in the calculation with the overall unincorporated

County low and moderate-income population as the basis for receiving CDBG and HOME entitlement funds from the U.S. Department of Housing and Urban Development (HUD). With the Cooperation Agreements, the County will continue to fund eligible activities in the Agreement Cities. Traditionally, Folsom and Galt have received \$200,000 each on an annual basis from CDBG entitlement funds while Isleton, comprising a smaller population of low- and moderate-income persons, receives \$50,000 for eligible projects. Realized and anticipated federal cuts to CDBG will most likely reduce the overall entitlement allocation by 25 percent which will require a proportionate reduction for each of the Agreement Cities. First time homebuyer and other countywide programs, including housing programs funded with HOME, will also continue to be available to residents of the Agreement Cities.

Continuation of the Consortium Agreement enables the County to continue funding HOME - eligible activities in the City of Citrus Heights. Participation in the HOME Consortium allows Citrus Heights the ability to access all SHRA programs funded by HOME in an amount up to their jurisdiction's contribution to the County Entitlement (less 10 percent administration) as determined by HUD.

BACKGROUND

As part of the process by which the County remains eligible as an Urban County for CDBG and HOME funding, it must offer incorporated cities within the County the choice of: 1) participating with the County in the CDBG program, with SHRA as the program administrator, or 2) participating in the State of California Small Cities CDBG Program.

Cities that opt to participate in the County's program become "Agreement Cities" and enter into an agreement for a three-year period, under which they receive an annual allocation of CDBG funds to be spent on eligible projects at the City's direction. In addition, the cities remain eligible to participate in the countywide programs offered by SHRA such as First Time Homebuyer, Emergency Repair, Retrofit, and Single and Multi-Family housing rehabilitation. Finally, SHRA performs all of the required administrative work for the grants, in exchange for the allowable administrative fee.

Under the first option, the County receives and disburses CDBG funds for activities in eligible unincorporated areas and non-entitlement cities. The second option requires the cities to compete annually for project-specific funding from the State's CDBG program.

The Cities of Folsom, Isleton and Galt have indicated a desire to continue Cooperation Agreements and participate with the County for the next three years. To formalize this relationship, federal regulations require SHRA, acting on behalf of the County, to submit executed Cooperation Agreements with these cities covering a period of three years: 2012, 2013 and 2014. These agreements will allow HUD to include these cities' populations with that of the unincorporated County in computing Sacramento's annual urban county entitlement amount. The purpose of the agreement is to identify and secure a minimum three-year commitment for participation in the urban county program, and to obligate these cities to cooperate in implementing all applicable federal rules required by sub-grantees. Upon approval of this report

and accompanying resolution the County authorizes the SHRA Executive Director to enter into future Cooperation and Consortium Agreements until such time as a party subject to the agreements decides to terminate their participation according to HUD Notice CPD-11-064.

Although the agreements do not guarantee funding for the cities, current Board-approved funding guidelines provide a portion of the County CDBG budget for Folsom, Isleton, Galt. Staff will work with the Agreement Cities, including Citrus Heights as a Consortium city, to develop essential and viable community development and HOME projects for their residents. Additionally, residents of the Agreement Cities will continue to participate in the CDBG-funded programs offered countywide.

DISCUSSION

Staff recommends approval of the resolution authorizing and directing SHRA to enter into Cooperation and Consortium Agreements, on behalf of the County of Sacramento, with the Cities of Folsom, Isleton, Galt and Citrus Heights to participate in the CDBG and HOME programs for the three-year period beginning 2012-2014 and to enter into future agreements until such time as a party subject to the agreements decides to terminate their participation according to HUD Notice CPD-11-064.

MEASURES/EVALUATIONS

The Cooperation and Consortium Agreements are consistent with the goals and objectives of the approved County of Sacramento's 2008-2012 Consolidated Plan. The Consolidated Plan goals include assisting low- and moderate-income persons and areas with the following: community services, housing, homeless facilities and services, public improvements and facilities, economic development, planning and administration.

FINANCIAL ANALYSIS

The purpose of the agreements are to identify and secure a three-year commitment for participation in the urban county program, and to obligate these cities to cooperate in implementing all applicable federal rules required by sub-grantees. The agreements do not guarantee funding for the cities, but current Board-approved funding guidelines provide a portion of the County CDBG budget for Folsom, Isleton, and Galt. Additionally, residents of the Agreement Cities will continue to participate in the CDBG-funded programs offered countywide, including housing programs funded with HOME. Notably, Agreement Cities will not receive additional CDBG funds if they have more than two years' entitlement unspent as of September 1st of the previous year.

POLICY CONSIDERATIONS

The recommendations in this staff report are consistent with previously approved policies and federal requirements; the County of Sacramento's 2008-2013 Housing Element of the General Plan adopted December 17, 2008. Policy HE-15 of the Housing Element indicates that the County shall "Support efforts to alleviate the individual and community problems associated with mortgage default and foreclosure". The recommendations are also consistent with the County of Sacramento's 2008-12 Consolidated Plan adopted October 23, 2007.

ENVIRONMENTAL REVIEW

The proposed actions to enter into agreements with incorporated cities within the County of Sacramento to administer the CDBG and HOME programs are not considered a project subject to environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15378 (b)(4). The proposed actions are considered administrative and management activities, and are exempt under the National Environmental Policy Act (NEPA) per 24 CFR Part 58.34 (a)(3). The actions herein do not make any commitments to, or give approvals for, any specific project(s). Environmental review pursuant to CEQA and NEPA for specific projects identified under this program will be completed prior to any discretionary action(s) or choice limiting action(s) being carried out with regard to such projects.

M/WBE CONSIDERATIONS

Minority and Woman's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding.

Respectfully submitted,

APPROVED

LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

BRADLEY J. HUDSON
County Executive

Attachments:
RES – County BOS Resolution

RESOLUTION NO. 2011-0621

AGREEMENTS WITH THE CITIES OF FOLSOM, ISLETON, GALT AND CITRUS HEIGHTS TO PARTICIPATE WITH THE COUNTY OF SACRAMENTO IN THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAMS

WHEREAS, on October 23, 2007, the County of Sacramento Board of Supervisors approved the 2008-2012 Consolidated Plan; and

WHEREAS, the U.S. Department of Housing and Urban Development requires urban counties to notify it that the County and identified cities wish to enter into cooperation and consortium agreements for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs; and

WHEREAS, the current cooperation and consortium agreements are in place from January 1, 2009 through December 31, 2011; and

WHEREAS, the urban county grant amount is calculated annually and will reflect the addition of any new units of general local government as a result of the cooperation and consortium agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO:

Section 1. Sacramento Housing and Redevelopment Agency is hereby authorized and directed to execute cooperation agreements, on behalf of the County of Sacramento, with the cities of Folsom, Galt, and Isleton to participate in the Community Development Block Grant and the HOME Investment Partnership programs beginning January 1, 2012 and to automatically renew the cooperation agreements every three years until such time as one of the jurisdictions elects to terminate at the conclusion of the preceding agreement.

Section 2. Sacramento Housing and Redevelopment Agency is hereby authorized and directed to execute a consortium agreement, on behalf of the County of Sacramento, with the City of Citrus Heights to participate in the HOME Investment Partnership program for the period beginning January 1, 2012 and to automatically renew the consortium agreement every three years until such time as one of the jurisdictions elects to terminate at the conclusion of the preceding agreement.

Agreements With The Cities Of Folsom, Isleton, Galt And Citrus Heights To Participate With
The County Of Sacramento In The Community Development Block Grant And HOME
Investment Partnership Programs
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On a motion by Supervisor Nottoli, seconded by Supervisor
Yee, the foregoing Resolution was passed and adopted by the Board of
Supervisors of the County of Sacramento, State of California, this 23rd day of August, 2011, by
the following vote, to wit:

AYES: Supervisors, Nottoli, Peters, Serna, Yee, MacGlashan

NOES: Supervisors, None

ABSENT: Supervisors, None

ABSTAIN: Supervisors, None



In accordance with Section 25103 of the Government Code,
if the State of California a copy of the document has been
delivered to the Chairman of the Board of Supervisors, County
of Sacramento on 8/23/11

J. Rogers
Deputy Clerk, Board of Supervisors

Roberta M. Mello

Chair of the Board of Supervisors
of Sacramento County, California

FILED
BOARD OF SUPERVISORS

AUG 23 2011
BY Cyndi Lee
CLERK OF THE BOARD

ATTEST: Cyndi Lee
Clerk, Board of Supervisors

RESOLUTION NO. CC 2011-10

**A RESOLUTION OF THE CITY OF ISLETON APPROVING
THE COMMUNITY DEVELOPMENT BLOCK
GRANT COOPERATION AGREEMENT FOR THE PERIOD 2012.- 2014**

WHEREAS; the City of Isleton is a participant in the Sacramento County Community Block Grant program;

WHEREAS; Sacramento Housing and Redevelopment Agency [Agency] is the authority designated by Sacramento County to carry out activities which will be funded from annual Community Development appropriations;

WHEREAS; the City of Isleton is a unit of local government as defined in 24 CFR 570.3;

WHEREAS; in compliance with County's Urban County Certification the Agency and the City agree to take all necessary actions, to assure compliance with the County's certification;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Isleton that the Cooperation Agreement for Community Development Block Grant Activities, a copy of which is attached as Exhibit A, is hereby approved subject to approval as to content and form by the Isleton City Attorney.

PASSED AND ADOPTED, this 8th day of June, 2011 by the following vote to wit:

AYES: Council Members: Samano, Jankovitz, Villones, Mayor Bettencourt
NOES: Council Members: None
ABSTAIN: Council Members: None
ABSENT: Council Members: None



Mayor Mark Bettencourt

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

RESOLUTION NO. 8855

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY FOR CONTINUED PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FROM JANUARY 1, 2012 TO DECEMBER 31, 2014

WHEREAS, the City of Folsom remains committed to providing low-income housing rehabilitation assistance to its residents and to improve Americans with Disabilities Act (ADA) Accessibility in the City of Folsom; and

WHEREAS, there is a need in the City of Folsom to support low-income housing rehabilitation and ADA accessibility improvements; and

WHEREAS, Sacramento Housing and Redevelopment Agency (SHRA) has provided assistance to the City for administration of Community Development Block Grant (CDBG) funded rehabilitation loan program and ADA accessibility improvements; and

WHEREAS, it is advantageous to the City to continue its relationship with SHRA for participation in the CDBG program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Sacramento Housing and Redevelopment Agency for continued participation in the Community Development Block Grant Program from January 1, 2012 to December 31, 2014.

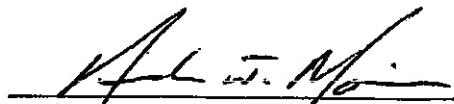
PASSED AND ADOPTED this 14th day of June 2011, by the following roll-call vote:

AYES: Council Member(s): Starsky, Howell, Miklos, Sheldon, Morin

NOES: Council Member(s): None

ABSTAIN: Council Member(s): None

ABSENT: Council Member(s): None



Andrew J. Morin, MAYOR

ATTEST:


Christa Freemantle, CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS
IS A TRUE AND CORRECT
COPY OF Resolution No. 2011-52
ADOPTED ON July 19, 2011
DATE CERTIFIED July 21, 2011

RESOLUTION NO. 2011-52

[Signature]
Deputy CITY CLERK, CITY OF GALT

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A
THREE YEAR COOPERATION AGREEMENT BETWEEN THE
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)
AND THE CITY OF GALT FOR COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) ACTIVITIES**

WHEREAS, the City Council of the City of Galt, California, first entered into a cooperative agreement with the Sacramento Housing and Redevelopment Agency (hereinafter referred to as SHRA), on authority from Sacramento County, to represent the City of Galt for Community Development Block Grant Program (hereinafter referred to as CDBG) activities, on June 19, 1990; and

WHEREAS, the City Council last entered into an agreement with SHRA for the same services by Resolution No. 2008-22 adopted on March 18, 2008, for a period of three years ending on December 31, 2011; and

WHEREAS, the City of Galt wishes to extend this agreement for a period of three years ending December 31, 2014, based on substantially the same terms and conditions set forth in the latter agreement; and

WHEREAS, the City recognizes that SHRA has final responsibility for approving CDBG activities and annually filing a final statement with HUD; and

WHEREAS, the agreement contains provisions specifying that, pursuant to Volume 24 of the Code of Federal Regulations, Section 570.501(b), the City of Galt is subject to the same requirements applicable to sub-recipients including the requirements of a written agreement set forth in Volume 24 of the Code of Federal Regulations, Section 570.503; and

WHEREAS, SHRA may also include in the Cooperation Agreement provisions authorized by State and local laws that obligate the cooperating units to undertake the necessary actions as determined by SHRA to carry out a community development program and the approved Comprehensive Housing Affordability Strategy and/or meet other requirements of the CDBG Programs and other applicable laws.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Galt, California, hereby authorizes the City Manager to execute the Cooperation Agreement between the City of Galt and the Sacramento Housing and Redevelopment Agency, subject to City Attorney approval.

BE IT FURTHER RESOLVED AND ORDERED that said Agreement is available and on file in the City Clerk's Office, and is incorporated herein by reference and made a part of this Resolution.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original Resolutions.

RESOLUTION NO. 2011-52
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PASSED AND ADOPTED by the City Council of the City of Galt, California, this 19th day of July, 2011, upon motion by Council Member Shelton, second by Council Member Crews, by the following vote, to wit:

AYES:	Council members:	Powers, Singleton, Shelton, Crews, Payne
NOES:	Council members:	
ABSTAIN:	Council members:	
ABSENT:	Council members:	



MAYOR, City of Galt

ATTEST:



City Clerk, City of Galt