

### Quarterly Report for Choice Neighborhoods Planning Grants

**Grantee Name: Sacramento County Housing Authority**

**Quarter and Date of Report: FY12 Q4, January 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. <sup>1</sup>  <u>Task Force Teams</u>  Four task force teams (Housing, Neighborhood,	On schedule.

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

		<p>Education, and People) have been created to develop strategies for the NTP. The teams first met in April and continue to meet on a regular basis. Initially, their focus was to review and provide direction on the variety of needs assessments that were in process. Their focus will now turn to developing strategies based on the needs assessment data.</p> <p><u>Community Workshops</u></p> <p>During the reporting period, three resident meetings were held. One of the meetings focused on soliciting community input on potential topics to be covered in a leadership academy. Another meeting centered on introducing the selected master developer, McCormack Baron Salazar. All meetings were well attended with approximately 40 residents at each meeting.</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 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</p>	On schedule.

		<p>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 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. The Housing Authority is negotiating a master planning</p>	
--	--	---	--

		agreement and contract for services, which should be approved in late January 2013.	
3. Create a Vision and Program Components	February 2013	NTP outline has been created. Task Force teams are working to develop strategies for the NTP. A major focus over the next quarter will be to explore replacement housing alternatives and continue to refine people, education and neighborhood strategies.	On schedule.
4. Prepare Comprehensive Neighborhood Transformation Plan	September 2013		On schedule.
HUD Milestones and Deliverables	1.1/10/13 2. 4/10/13 3. 7/10/13 4. 9/10/13	1. Transformation Plan Outline  Submitted on January 9, 2013  2. Outline with Content  3. Draft Transformation Plan  4. Final Transformation Plan	

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	\$1,084	\$30,916	
BLI 1430 – Fees and Costs	\$208,000	\$91,219	\$116,781	
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 3<sup>rd</sup> party master planning efforts and pay for Urban Strategies to develop a human capital plan.**

- 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	(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	\$62,944
County CDBG (Fd 2212)	(Portion of) Housing consultant; preliminary housing design and engineering; financing plans.	40,000	-0-

County L/M Aggregate (Fd 1623)	(Portion of) Grant administration, oversight and reporting. Community Empowerment and Leadership Academy. Replacement housing plans and related review and services. Housing agreements/negotiations.	199,920	\$19,397
SHRA Comm Dev (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	\$69,283

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.<sup>2</sup>

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

**People:** As noted above, the baseline data is complete which will be used by the Task Force teams to develop strategies for the NTP. The Housing Authority has selected MBS as the Housing Lead with Urban Strategies as the People Lead. Over the next quarter Urban Strategies will be working closely with residents to perform a human capital charrette. Additionally, they will lead the Education & Workforce task force and the People task force to refine their strategies.

**Housing:** The Housing Task Force has continued to meet during the review period to discuss replacement housing options at different sites in the Planning Area. With McCormack Baron Salazar now selected as the Housing Lead, the task force will work with MBS to perform analysis to make decisions about replacement housing alternatives.

**Neighborhoods:** As noted above, the asset mapping exercise is complete and the commercial and housing market study is nearing completion. These products will assist the Neighborhood Task Force development strategies for the NTP.

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

- 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>