

Quarterly Report for Choice Neighborhoods Planning Grants

Grantee Name: Sacramento County Housing Authority

Quarter and Date of Report: FY13 Q3, October 15, 2013

1. Confirm the planning is on schedule and progress is being made timely on all key activities. If not, explain why and the plan to get back on schedule. If a time extension is being requested, note that in the comments section. All time extensions must be approved per the terms of the Grant Agreement. Specifically, please include every key activity that should have been underway and/or completed in this quarter, per the approved Program Schedule. Also, please indicate key activities you will be undertaking in the upcoming quarter.

Activity (per Schedule)	Due Date per Program Schedule	Status/Progress	Comments and/or Explanation of how you will get Plan back on track, if applicable
HUD CNI Grant Agreement Executed	January 31, 2012	Completed.	
HUD Site Visit	March 7-8, 2012	Completed.	
1. Implement Comprehensive Resident and Community Engagement Process	Ongoing	<u>Transformation Steering Committee</u> TSC membership is set. First meeting was held on April 16, 2012. ¹ During the review period, the TSC met to discuss the Draft Transformation Plan and schedule for the completion of the Plan. The TSC agreed to hold a community workshop as method to ensure community review of the Plan prior to	Ongoing

¹ Please note that all meeting agendas, handouts and minutes for TSC, Task Force teams and Resident meetings are posted on SHRA's website.

		<p>presentations to the governing boards.</p> <p><u>Task Force Teams</u></p> <p>Four task force teams (Housing, Neighborhood, Education, and People) have been created to develop strategies for the NTP. The teams first met in April 2012 and continue to meet on a regular basis. During the review period, the Task Force teams met to review and revise goals, strategies, partners and metrics for their areas of focus.</p> <p><u>Community Workshops</u></p> <p>On August 17, 2013 a Twin Rivers Back to School event was held to introduce the Draft Plan document to the residents and community stakeholders. There were over a hundred residents that attended the event.</p> <p>On October 9, 2013 a Community Workshop was held for residents and stakeholders to review the strategies in the Draft Plan and prioritize the strategies using a dot exercise. The workshop was very well attended with over 50 public housing residents attending.</p>	
2. Comprehensive Community Needs Assessment	September 2012	<p><u>Resident Needs Assessment</u></p> <p>The Housing Authority hired LPC Consulting Associates (LPC) to complete the detailed resident survey. LPC's final report is complete and posted on</p>	Complete.

		<p>SHRA’s website.</p> <p><u>Community Asset Mapping</u></p> <p>The Housing Authority hired AIM Consulting along with ULI-Sacramento, Sacramento Area Council of Governments and WalkSacramento to complete the community asset mapping exercise. The final report is complete and posted on SHRA’s website.</p> <p><u>Other Baseline Information</u></p> <p><i>Environmental Site Assessments</i></p> <p>A phase one report was completed for the site. The report identified a potential concern that the site may have been “filled” with contaminated soil prior to development in the 1940’s. As a result of the phase one, a preliminary geotechnical report was commissioned to determine if artificial fill was used on the site. The report was completed during the review period and concluded that fill was not used.</p> <p><i>Commercial and Residential Market Study</i></p> <p>The Housing Authority contracted with Economic and Planning Systems, Inc. to complete a market study for the planning area. The final report is complete and posted on SHRA’s website.</p> <p><u>Procure Housing Lead</u></p> <p>The Housing Authority released a Request for</p>	
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		<p>Qualifications for a Master Developer to serve as Housing Lead in July 2012. The RFQ process resulted in the selection of McCormack Baron Salazar as the Master Developer. The selection was confirmed by the Housing Authority Board in October 2012.</p> <p>The Housing Authority entered into an Exclusive Negotiations Agreement with McCormack Baron Salazar on February 26, 2013 for Master Planning and Human Capital Planning services.</p>	
3. Create a Vision and Program Components	February 2013	During the review period, staff received comments from HUD on the Annotated Outline that influenced the draft Plan. The Leads and Task Force teams worked to refine and develop strategies for the Transformation Plan. The draft Plan was submitted to HUD on-time.	Complete.
4. Prepare Comprehensive Neighborhood Transformation Plan	September 2013	During the review period, staff worked to address HUD comments and incorporate revisions into the Final Plan. Staff is currently working to update the Plan in preparation of governing board meetings in November and December 2013.	On schedule.
HUD Milestones and Deliverables	1/10/13	Transformation Plan Outline	Submitted on January 9, 2013
	4/10/13	Outline with Content	Extension was granted by HUD and deliverable was submitted on May 1, 2013.
	7/10/13	Draft Transformation Plan	Submitted on July 10, 2013.

	1/10/14	Final Transformation Plan	Final Plan is on track to be submitted by January 10, 2014.
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2. Confirm the planning is on budget (according to the submitted Budget), including a breakdown of amounts spent to date by line item. If not on budget, explain why and the plan to get back on budget. If a budget modification is being requested, note that here.

Budget Line Items	Amount Budgeted	Amount Expended to Date	Amount Remaining in Budget	Comments
BLI 1408 – Capacity Building	--	--	--	
BLI 1410 – Administrative	\$32,000	\$20,883	\$11,117	
BLI 1430 – Fees and Costs	\$208,000	\$149, 990	\$58,010	
Reserve	\$60,000	-0-	\$60,000	

3. Provide a narrative to be shared with other Choice Grantees describing your progress to date on the Transformation Plan, including:
 - a. Additional Resources secured to support planning efforts (i.e. new sources of leverage)

The City of Sacramento has allocated \$137,000 of federal Community Development Block Grant funds to the Twin Rivers project. Funds could be used for eligible priority projects identified through the resident and community needs assessments.

In January 2013, the County of Sacramento allocated \$200,000 of CDBG funds to support the planning effort. Funds will be used to reimburse McCormack Baron Salazar for 3rd party master planning efforts and pay for Urban Strategies to develop a human capital plan. Additionally, Urban Strategies has secured a \$50,000 grant with Enterprise Community Partners to assist in funding the Human Capital Plan.

SHRA learned that the State of California would not allow \$199,920 in matching funds to be used for the Planning effort. Therefore, SHRA has allocated \$250,000 in local Mortgage Revenue Bonds to provide the required match, and to be used on implementation efforts. Please see

budget section under 3b.

b. Detail on leverage secured and spent to date to support planning efforts (please list, at a minimum, all leverage included in grant application)

Source of Leverage	Intended Use	Dollar Amount Secured	Dollar Amount Spent to Date
County Central Office (5010)	(Portion of) Grant administration, oversight and reporting. Community engagement and Leadership Academy. Community, resident and education needs assessment and market studies. Housing consultant services, preliminary design and engineering. Project/Transformation financing plans.	250,000	\$91,366
County CDBG (Fd 2212)	(Portion of) Housing consultant; preliminary housing design and engineering; financing plans.	40,000	\$40,000
Mortgage Revenue Bond (Fd 5900)	(Portion of) Grant administration, oversight and reporting. Community Empowerment and Leadership Academy. Replacement housing plans and related review and services. Housing agreements/negotiations.	250,000	\$24,031
SHRA Community Development (In kind salaries)	(Portion of) Grant administration, oversight and reporting. Housing sites identification. Analysis of existing community services/amenities; planning/zoning issues. Plan for resident services and educational opportunities.	172,370	93,178
City CDBG (FY 2012)	(Portion of) Master Planning contract	\$137,000	12,266
County CDBG (FY 2013)	Master Planning Contract	\$200,000	\$133,672

c. Additional resources secured to support implementation

During the last reporting period, the City of Sacramento was awarded \$15M in U.S. Department of Transportation Investment Generating

Economic Recovery (TIGER) grant program funds to renovate the historic Sacramento Valley Intermodal Train Station in the Planning Area.²

As mentioned in section 3a, SHRA has allocated MRB funds that will support planning and implementation.

SHRA is recommending allocation of \$500,000 in FY 2014 CDBG funds to leverage \$500,000 in federal transportation funds to design and engineer the proposed Dos Rios Light Rail Station as outlined in the Transformation Plan. The CDBG Action Plan is scheduled to be approved on October 22, 2013 by the Sacramento City Council. The transportation funds will be awarded by the Sacramento Area Council of Governments. Their decision will be made before the end of the year.

d. Breakdown of progress against the three core CN goals: People, Housing, and Neighborhoods

People: During the review period, Urban Strategies continued to work with key stakeholders to receive commitments for the Final Plan. Additionally, during the review period, staff met with Twin Rivers Unified School District staff to ensure a smooth transition on CNI to their new Superintendent. Staff is currently working with TRUSD to develop a MOU for implementation of the Plan. It is anticipated that a MOU will be considered by the TRUSD Board before the end of the year.

Housing: During the review period, a four-day design Charette was held to develop the recommendations for the Housing section of the Plan. Ultimately, the Housing Authority (with input from residents and stakeholders) and MBS have decided to concentrate its Housing program (including replacement units) at the current site. This strategy will enable use of the HA's 22 acre site and will also require a land assembly program be developed for land in the vicinity of the site. The Plan calls for the 218 units to be replaced with a 679 unit mixed-income; mixed-use community that will result in vastly improved living conditions for current residents. The 679 units will offer a diverse range of housing types to be constructed both on- and off-site, with public housing, affordable, and market-rate units being indistinguishable from one another.

Staff has continued to work with MBS to refine their site plans and have also been in preliminary discussions with owners of adjacent property regarding their willingness to participate in a land sale to the Housing Authority. During the next quarter, staff will be engaging the City of Sacramento in their pre-entitlement review of the land plan.

Neighborhoods: During the review period, the Neighborhood team continued to work on refining the strategies developed for the draft Plan.

² Please see article on grant award at <http://www.bizjournals.com/sacramento/news/2012/06/19/grant-train-station-intermodal-railyard.html>

Specifically, staff focused on the Transportation and Homeless Services strategies being developed for the NTP. Staff is working with Sacramento Regional Transit to plan for a new Light Rail stop to be developed across from the public housing site. Also, staff is working with the City of Sacramento to plan for a significant overhaul to the 12th Street corridor.

During the review period, staff began discussions with the City of Sacramento for a new Fire Station to be located on Housing Authority property within the Planning Area. The station would serve multiple benefits including: better fire protection for the Planning Area, 24-hour presence in a challenging part of the Planning Area where homeless encampments are prevalent, swap of land for current fire station which is adjacent to the Loaves and Fishes property where additional homeless programming could occur.

- e. Any challenges being faced, including any with which HUD or other Grantees may be able to provide assistance

None.

- f. Any recent press coverage, web content, research, planning information or other materials that you have found helpful and would like to share with others.

SHRA's website has been updated to include recent information on CNI: <http://www.shra.org/ChoiceNeighborhoodsInitiative.aspx>

There was an article published in the Sacramento Business Journal during the review period entitled "**Sacramento wants redevelopment money for Twin Rivers housing project**". Below is a link to the article:

<http://www.bizjournals.com/sacramento/news/2013/08/29/sacramento-wants-redevelopment-money.html>