



INVESTING IN COMMUNITIES

NOTICE OF REGULAR MEETING MEETING
**Sacramento Housing and Redevelopment
Commission**

Wednesday, September 7, 2016 – 6:00 pm
801 12th Street
2nd Floor Commission Room
Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

CITIZENS COMMENTS

While the Commission welcomes and encourages participation in the Commission meetings, please limit your comments to three minutes, so that everyone may be heard. If you wish to speak under Citizens Comments or on a posted agenda item, please fill out a speaker card and present it to the Agency Clerk. SHRA provides opportunities for the public to address the Commission at this time in order to listen to opinions regarding non-agendized matters within the subject matter jurisdiction of SHRA. Consistent with the Brown Act, the public comment periods on the agenda are not intended to be “question and answer” periods or conversations with Commission members. Members of the public with questions are encouraged to contact staff before or after the meeting. Commission attendees are requested to silence any electronic devices that they have in their possession during the meeting.

1. APPROVAL OF MINUTES - August 3, 2016 Meeting

CONSENT

2. Housing Authority Participation In The Carmichael Property And Business Improvement District

PUBLIC HEARING

3. 2017 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of the 2017 Annual Plan to the Department of Housing and Urban Development

PRESENTATIONS

4. Vacant Lot Disposition Strategy
5. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) For The Year Ended December 31, 2015 - City report
6. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) For The Year Ended December 31, 2015 - County Report

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

REPORTS: Copies of documents relating to agenda items are available for review in the Agency Clerk’s office located at 801 12th Street, Sacramento CA 95814. Agendas and reports are also posted online at www.shra.org. Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Agency Clerk’s office during normal business hours and will also be available at the meeting.

AMERICANS WITH DISABILITIES ACT: Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Agency Clerk at (916) 440-1363 at least 48 hours prior to the meeting.



INVESTING IN COMMUNITIES

MINUTES

Sacramento Housing and Redevelopment Commission (SHRC) Meeting August 3, 2016

Meeting noticed on July 29, 2016

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Chair Creswell. A quorum of members was present.

MEMBERS PRESENT: Creswell, Griffin, Johnson, Macedo, Morgan, Painter, Simas, Stajabu

MEMBERS ABSENT: Alcalay, Raab, Rios

STAFF PRESENT: La Shelle Dozier, David Levin, Christine Weichert, Tyrone Williams, Celia Yniguez, Jim Shields, Anne Nicholls, Lira Goff

APPROVAL OF AGENDA – The Chair announced that item # 6 would be heard before items 4 and 5 and that items 2 and 3 would be presented and approved together.

CITIZENS COMMENTS – Kate Gillespie, the new Director of Planning for the City of Sacramento introduced herself to the Members.

1. APPROVAL OF MINUTES – July 20, 2016 meeting - The meeting minutes were approved unanimously as submitted.

DISCUSSION/BUSINESS ITEMS

2. Sacramento Housing and Redevelopment Agency (Agency) Conflict of Interest Code – City report
3. Sacramento Housing and Redevelopment Agency (Agency) Conflict of Interest Code – County report

Vickie Smith presented the items.

On a motion by Commissioner Griffin, seconded by Commissioner Morgan, the Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Creswell, Griffin, Johnson, Macedo, Morgan, Painter, Simas, Staajabu

NOES: None

ABSENT: Alcalay, Raab, Rios

ABSTAIN: None

RECUSE: None

PRESENTATIONS

4. Update to the Housing Trust Fund Ordinance

Greg Sandlund and Marco Gonzales from the City of Sacramento presented the item.

5. FUND Inc. and SHRC Engagement Committee Activities Update

MaryLiz Paulson and David Levin presented the item.

Chair Creswell indicated that she would be scheduling an Engagement committee meeting to discuss this issue in more detail.

6. Choice Neighborhoods Initiative Workshop

Celia Yniguez and Issac Dozier presented the item.

Chair Creswell asked about the monthly resident meetings and staff indicated that all were welcome to attend.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Member Griffin thanked the group from Twin Rivers for their participation in the Choice Neighborhoods presentation.

EXECUTIVE DIRECTOR REPORT

The Executive Director reviewed the following:

1. The next meeting will be the Commission tour which is scheduled for August 17, 2016 at 5:30 pm.
2. The grand opening of Los Olivos to be held on August 31st.
3. A summary of the survey conducted by staff.
4. Staff is going to send out a separate inquiry to all commissioners to update their preference on how they would like to receive their agenda packet.

COMMISSION CHAIR REPORT

Chair Creswell requested that staff release the full survey rather than just the summary. Staff indicated that they would poll the members to determine if they approved of their responses being released.

ADJOURNMENT

As there was no further business to be conducted, Chair Creswell adjourned the meeting at 7:40 p.m.

Clerk



September 2, 2016

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT: Housing Authority Participation In The Carmichael Property and Business
Improvement District (CPBID)

SUMMARY

The attached report is submitted to you for review and recommendation prior to
submittal to the County of Sacramento for final approval.

RECOMMENDATION

Approve staff recommendation as outlined in report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
September 13, 2016

To: Housing Authority of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Housing Authority Participation In The Carmichael Property And Business Improvement District

Supervisory
District: Peters

Contact: MaryLiz Paulson, Assistant Director of Housing, 916-440-1334

Overview

This report recommends that the Housing Authority of the County of Sacramento (Housing Authority), as a significant property owner, participate in the Carmichael Property and Business Improvement District (CPBID) through signing petitions and voting during the formation process. Should the CPBID be approved, the report also recommends authorizing the Executive Director to pay the annual assessment fees from Housing Authority Conventional Housing Program Funds.

Recommendations

1. Delegate signatory authority to the Executive Director, or her designee, to sign petitions, cast votes for the assessment and execute other related documents to further the Carmichael Property and Business Improvement District (CPBID) on behalf of the public housing property located at 5735 Engle Road, Carmichael, CA (APN – 25800800200000).

2. Delegate authority to the Executive Director, or her designee, to pay the annual CPBID assessment, initially totaling \$575.24, subject to annual increases not to exceed 3% per year from 2017-2021, utilizing public housing authority funds for the property located at 5735 Engle Road, Carmichael, CA (APN – 25800800200000).

Measures/Evaluation

The Carmichael Property and Business Improvement District will provide clean and safe enhancements, streetscape enhancements, image enhancements, economic enhancement, advocacy, and administration directly and only to assessed parcels within its boundaries.

Fiscal Impact

This report recommends authorizing the Housing Authority to utilize Conventional Housing Funds to pay the annual CPBID assessment.

BACKGROUND

Carmichael property and business owners have been concerned about the need for coordinated supplemental services in the area for several years. County services and efforts in the area have been welcomed, but limited resources do not allow for a more comprehensive approach to managing the commercial area. The Carmichael Property and Business Improvement District (CPBID) is proposed for an initial term of five (5) years beginning January 1, 2017 through December 31, 2021.

There is one public housing community in the CPBID boundary, which is located in the Sun River public housing community. This report recommends that the Housing Authority, as a property owner, participate in the CPBID through signing petitions and voting during the formation process. Should the CPBID be approved, the report also recommends authorizing the Executive Director to pay the annual assessment fee from Housing Authority Conventional Program Funds.

The CPBID will provide the following services and activities: clean and safe enhancements, streetscape enhancements, image enhancements, economic enhancements, advocacy, and administration to assessed parcels within its boundaries. The proposed service area includes approximately 437 properties with 350 assessed parcels and 250 property owners. The approximate boundaries are parcels fronting Fair Oaks Boulevard which turns into Manzanita Avenue, from Van Alstine Avenue and El Camino Avenue to Jan Drive. The public housing property is west along the south side of Sutter Avenue to the west property line of APN 258-0080-015, then south to the north side of Engle Road.

DISCUSSION

The proposed services include public maintenance, trash collection, graffiti abatement, additional private security, events, marketing, and business advocacy. These services and activities will improve overall district cleanliness and safety, increase building occupancy and lease rates, and encourage new business development and services for property in the district. Overall, they create a safer and more economically vital business district, which will benefit Housing Authority residents.

COMMISSION ACTION

At its meeting of September 7, 2016, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

MEASURES/EVALUATIONS

The CPBID will provide programs and advocacy that will improve the safety and security of the district and enhance the economic vitality of the area by improving safety, litter and debris removal, graffiti abatement, image enhancement and advocacy to promote business interests.

FINANCIAL ANALYSIS

This report recommends authorizing the Housing Authority to allocate approximately \$575.24 in Conventional Housing program funds to pay the annual CPBID assessment and participate in the CPBID as a property owner. CPBID assessment rates are subject to an increase of no more than three percent annually.

POLICY CONSIDERATIONS

The proposed CPBID is consistent with the Public Housing Authority's Annual Plan, which supports the following goals and objectives: increased availability of decent, safe, and affordable housing, and improved community quality of life and economic vitality.

ENVIRONMENTAL REVIEW

Activities undertaken under the CPBID associated with landscape and maintenance are exempt from the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations (CCR) section 15301. The remaining activities have no possibility of having significant effect on the environment, and as such, are also exempt from CEQA pursuant to 14 CCR section 15061(b)(3). All other actions proposed herein are considered administrative actions in furtherance of the Carmichael PBID, and are not considered a separate project; therefore, no further environmental review is required under CEQA. Activities associated with the CPBID are categorically excluded from the National Environmental Policy Act (NEPA) under CFR 24 58.53(b)(3).

M/WBE/SECTION 3 AND FIRST SOURCE CONSIDERATIONS

Minority and Women’s Business Enterprise and Section 3 requirements will be applied to the extent required by federal funding to maintain that federal funding. The First Source program or similar programs do not apply.

Respectfully submitted,



LA SHELLÉ DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

APPROVED

NAVDEEP S. GILL
County Executive

Attachments:

RES – Housing Authority of County of Sacramento Resolution

ATT I – Map: Carmichael PBID Renewal

RESOLUTION NO. _____

**ADOPTED BY THE HOUSING AUTHORITY OF THE
COUNTY OF SACRAMENTO**

ON DATE OF

**AUTHORIZATION AND APPROVAL OF PARTICIPATION IN THE CARMICHAEL
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (CPBID)**

WHEREAS, the boundaries of the Carmichael Property and Business Improvement District (CPBID) include one public housing development in the Sun River Community. In compliance with Property and Business Improvement District Law of 1994 and state law that took effect in January of 1995, owners of properties and businesses within the PBID boundaries have proposed the initial assessment for the Carmichael PBID for five (5) years, from 2017 to 2021, to provide clean and safe enhancements, streetscape enhancements, image enhancements, economic enhancement, advocacy, and administration directly and only to assessed parcels within its boundaries, and

WHEREAS, the initial CPBID is consistent with the goals of the Housing Authority of the County of Sacramento (Housing Authority) as it supports the following goals and objectives: increasing the safety of public housing residents, and keeping the housing and the immediate neighborhood appealing and welcoming to prospective residents and businesses, and

WHEREAS, within the CPBID the Housing Authority owns the property located at 5735 Engle Road, Carmichael, CA (APN: 25800800200000), and

WHEREAS, the assessment is based on the ownership of the property and the square footage of the parcel. The Housing Authority is charged at a rate of \$0.0146 per square foot per year as “Multi-Family Apartment”, and

WHEREAS, the PBID does not constitute a project under California Environmental Quality Act (CEQA) and is therefore exempt from review pursuant to 14 California Code of Regulations (CCR) section 15378(b). As an administrative activity, this activity has also been determined to be exempt under the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(3) & (4).

**NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF
THE COUNTY OF SACRAMENTO**

Section 1: The above recitals, including the environmental recitals, are determined to be true and correct.

Section 2: The Executive Director, or her designee, is authorized to sign petitions, cast a vote for an assessment ballot and execute other related documents to further the CPBID on behalf of the public housing property described above for a housing owned site.

Section 3: The Executive Director, or her designee, is authorized to pay the annual CPBID assessment, initially totaling \$575.24, subject to annual increases not to exceed 3% per year from 2017-2021 utilizing public housing authority funds for the property located at 5735 Engle Road, Carmichael , CA (APN – 25800800200000).

On a motion by Member _____, seconded by Member _____, the foregoing Resolution was passed and adopted by the Housing Authority of the County of Sacramento, State of California, this 13th day of September, 2016, by the following vote, to wit:

AYES: Members,

NOES: Members,

ABSENT: Members,

ABSTAIN: Members,

RECUSAL: Members,

(PER POLITICAL REFORM ACT (§ 18702.5.))

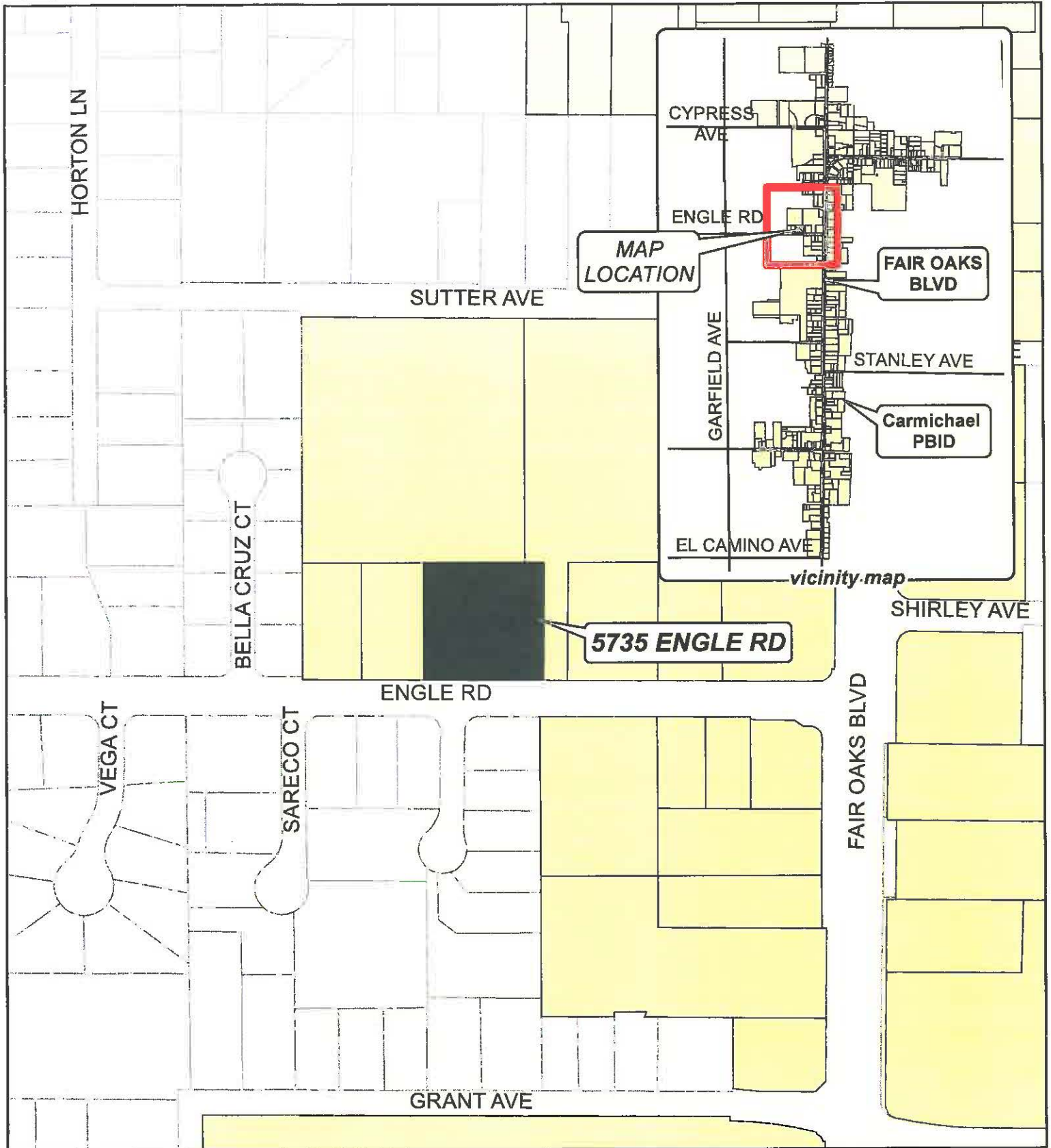
Chair of the Housing Authority
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk



Carmichael PBID - 5735 Engle Road



5735 Engle Rd



Carmichael PBID



SHRA GIS
August 9, 2016

September 7, 2016



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT 2017 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of the 2017 Annual Plan to the Department of Housing and Urban Development

RECOMMENDATION

Staff will recommend at the September 21, 2016 meeting, adoption of the attached resolution which authorizes the Executive Director or her designee to: 1) certify that the required public hearing has been held and comments have been received, 2) approve the *2017 Public Housing Agency (PHA) Annual Plan*, 3) authorize submittal of the *2017 PHA Annual Plan* to the U.S. Department of Housing and Urban Development (HUD), 4) certify that the plan is consistent with the *Consolidated Plan* per 24 Code of Federal Regulations (CFR) § 903.15, and 5) execute all necessary documents for the submission and certification of compliance of the *2017 PHA Annual Plan* as required by HUD and to comply with the "Quality Housing and Work Responsibility Act of 1998."

CONTACT PERSONS

Jo Anna Davis, Management Analyst, Housing Choice Voucher Program, 916-440-1309
Cecette Hawkins, Management Analyst, Conventional Housing Program, 916-440-1658
MaryLiz Paulson, Assistant Director, Conventional Housing Program, 916-440-1334
Sarah Thomas, Assistant Director, Housing Choice Voucher Program, 440-1397

SUMMARY

This report recommends consideration of the *2017 PHA Annual Plan (Plan)* for the Housing Authorities of the City and County of Sacramento (collectively "Housing Authority") that are consistent with the *Five-Year Consolidated Plan (2013-2017)*. The 2017 PHA Plan also includes the 2017 Capital Fund Annual Plan which details the anticipated improvements that will happen next year at PHA properties.

The 2017 PHA Plan also consists of:

- *Public Housing Admissions and Continued Occupancy Policy (ACOP)*;
- *Capital Fund Plan Annual Statement*; and

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- *Administrative Plan for the Housing Choice Voucher program (Administrative Plan).*

These documents provide a comprehensive guide to the Housing Authority's policies, programs, operations, and strategies for meeting local housing needs and goals consistent with the Housing Authority's overall goals to improve operating efficiencies and services to residents. These documents can be found on SHRA's website (go to www.shra.org and click on 2016 PHA Plan to access draft documents for 2017).

BACKGROUND

Applicable federal law and HUD regulations require that each Housing Authority develop and adopt a *Plan* and to update it on an annual basis. The 2017 PHA Plan is an annual update to the 5 Year PHA Plan. The Housing Authority submitted its last 5 Year Plan to HUD in 2014 for 2015-2019. The next 5 Year Plan is due in 2019 to begin in 2020.

When updating the PHA Plan, staff reviewed policies and procedures, available funding and any new HUD policies and updated their guiding documents. These proposed changes were presented to the Resident Advisory Board (RAB), which then solicited resident input about proposed changes to the policy documents and changes they would like to have made at their sites. The RAB brought these requests to PHA management for consideration and, if appropriate, to be incorporated into the ACOP and the Capital Fund Plan. After considering this feedback, SHRA staff met with the RAB and community stakeholders to present a revised version of proposed changes to program policies and gathered their feedback for the final document.

Coordination with Legal Services of Northern California (LSNC) took place throughout the year to review policies and proposed changes. In addition, Staff met with LSNC staff during the public comment period to receive their comments and input.

Notices announcing the 45-day public comment period and the location of the draft documents were published in local newspapers and posted on the website at www.shra.org.

The Annual Plan contains summaries of the significant changes proposed for 2017. Policy documents have been revised to incorporate these changes:

- The Conventional Public Housing program's policies are contained in a policy document called the *Admissions and Continued Occupancy Policy (ACOP)*.
- The Conventional Public Housing program's plan for the current year's utilization of Capital Grant funds are included in the *Capital Fund Annual Statement*, and

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- The Housing Choice Voucher (HCV) program's policies are contained in the *Administrative Plan*.

There are twenty-one significant changes proposed for 2017. They are organized by:

- 13 significant changes proposed by the Public Housing program; and
- Eight significant changes proposed by the HCV program.

Significant changes to the Public Housing ACOP (13 changes)

Significant changes to the 2017 ACOP include five regulatory updates to policies to align with new HUD regulations and two changes were made to be consistent with the HCV Administrative Plan. Other changes related to leases include removing language regarding the ability to comply with the lease, prohibiting waterbeds, and adding termination of assistance due to severe damage of PHA property. Information on all significant changes can be found in the attached *Significant Changes to the 2017 HCV Administrative Plan and ACOP* document.

Significant Change to the HCV Administrative Plan (8 changes)

Significant changes to the 2017 HCV Administrative Plan include two regulatory updates to policies to align with new HUD regulations. Revisions to admissions policies include information detailing the delays due to pending outcomes of final court rulings of criminal activity. Other changes were made to the procedure for adding household members and revisions related to absence in the home by military personnel which were to increase the amount of time they can be temporarily absent from the home. Information on all significant changes can be found in the attached *Significant Changes to the 2017 HCV Administrative Plan and ACOP* document.

FINANCIAL CONSIDERATIONS

The *Capital Fund Program (CFP) 5-Year Action Plan* identifies the anticipated annual allocations from HUD and the proposed uses for those funds. The 2017 Annual Plan (CFP) updates the 5-Year Action Plan and makes annual adjustments for funding realities. The recommended action before the Commission requires no additional funding consideration.

POLICY CONSIDERATIONS

The Public Housing Authority complies with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

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ENVIRONMENTAL REVIEW

The Capital Fund Program Five-Year Action Plan (2015-2019) was previously analyzed in accordance with CEQA and NEPA. All programs included in the Five-Year Action Plan were found to be Exempt under CEQA Guidelines and Exempt or Categorically Excluded under NEPA Guidelines. The actions proposed in this 2017 Annual Plan are in support of the Five-Year Plan.

California Environmental Quality Act (CEQA): The following actions are considered administrative and therefore determined not to be a project subject to provisions of CEQA per 14 California Code of Regulations (CCR) § 15378(b): 1) certification that the required public hearing has been held and comments received, 2) approval of the 2017 PHA Annual Plan, 3) authorization of submittal of the 2017 PHA Annual Plan to HUD, 4) certification that the plan is consistent with the Consolidated Plan per 24 Code of Federal Regulations (CFR) §§ 903.5, and 903.15) execution of all necessary documents for the submission and certification of compliance of the 2017 PHA Annual Plan as required by HUD and to comply with the “Quality Housing and Work Responsibility Act of 1998.”

Changes to the PHA Annual Plan are administrative and are therefore determined not to be a project subject to provisions of CEQA per 14 CCR §15378(b).

Changes to the Capital Fund Program involve adjustments for funding realities only, and do not propose any new projects. The Capital Fund Program identifies projects which are “contemplated actions”, and do not demonstrate a commitment of funds. Prior to implementation of any particular activity (or aggregated activities) identified in the Annual Plan, environmental clearance will be conducted in accordance with CEQA Guidelines.

National Environmental Policy Act (NEPA): The following actions are considered administrative and therefore determined to be Exempt from NEPA per 24 CFR § 58.34(a)(3), “administrative and management activities”: 1) all changes to the Annual Plan, 2) certification that the required public hearing has been held and comments received, 3) approval of the 2017 PHA Annual Plan, 4) authorization of submittal of the 2017 PHA Annual Plan to HUD, 5) certification that the plan is consistent with the Consolidated Plan per 24 CFR §§ 903.5, and 903.15) execution of all necessary documents for the submission and certification of compliance of the 2017 PHA Annual Plan as required by HUD and to comply with the “Quality Housing and Work Responsibility Act of 1998.”

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Changes to the Capital Fund Program involve adjustments for funding realities only, and do not propose any new projects. The Capital Fund Program identifies projects which are “contemplated actions,” and do not demonstrate a commitment of funds. Therefore, the activities contemplated in the Annual Plan are considered Exempt according to 24 CFR § 58.34(a) (1), “environmental and other studies, resource identification, and the development of plans and strategies.” Prior to implementation of any particular activity identified in the Annual Plan, environmental clearance will be conducted in accordance with NEPA regulations.

M/WBE, SECTION 3 AND FIRST SOURCE CONSIDERATIONS

Minority and Women’s Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable. The First Source Program is not applicable to the report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments (Available www.shra.org)

Attachments 1-6 are on file with the Clerk. Attachments 7 and 8 are included with the Staff Report.

1. *City of Sacramento 2017 Annual PHA Plan*
2. *County of Sacramento 2017 Annual PHA Plan*
3. *Public Housing Admissions and Continued Occupancy Policy (ACOP)*
4. *Capital Fund Program Annual Statement - City*
5. *Capital Fund Program Annual Statement – County*
6. *Housing Choice Voucher Program Administrative Plan*
7. *Significant Changes Summary*
8. *Significant Changes to the 2017 HCV Administrative Plan and ACOP.*

Significant Changes Summary

Significant changes to the Public Housing ACOP (13)

Significant changes to the 2017 ACOP include:

1. Policy guidelines for applicants with non-biological minor children such required documentation
2. Policy around supplying a Social Security Number for household members six years of age or less
3. Screening for drug abuse and criminal activity within the past five years, rather than the last seven years. Security and background checks within the past five years, rather than the last seven years
4. Streamlining income and allowance of earned income disregard for a lifetime of 24 months, rather than a 48 months.
5. Alignment of policy with HUD regulations to require third party verification of all tenants with assets less than \$5,000 upon admittance and at least three years thereafter
6. Changes that allow flat rent to be utilized as maximum rent for the calculation of proration
7. Prohibition of water beds and liquid filled furniture
8. Provision of termination if a tenant causes severe damage to PHA property that results in inhabitability
9. Updated pet policy to remove the housing authority's ability to deny registration of a pet based on a tenant's financial status
10. Alignment of policy with HUD regulations to include that the HA may elect to streamline income determination of any family member with a fixed source of income
11. Updated rent adjustment policy based on changes to income within the last 30 and/or less than \$50
12. Updated policy in the event that a tenant moves from a PHA dwelling where they have incurred debt to allow the transference of that debt to the lease of the new PHA dwelling
13. Updated program requirement for community service and self-sufficiency program including age, work duration, and total of 96 hours of service contribution by each annual certification. Also include Supplemental Nutrition Assistance Program (SNAP) to this exemption.

Significant Change to the HCV Administrative Plan (8)

Significant changes to the 2017 HCV Administrative Plan include two regulatory changes to align with HUD streamlining. These changes include:

1. Policy around supplying a Social Security Number for household members six years of age or less
2. Streamlining income and allowance of earned income disregard for a lifetime of 24 months, rather than a 48 months.

Other discretionary changes include:

1. Revised admission eligibility to explain that admissions may be delayed due to any current criminal charges that are pending a final court decision
2. Included a new provision that would allow the addition of family members in cases when adult children under 24 years of age who left the household to attend school
3. Included a new provision to allow the addition of family members who were previously removed from the household due military absence
4. Extended the time limit from one month to three months for absence of a household member due to temporary military absence
5. Updated policy that the PHA may run a credit report at any time for families claiming zero income
6. Included information on types of waitlists for project-based vouchers to include VASH (Veterans Affairs Supportive Housing)

SIGNIFICANT CHANGES 2017 Public Housing Authority Plan (ACOP and Administrative Plans)

The Public Housing Authority (PHA) must define any significant changes to its policies or plans. The PHA defines a “substantial deviation” and “significant amendment/modification” as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. The proposed changes below have been deemed “significant”.

New language is indicated in red. Deleted language is shown in ~~strikeout~~.

There are 21 proposed changes to the 2017 PHA Plan which have been deemed “significant”. There are 13 significant changes in the ACOP and eight significant changes in the Administrative Plan.

ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)

Chapter 2 - Eligibility for Admission

B. Family Composition (HUD CFR 5.403) Def. of Family at Admission

APPLICANTS WITH NON-BIOLOGICAL MINOR CHILDREN:

An applicant household who wishes to include a non-biological child(ren) must provide documentation they are authorized to act as a guardian to the child(ren). Documentation may include:

- A court ordered guardianship order;
- A notice from the County Welfare department verifying the child is in the home of the applicant;
- A letter of placement from a foster care or adoption agency; or
- A notarized letter from the parent of the child stating the applicant has been granted custody of the child; and a letter from each school aged child’s school verifying the address at which the child is registered and the person who is listed as the guardian;

If SHRA receives contradicting information or documentation related to the custody of the child(ren), SHRA may refuse to add the child(ren) until it receives conclusive evidence of guardianship. Documentation may include letters of guardianship from the courts or a letter from an agency known to provide verification, such as the Department of Human Assistance.

D. Social Security Numbers

1. ADDITION OF A NEW HOUSEHOLD MEMBER

If a minor under the age of 6 years is part of the applicant's household and is missing their Social Security number, the applicant may become a participant, so long as the Social Security number is received within 90 days.

If SHRA determines at its discretion that the applicant family could not supply the Social Security documentation through no fault of their own, they may grant the applicant family an additional 90 days. If the family fails to supply the required documentation at the end of the given time frame (90 or 180 days), the applicant or participant family will be removed from the program and will be offered an informal review if they are still an applicant family or the applicable due process if they are a participant family.

G. Denial of Admission for Drug Related and/or Other Criminal Activity

2. SCREENING FOR DRUG ABUSE AND OTHER CRIMINAL ACTIVITY

Obtaining summary criminal history information for the purpose of screening a prospective participant/applicant includes:

- Any information concerning any arrest, conviction, or release from custody that occurred within at least the past ~~seven (7)~~ **five (5) years** by applicants. Any information regarding a pattern or repeated acts of criminal or drug related behavior that occurred within at least the past ~~seven (7)~~ **five (5) years** by applicants
- Any felony offense that involved any activity related to controlled substances or alcoholic beverages within at least the past ~~seven (7)~~ **five (5) years** [CA Penal Code § 11105.3]

3. SECURITY AND CRIMINAL BACKGROUND CHECK

The PHA will verify any involvement in criminal activity on the part of any applicant family or household member who intends to reside in the PHA leased premises:

- Involvement in criminal activity by any member of an applicant family or household member that would adversely affect the health, safety, or welfare of other tenants will be verified using information from the criminal records system of the City and County of Sacramento, the State of California, and the federal National Crime Information Center (the "NCIC"). The PHA will also examine criminal histories provided by other States or municipalities, court records, and other evidence that might document any criminal activity. In addition, the current and former landlords and housing providers will be asked to indicate problems during the applicant's tenancy. The Authority will review police reports for any criminal activity during the ~~seven (7)~~ **five (5) year** period prior to consideration for admission.
- The PHA will use the criminal records system of the City and County of Sacramento, the State of California, the NCIC, DOJ, and other states and/or municipalities to check all applicants for any evidence of:
 - (1) Any and all information relative to any criminal convictions or activity, both felonies and misdemeanors within the past ~~seven (7)~~ **five (5) years**;

Chapter 6 - DETERMINATION OF TOTAL TENANT PAYMENT

B. INCOME AND ALLOWANCES

MAXIMUM ~~FOUR~~ **TWO** YEAR DISALLOWANCE

The earned income disallowance is limited to a lifetime **twenty-four (24)** ~~forty-eight (48)~~ month period for ~~each~~ **the qualifying** family member. For each **qualifying** family member the disallowance only applies for a maximum of twelve (12) months of full exclusion of incremental increase and a maximum of twelve (12) months of phase-in exclusion during the **twenty-four (24)** ~~forty-eight (48)~~ month period starting from the date of the initial exclusion.

If the period of increased income does not last for twelve (12) consecutive months the disallowance period may be resumed at any time within the **twenty-four (24)** ~~forty-eight (48)~~ month period and continue until the disallowance has been applied for a total of twelve (12) months of each disallowance (the initial twelve (12) month full exclusion and the second twelve (12) month phase-in exclusion).

No earned income disallowance will be applied after the **twenty-four (24)** ~~forty-eight (48)~~ month period following the initial date the exclusion was applied regardless of whether the family has received the full exclusion for

a total of twelve (12) months or the phase-in exclusion for the total of twelve (12) months.

K. Assets and Asset Income

~~Tenants can self-certify assets less than \$5,000 and these assets do not require verification.~~

Tenants with assets less than \$5,000 will require third-party verifications from financial institutions of all family assets upon admittance to the program and then again at least every 3 years thereafter.

P. PRORATION OF ASSISTANCE FOR "MIXED" FAMILIES

MAXIMUM RENT

~~Maximum rent is the maximum rent that the PHA can charge for the unit. This is not the same as flat rent/market rent. The flat rent will be utilized as the maximum rent and will be~~ used in the calculation of prorated tenant rent for mixed families (families with one or more member who are ineligible non-citizens and not eligible for housing assistance).

The PHA will establish new ~~maximum~~ flat rents each year at the beginning of its fiscal year (January) and will make these rents effective with annual reexamination effective March 1 and later.

Chapter 9 - LEASING [24 CFR 966.4]

A. LEASE TERMS AND CONDITIONS

~~**ABILITY TO COMPLY WITH LEASE TERMS**~~

~~If during the term of the lease, the resident, due to a physical or mental disability covered by the Americans with Disabilities Act (ADA), is no longer able to comply with the provisions of the lease and cannot make arrangements for someone to aid him/her in complying with the lease, and the PHA cannot make reasonable accommodations that would enable the resident to comply with the lease, then the PHA will initiate termination of the tenancy. At the conclusion of termination of tenancy process, the PHA will terminate for cause.~~

The resident agrees not to do any of the following in the dwelling unit without first obtaining the PHA's written permission:

- Possess a waterbed or liquid filled furniture

M. INSPECTIONS OF PUBLIC HOUSING UNITS

RESIDENT DAMAGES

Residents who cause significant damage to PHA property that lead to unit uninhabitability may be subject to termination of tenancy based on the circumstances of the incident. The Tenant shall have the right to request a hearing under the PHA grievance procedure and will not have to move until the time to request a grievance has expired.

Chapter 10 - PET POLICY

K. Refusal to Register Pets

~~The PHA shall not refuse to accept the registration of a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses the registration of a pet, written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD notice requirements.~~

If the PHA refuses the registration of a pet, written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD notice requirements.

Chapter 11 – RECERTIFICATIONS

B. ANNUAL RECERTIFICATIONS

~~Pursuant to PIH 2013-03, Temporary Compliance Assistance, the PHA has elected to offer Elderly and disabled Residents on a Fixed Income a streamlined annual recertification procedure. Streamlined means that the PHA may take last year's fixed income amounts, usually SS, SSI, SSDI, pension, annuity or any other similar periodic payments that are substantially the same from year to year, and applying the published COLA amount for the year to determine gross income.~~

Income Determination of Fixed Income Sources [24 CFR 960.257]

On April 7, 2016 HUD issued PIH 2016-05(HA), Attachment D, Streamlining Administrative Regulations for Programs Administered by Public Housing Agencies. According to this notice, any family member with a fixed source of income, a PHA may elect to determine that family member's income by means of a streamlined income determination. A streamlined income determination must be conducted by applying, for each fixed-income source, the verified cost of living adjustment (COLA) or current rate of interest to the previously verified or adjusted income amount.

The PHA will apply this streamlined income determination for all fixed income sources in the following way:

- The PHA will only use the streamlined income determination as part of a reexamination. This will require third-party verification of all income for applicants during the admissions process.
- A “family member with a fixed source of income” is defined as a family member whose income includes periodic payments at reasonably predictable levels from one or more of the following sources:
 - Social Security, Supplemental Security Income (SSI), Supplemental Security Disability Insurance (SSDI);
 - Federal, state, local, or private pension plans;
 - Annuities or other retirement benefit programs, insurance policies, disability or death benefits, or other similar types of periodic receipts; or
 - Any other source of income subject to adjustment by a verifiable COLA or current rate of interest.
- The PHA will use a COLA or current rate of interest specific to the fixed source of income in order to adjust the income amount. The PHA will verify the appropriate COLA or current rate of interest from a public source or through tenant-provided, third party-generated documentation. If no such verification is available, then the PHA will obtain third-party verification of income amounts in order to calculate the change in income for the source.
- For any family member whose income is determined pursuant to a streamlined income determination, the PHA will obtain third-party verification of all income amounts every 3 years.

C. REPORTING INTERIM CHANGES

DECREASES IN INCOME AND RENT ADJUSTMENTS

Residents may report a decrease in income and other changes, such as an increase in allowances or deductions, which would reduce the amount of the total tenant payment. The PHA will process the rent adjustment unless the PHA confirms that the decrease in income will last less than thirty (30) days **and/or less than fifty dollars (\$50) per month.**

Chapter 14 - FAMILY DEBTS TO THE PHA

G. Debt Transfer

If a resident transfers to another dwelling unit operated by the PHA, the current lease shall terminate and a new lease shall be executed for the new

dwelling unit. Any debt incurred by the resident of the previous dwelling unit will transfer to the lease of the new dwelling unit.

Chapter 15 - COMMUNITY SERVICE AND SELF-SUFFICIENCY

A. PROGRAM REQUIREMENTS

Community service and economic self-sufficiency requirements mandate that each nonexempt adult household member (18 years or older) shall either contribute 8 hours per month of community service, or participate in an economic self-sufficiency program for 8 hours per month (see 24 CFR 960.603(a)). The requirements can also be met by performing a combination of 8 hours of community service and participation in an economic self-sufficiency program. The required community service or self-sufficiency activity may be completed at 8 hours each month or may be aggregated across a year. Any blocking of hours is acceptable as long as 96 hours is completed by each annual certification.

C. EXEMPT ADULTS

Public Housing residents are exempt if they are:

- Receiving Temporary Assistance for Needy Families (TANF) assistance or Supplemental Nutrition Assistance Program (SNAP) and have not been found to be in non-compliance with ~~TANF or other work requirements~~ (Note: Individual members of the family receiving benefits or services under TANF or SNAP are exempt.)

Administrative Plan 2017

CHAPTER 2 - ELIGIBILITY FOR ADMISSION **PHA Factors [24 CFR 982.552]:**

~~Prospects may be denied admission based on pending criminal charges that are drug related, violent or threaten the safety of residents and personal property.~~ Admission of applicants with any current criminal charges may be delayed pending a final court decision. After the final court decision, the applicant's case will be reviewed to determine whether the applicant meets all of the admission criteria.

All families must meet or exceed the tenant selection and suitability criteria set forth in this chapter.

The PHA will not consider any convictions or arrests that are more than five years old, provided no other arrests or criminal activity has taken place during that period and the applicant ~~are~~ is not on formal probation or parole at the time they are selected from the waitlist.

An applicant must be in good standing with all Federal Housing programs in which he or she previously participated. If a debt is owed as a result of participation in any Federal Housing programs the applicant may be denied assistance. ~~If participation has been terminated as a result of any violation of a family obligation, a family may be denied assistance.~~ SHRA receives information about applicants' history with other federal programs from the Enterprise Income Verification (EIV) system.

Addition of a New Household Member:

~~If a minor under the age of six is added to the applicant's household within a six-month period prior to the household's date of admission to the program, the applicant may become a participant, so long as the minor child's SSN is received within 90 days of the admission to the program.~~

~~At its discretion, that the applicant family could not supply the Social Security documentation through no fault of their own, it will grant the applicant family an additional 90 days to provide documentation of the SSN for the minor child. If the family fails to supply the required documentation at the end of the given time frame (90 or 180 days), the applicant or participant family will be removed from the program and will be offered an informal review if they are still an applicant or an informal hearing if they are a participant family.~~

Penalties for Failure to Disclose and/or Provide Documentation of the SSN:

- **Applicants.** The PHA must deny the eligibility of an assistance applicant if s/he (including each member of the household required to disclose his/her SSN) does not disclose a SSN and/or provide documentation of such SSN, within 90 days, except for minors under the age of six as set forth above.

CHAPTER 5 - SUBSIDY STANDARDS

Adding Additional Members to the Household

All additions except for birth must have the prior approval of the owner and the PHA. Approvable additions may include:

- Spouse/partner and their minor children
- Minor who had been part of the assisted household who moved out and is returning to the household
- PHA pre-approved live-in aide
- Birth of children by an existing family member
- Adoption
- Long-term foster placement or court awarded custody
- Court granted guardianship/conservatorship
- **Adult children under 24 years of age who left only to attend school**
- **Family members previously removed from the assisted household due to military deployment**

CHAPTER 6 - FACTORS RELATED TO TOTAL TENANT PAYMENT AND FAMILY SHARE DETERMINATION

C. EARNED INCOME DISREGARD (EID) [24 CFR 5.617, Federal Register issued March 8, 2016 and PIH notice 2016-05]

Initial Twelve-Month Exclusion

The annual income for a qualified family member who is a person with disabilities may not be increased as a result of increases in earned income, beginning on the date on which the increase occurred and continuing for a cumulative 12-month period.

If the period of increased income does not last for 12 consecutive months, the **disregard** period may be resumed at any time within the **24-month** period, and continued until the **disregard** has been applied for a total of 12 cumulative months (the initial 12-month full exclusion).

No earned income **disregard** will be applied for that family member after the **24-month** period following the initial date the exclusion was applied.

Second Twelve-Month Exclusion and Phase-in

After the expiration of the initial cumulative 12-month period, the PHA must exclude **at least 50 percent** of any increase in income of a family member who is a person with disabilities, from the annual income of a qualified family.

Maximum Two-Year Disregard

The earned income **disregard** is limited to a lifetime **24-month** period for each family member who is a person with disabilities. For each family member who is a person with disabilities the **disregard** only applies for a maximum of 12 cumulative months of full exclusion of incremental increase, and a maximum of 12 cumulative months of phase-in exclusion during the **24-month** period, starting from the date of the initial exclusion.

Tracking the Earned Income Exclusion

The earned income exclusion will be reported on the HUD 50058 form. Documentation will be included in the family's file to show the reason for the reduced increase in rent.

Such documentation may include:

- Date the increase in earned income was reported by the family
- Name of the family member whose earned income increased
- Reason (new employment, participation in job training program, within 6 months after receiving TANF) for the increase in earned income
- Amount of the increase in earned income (amount to be excluded)
- Date the increase in income is first excluded from annual income
- Date(s) earned income ended and resumed during the initial cumulative twelve month period of exclusion (if any)
- Date the family member has received a total of 12 months of the initial exclusion
- Date the twelve-month phase-in period began
- Date(s) earned income ended and resumed during the second cumulative twelve month period (phase-in) of exclusion (if any)
- Ending date of the maximum **twenty-four** month (**two** year) disregard period (**twenty four** months from the date of the initial earned income **disregard**)
- Date the family member has received a total of 12 months of the phase-in exclusion

Absence due to Military Service

Absence of the Head of Household or the spouse/partner, due to military service, will be considered a temporary absence.

Absence of other household member(s) due to enlistment in military training for up to three (3) months will be considered a temporary absence and their income will be counted. In such cases the family will be required to provide written verification that the household member is enlisted in training, the duration of the training, and the expected graduation or release-from-service date.

If a household member is absent due to military service not related to training as mentioned above, they will be considered permanently absent from the home. See "Permanent Absence of Family Members" above. Upon completion of a military

assignment resulting in permanent absence, this family member may be added back to the household. See Chapter 5 Section A Determining Family Unit (Voucher Size) "Adding Additional Household Members".

CHAPTER 7 - VERIFICATION

E. VERIFICATION OF INCOME

Zero Income Status

Families claiming to have no income will be required to complete a zero income **packet** and provide proof that prior income has ended. There will be a review of income every 90 days, **the family will be required to provide all receipts/statements as requested.** Recertifications will be processed for any change in income.

At any time the PHA may run a credit report.

CHAPTER 21 - PROJECT-BASED HOUSING CHOICE VOUCHER PROGRAM

Chapter VII

ESTABLISHING PREFERENCES AND MAINTAINING THE WAIT LIST/TENANT SELECTION

A. TYPES OF WAIT LISTS

The PHA will establish separate wait lists for:

1) Tenant-Based Vouchers

Tenant-based assistance is attached to the family allowing the participant to relocate from one unit or Housing Authority to another. Preferences are found in Chapter 4 of the Administration Plan.

2) Project-Based Vouchers

The owner must promptly notify the PHA of any vacancy or expected vacancy in a contract unit. After receiving the owner notice, the PHA will make every reasonable effort to promptly refer a sufficient number of families to the owner in order to fill such vacancies. Vacant units will be filled by families on the current Project-Based wait list, in order of preference, and then by date and time the pre-application was received where preferences are the same.

There may be site-based wait lists for the project-based voucher program or the waitlists for different sites may be consolidated if the preferences and/or eligible population are the same.

3) Project-Based VASH (Veteran Affairs Supportive Housing) Vouchers (Mather Veterans Village)

The Department of Veteran's Affairs or the Sacramento Veterans Resource Center will provide referrals for families to Mather Veterans Village (MVV) and any future VASH PBV projects. The owner or property management company for the PBV complex must promptly notify the PHA of any vacancy or expected vacancy in a contract unit. After receiving the owner's notice, the PHA will make every reasonable effort to promptly refer a sufficient number of families to the owner in order to fill such vacancies.

There may be site-based waitlists for the project-based voucher program or the waitlists for different sites may be consolidated if the preferences and/or eligible population are the same.



September 2, 2016

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Vacant Lot Disposition Strategy For Sacramento Housing and Redevelopment Agency
Owned Properties

SUMMARY

Informational presentation regarding the Vacant Lot Disposition Strategy. The item is
scheduled for action on September 21, 2017.

RECOMMENDATION

Review only no specific recommendation required.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



Sacramento Housing and Redevelopment Agency Vacant Lot Disposition Strategy

The Housing Authority of the City of Sacramento, the Housing Authority of the County of Sacramento and the Sacramento Housing and Redevelopment Agency (SHRA) currently own 61 vacant lots. These lots were originally acquired for a variety of objectives including site assembly for residential and commercial development, elimination of physical and social blight, and public housing.

In 2011, the California Legislature enacted AB 26 which dissolved of all redevelopment agencies, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento. As part of this legislation, the disposition of assets, including property, was mandated. The Sacramento City Council and County Board of Supervisors designated their respective Housing Authorities as the local bodies to retain the housing assets and functions previously performed by the former Redevelopment Agencies to develop affordable housing. The commercial properties became the responsibility of the respective Redevelopment Agency Successor Agencies to sell and distribute the proceeds to the various taxing entities.

The elimination of redevelopment resulted in the loss of staff and tax increment financing, thereby limiting the ability to develop these sites as well as to provide assistance for their development. However, SHRA is now ready to begin implementing a phased disposition strategy. A team comprised of ten staff members from the Development Finance, Real Estate Services, Community Development, Construction, and Development departments reviewed and evaluated each site's history, characteristics, layout and location to determine an appropriate recommendation. The result of their findings is this document which is known as the Vacant Lot Disposition Strategy (Strategy).

Recommendation

The Vacant Lot Disposition Strategy is a phased approached to sell and support development of affordable housing. The Strategy is organized into three categories including the following.

- Immediate Sale
- Affordable Housing Opportunity Sites
- Future Opportunity Sites

Immediate Sale

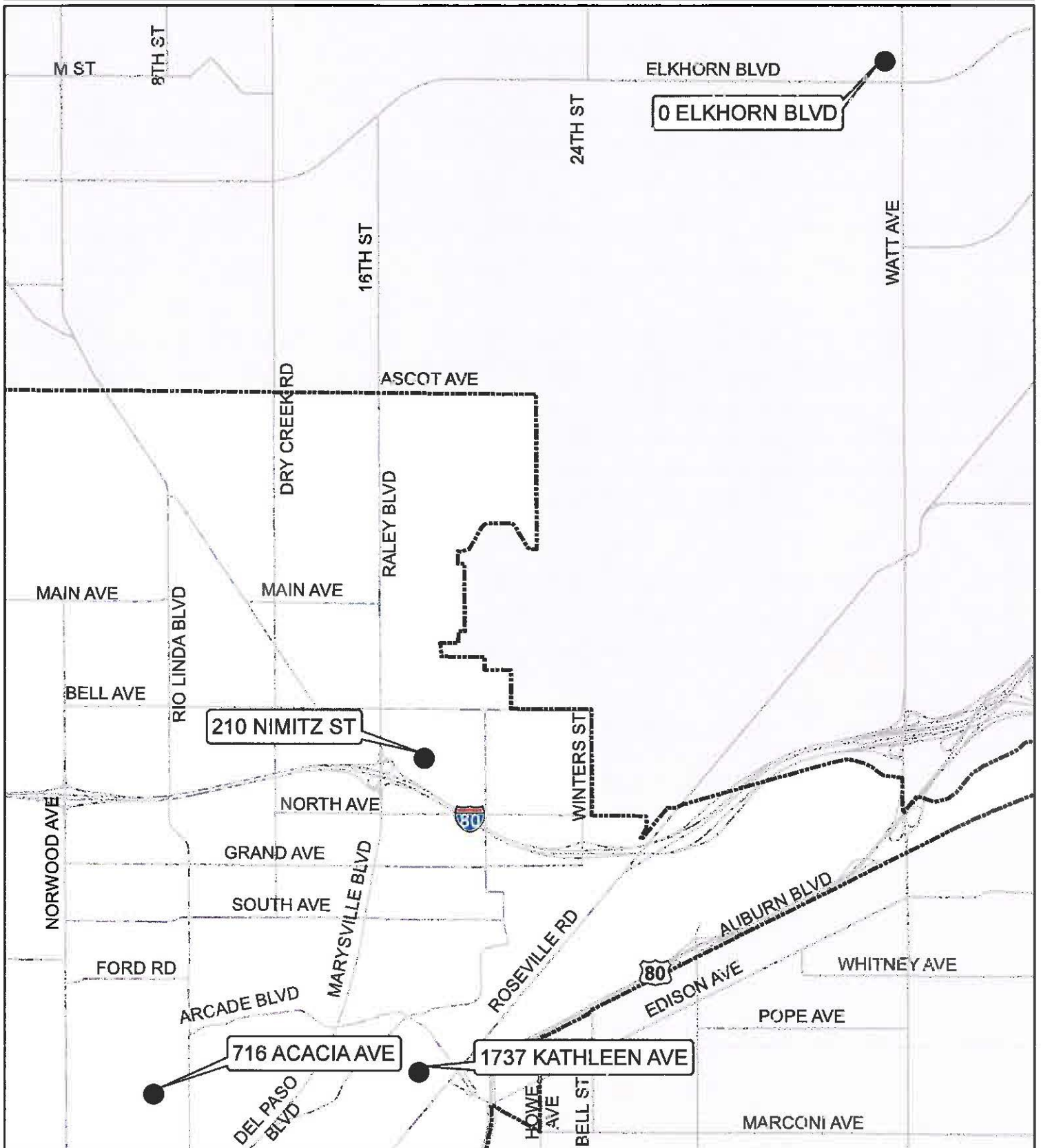
Seven properties included in this category will be sold immediately at fair market value due to several factors, including (i) there are minimum obstacles to disposition, and (ii) the properties are free of environmental contamination.

SHRA will dispose of these vacant lots through a real estate broker. Sale proceeds will be returned to the original funding source used in the original acquisition.

Address	Owner	Zoning	Size (Acres)	Neighborhood
Elkhorn Blvd (near Watt Ave)	Housing Authority (County)	SPA (residential, commercial or office use)	1.00	North Highlands
1737 Kathleen Ave	Housing Authority (City)	RMX (residential, commercial or office use; maximum 60 units/net acre)	0.68	North Sacramento
210 Nimitz St	SHRA	R-1A-SPD (single-family or duplex)	0.10	Parker Holmes
2936 38th St	Housing Authority (City)	R-1 (single-family)	0.06	Oak Park
2942 38th St	Housing Authority (City)	R-1 (single-family)	0.06	Oak Park
5646 Odea Dr	Housing Authority (County)	RD20 (maximum 20 units/net acre)	0.59	Fruitridge Pocket
716 Acacia Ave	Housing Authority (City)	R-1 (single-family)	0.17	North Sacramento



Sell Now Sites (North)



Sacramento County

● Vacant Lot

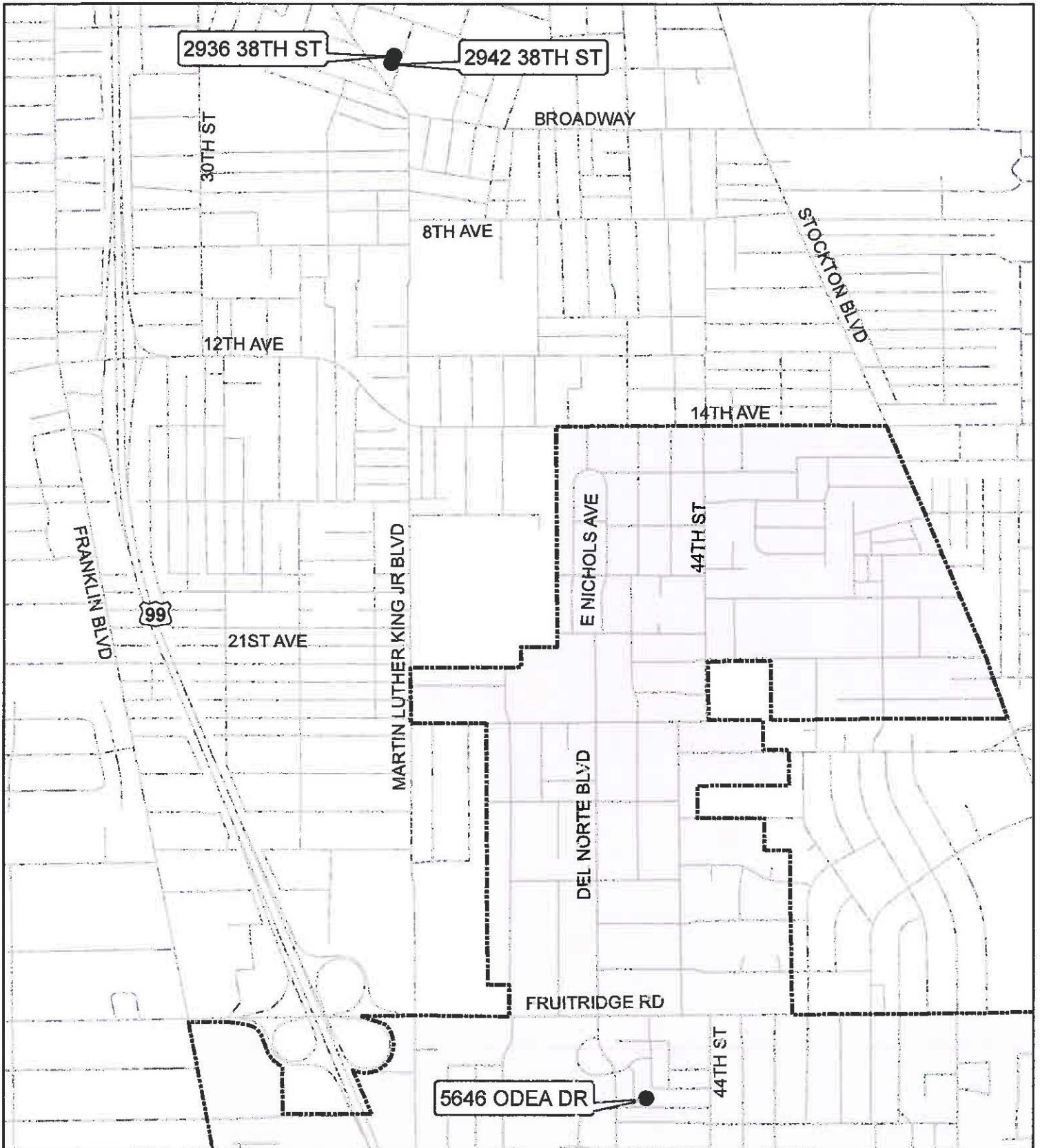
City of Sacramento



SHRA GIS
August 12, 2016



Sell Now Sites (South)



Sacramento County

● Vacant Lot

City of Sacramento

0 Feet 750 1,500



SHRA GIS
August 12, 2016

Affordable Housing Opportunity Sites

A total of 31 vacant lots have been identified as available for development, including five large sites. The five large sites provide more significant development opportunity sites and/or have recorded regulatory agreements requiring affordable housing to be developed.

A Request for Proposals (RFP) will be issued for 14 single family lots in Oak Park and Del Paso Heights with the goal of constructing new homes which will be sold to income eligible owner occupants. The larger sites will be developed through various options, including public-private partnerships. Development partners will be identified through the issuance of RFPs. Each site’s development will be dependent upon developer interest as well as funding availability. Additionally, the development process at each location will include a community engagement process with residents, neighborhood and business associations. Detailed information on these 31 parcels is outlined below.

Site One - 46th Street and Lang Avenue

The 46th Street and Lang Avenue site is located south of 47th Avenue and east of Highway 99 in a residential neighborhood surrounded by single-family homes and multi-family complexes in the south area of the unincorporated County of Sacramento.

SHRA loaned funds to a non-profit developer to finance the acquisition of the parcel for construction of affordable housing. When this proposed development was not completed, SHRA took title to the parcel in 2001.

Address	Owner	Zoning	Size (Acres)	Neighborhood
46th St (near Lang Ave)	Housing Authority (County)	Split zoning - RD-5 (east): office, commercial, retail, and residential; RD20 (west): office, commercial, retail, and residential multi-family up to 20 units/net acre	7.06	Parkway North

Site Two - Broadway and 39th Street

The site is comprised of five parcels in Oak Park on the southeast corner of Broadway and 39th Street. The site was to be developed as affordable housing as part of a larger project known as The Arbors (southeast corner of Broadway and Martin Luther King Jr. Boulevard). Due to community concerns, SHRA modified the overall development strategy for the site. As a result, the 55-unit affordable senior housing development was constructed in 2013, but this half acre site was not included and was retained for future single family home ownership.

Address	Owner	Zoning	Size (Acres)	Neighborhood
3021 39th St	Housing Authority (City)	C-1-SPD (residential with limited commercial; maximum 30 units/net acre)	0.06	Oak Park
3023 39th St	Housing Authority (City)	C-1-SPD (residential with limited commercial; maximum 30 units/net acre)	0.06	Oak Park

Address	Owner	Zoning	Size (Acres)	Neighborhood
3025 39th St	Housing Authority (City)	R-1 (single-family)	0.16	Oak Park
3900 Broadway	Housing Authority (City)	C-1-SPD (residential with limited commercial; maximum 30 units/net acre)	0.08	Oak Park
3908 Broadway	Housing Authority (City)	C-1-SPD (residential with limited commercial; maximum 30 units/net acre)	0.19	Oak Park
Total			0.55	

Site Three - Coral Gables

The site is a cluster of three lots located on Coral Gables Court immediately adjacent to privately owned affordable housing and Housing Authority public housing.

Address	Owner	Zoning	Size (Acres)	Neighborhood
49 Coral Gables Ct	Housing Authority (City)	R-3-R (multi-family; maximum 30 units/net acre)	0.30	Meadowview
63 Coral Gables Ct	Housing Authority (City)	R-3-R (multi-family; maximum 30 units/net acre)	0.35	Meadowview
81 Coral Gables Ct	Housing Authority (City)	R-3-R (multi-family; maximum 30 units/net acre)	0.22	Meadowview
Total			0.87	

Site Four - Donner Field

The Donner Field site is a single lot located west of Stockton Boulevard, bounded by 8th and 9th Avenues on the north and south, 45th Street on the west, and the former Donner school building on the east. It is anticipated the site will be leased to the Fortune School of Education through November 2017.

The site was acquired in 1985 from the City of Sacramento. RFPs for development were previously issued, but due to various reasons development has not been feasible.

Address	Owner	Zoning	Size (Acres)	Neighborhood
4501 9th Ave	Housing Authority (City)	RO-SPD (residential, commercial or office use; maximum 36 units/net acre)	1.23	Oak Park

Site Five - San Juan

The site is comprised of seven lots located on Stockton Boulevard and Young Street, just south of Fruitridge Road. A total of eight parcels in the City and County were purchased to eliminate the blighting influence that the San Juan Motel and Mobile Home Park had on Stockton Boulevard and to assemble a larger site for a high quality development project. The County Redevelopment Successor Agency owns the former San Juan Motel site which is surrounded by these parcels.

Address	Owner	Zoning	Size (Acres)	Neighborhood
5716 Stockton Blvd	Housing Authority (County)	SPA (industrial or commercial use; RD-5 zoning allowing residential available as an alternative)	1.28	Stockton Boulevard
5258 Young St	Housing Authority (County)	RD20 (multi-family; maximum 20 units/net acre)	1.09	Stockton Boulevard
5266 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.13	Stockton Boulevard
5270 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.13	Stockton Boulevard
5300 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.13	Stockton Boulevard
5320 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.13	Stockton Boulevard
5340 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.11	Stockton Boulevard
Total			3.00	

Scattered Sites - Del Paso Heights and Oak Park

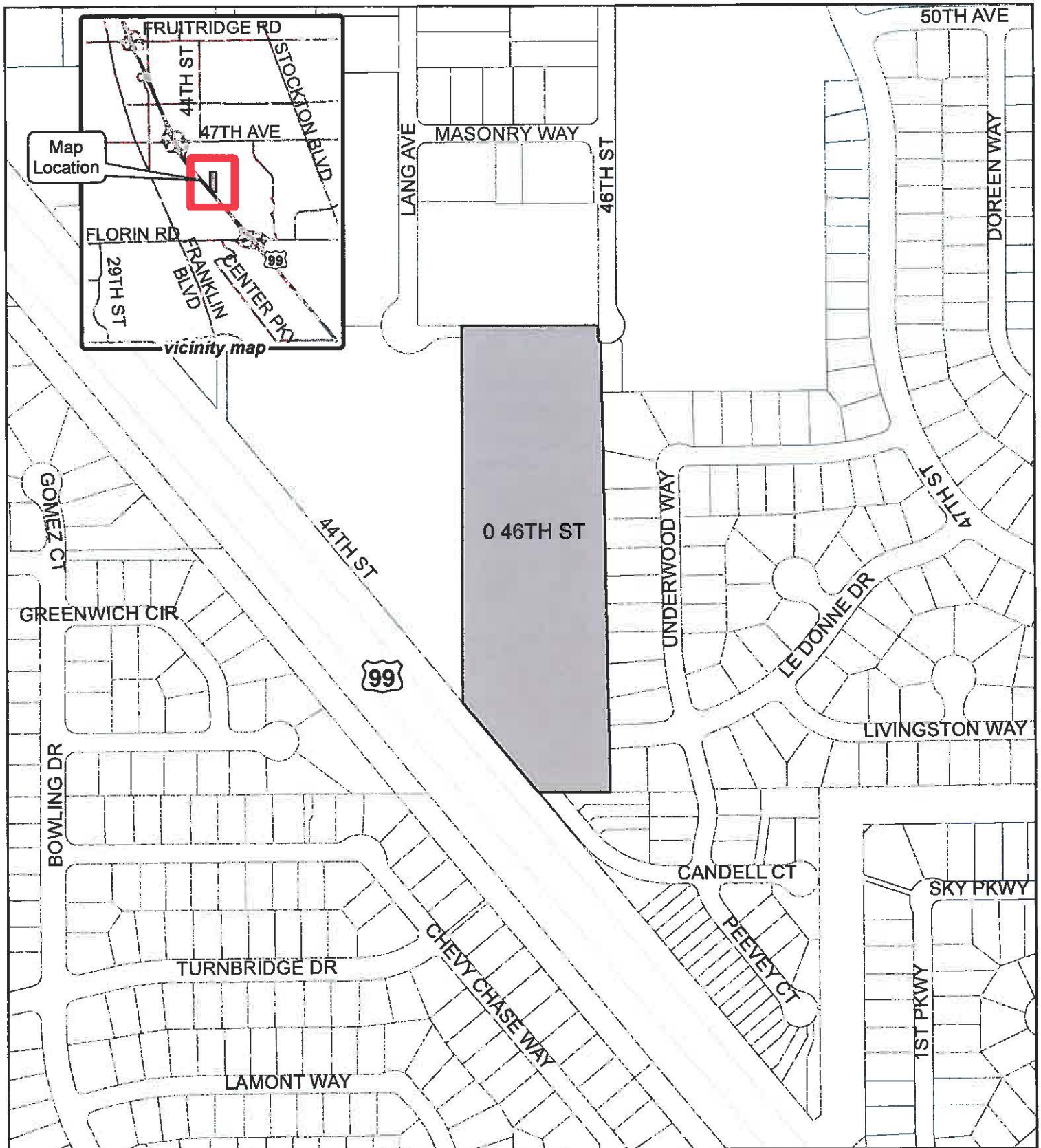
SHRA intends to issue an RFP for these 14 scattered vacant lot sites within the Del Paso Heights and Oak Park neighborhoods. Since the 1980's, numerous vacant homes and parcels were purchased for the development of single family homes to increase the supply of affordable housing in the Del Paso Heights and Oak Park Redevelopment Areas and to eliminate blight caused by irregular and vacant lots and problematic liquor stores. Homes will to be sold to households earning not more than 110% of area median income.

Address	Owner	Zoning	Size (Acres)	Neighborhood
3801 Altos Ave	Housing Authority (City)	RO (residential, commercial or office use; maximum 36 units/net acre)	0.16	Del Paso Heights
3805 Altos Ave	Housing Authority (City)	RO (residential, commercial or office	0.16	Del Paso Heights

Address	Owner	Zoning	Size (Acres)	Neighborhood
		use; maximum 36 units/net acre)		
3845 Altos Ave	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.10	Del Paso Heights
741 Grand Ave	Housing Authority (City)	RO-SPD (residential, commercial or office use; maximum 36 units/net acre)	0.14	Del Paso Heights
2536 37th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.09	Oak Park
2627 36th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.07	Oak Park
2629 36th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.07	Oak Park
2708 37th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.07	Oak Park
2718 37th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.07	Oak Park
3240 8th Ave	Housing Authority (City)	R-1 (single-family)	0.14	Oak Park
3536 20th Ave	Housing Authority (City)	R-1 (single-family)	0.10	Oak Park
3550 40th St	Housing Authority (City)	R-1 (single-family)	0.15	Oak Park
3700 2nd Ave	Housing Authority (City)	R-1 (single-family)	0.14	Oak Park
3900 4th Ave	Housing Authority (City)	R-1 (single-family)	0.11	Oak Park



Affordable Housing Opportunity Site 46th St and Lang Site



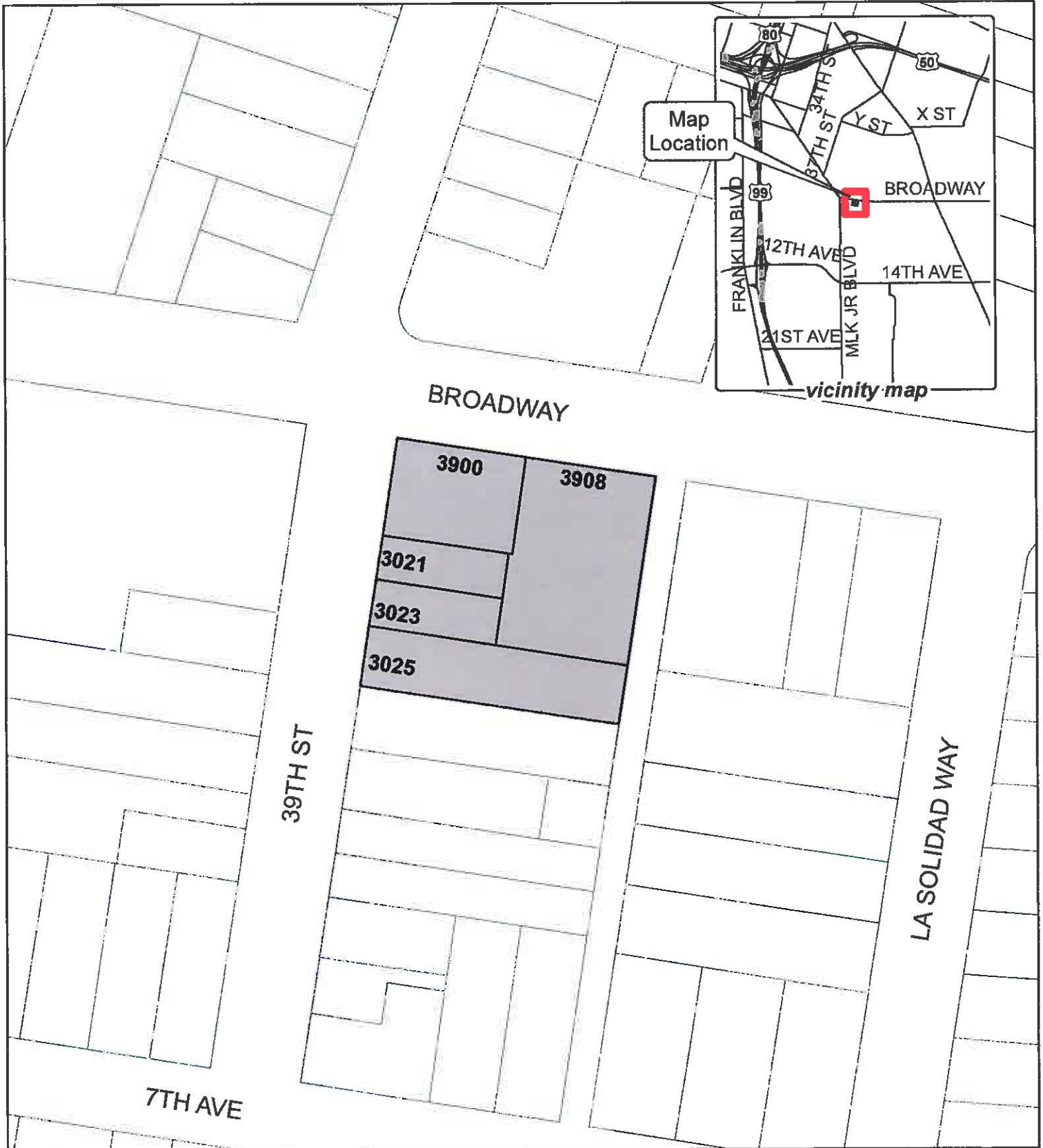
 Vacant Lot



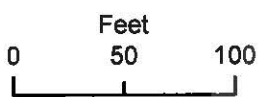
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August 16, 2016



Affordable Housing Opportunity Site Broadway and 39th St Site



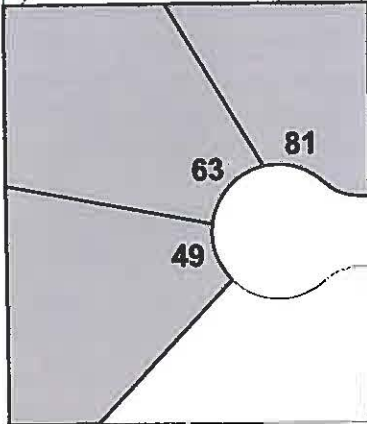
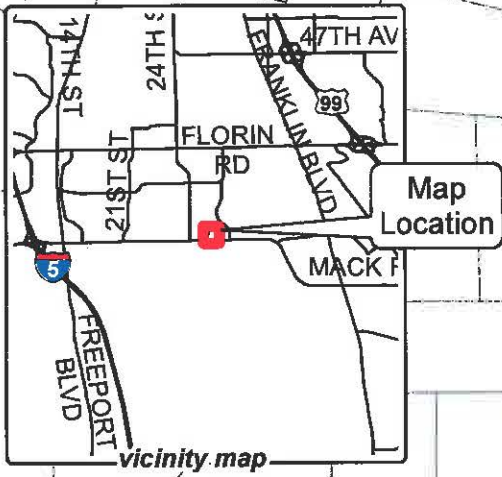
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Affordable Housing Opportunity Site Coral Gables Site



Vacant Lot



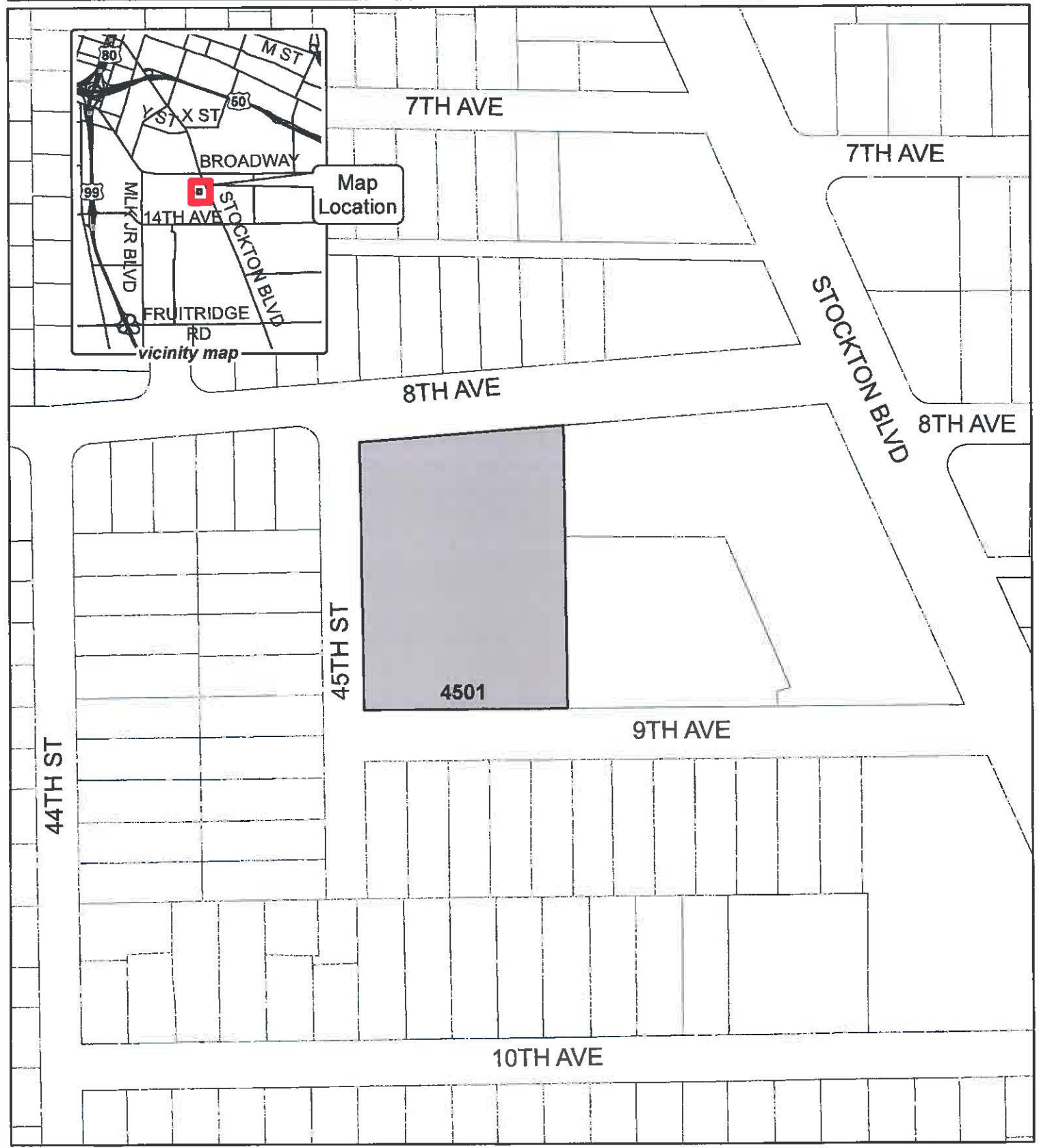
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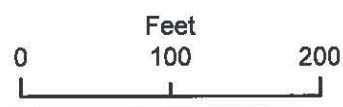
Affordable Housing Opportunity Site Donner Field Site



Map
Location



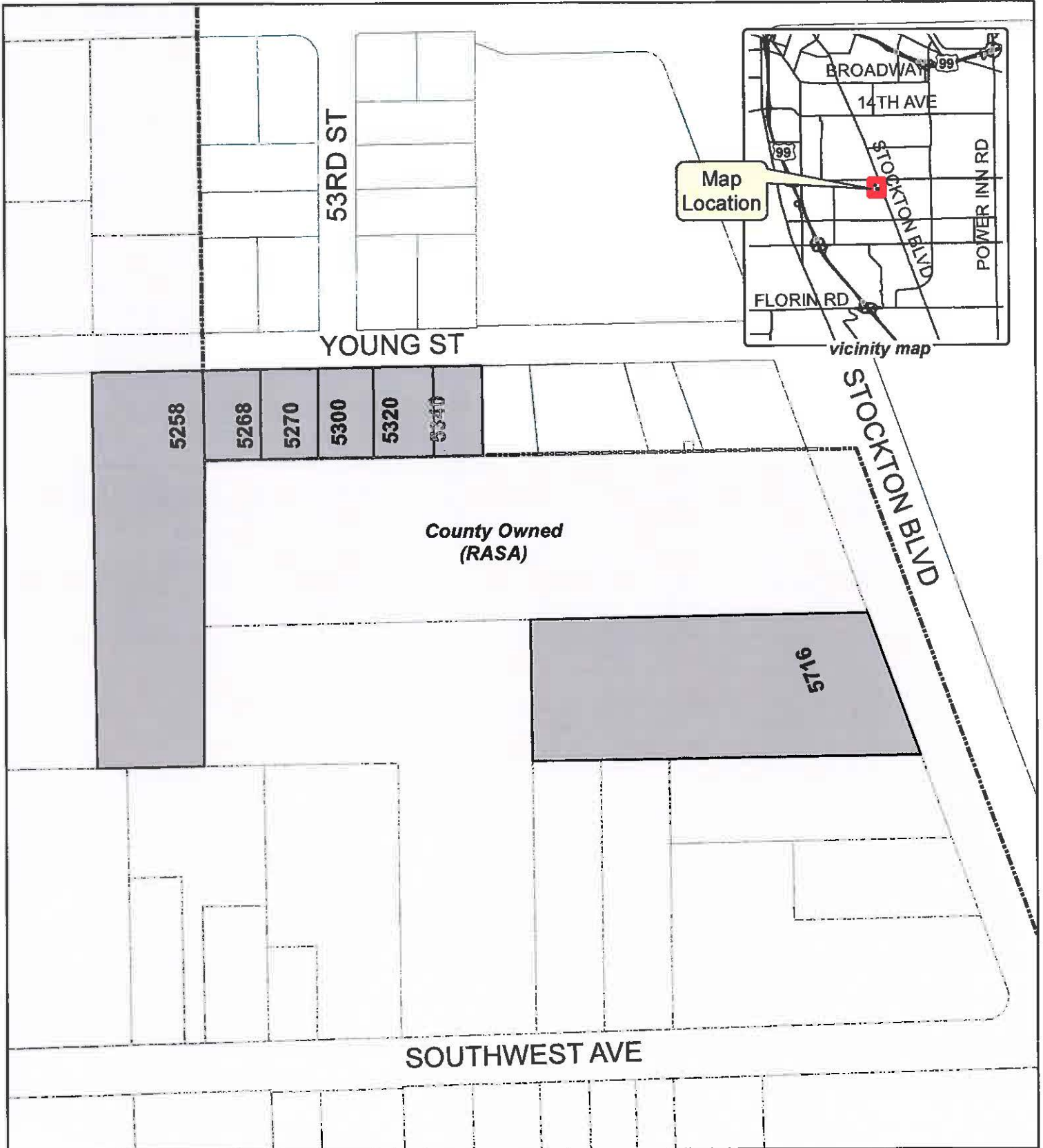
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August 16, 2016



Affordable Housing Opportunity Site San Juan Site



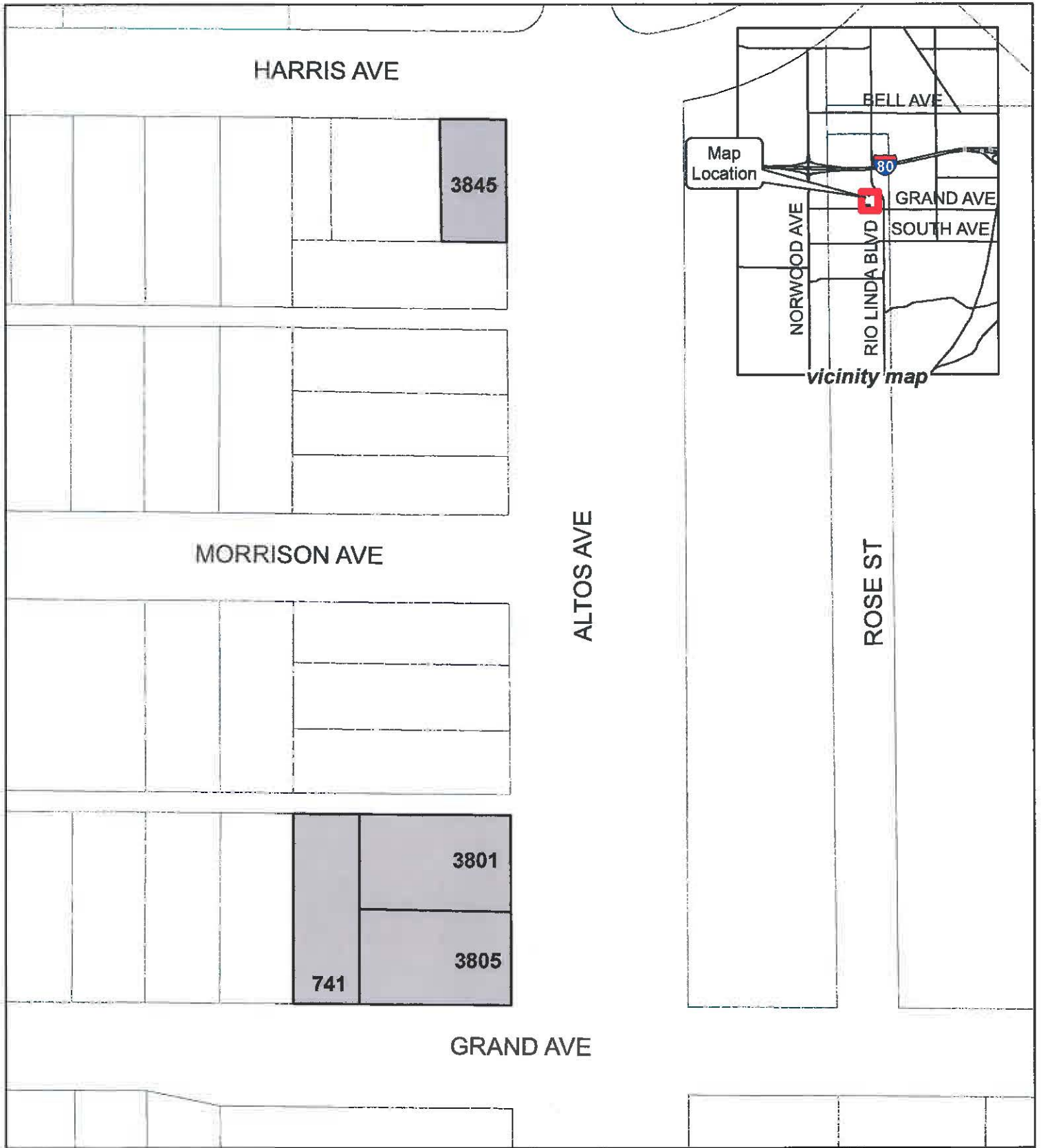
Map Location

vicinity map

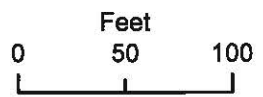
County Owned
(RASA)



Affordable Housing Opportunity Site Del Paso Heights Scattered Sites



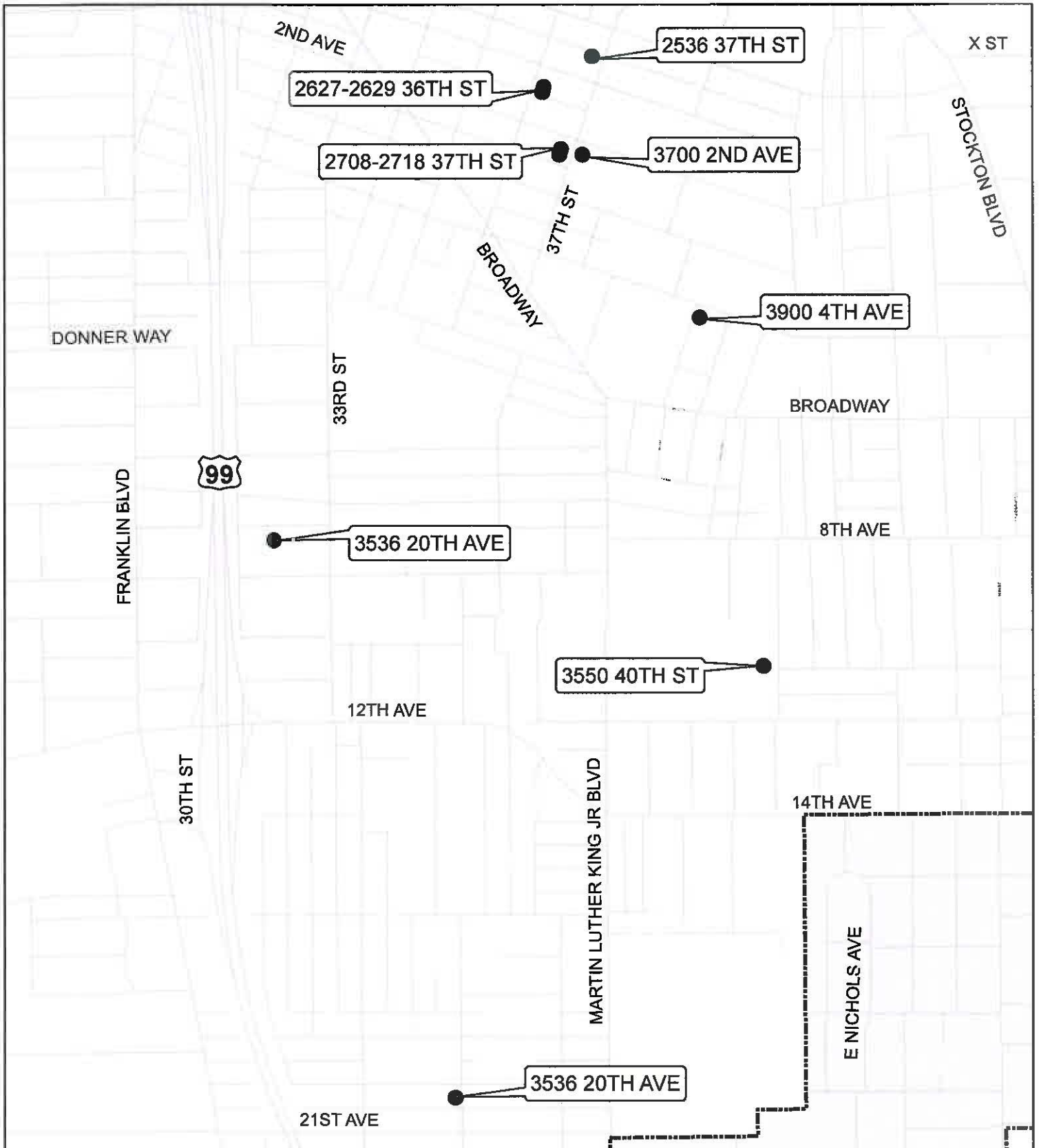
Vacant Lot



SHRA GIS
August 16, 2016



Affordable Housing Opportunity Site Oak Park Scattered Sites



Sacramento County ● Vacant Lot

City of Sacramento

0 Feet 1,000
500

SHRA GIS
August 12, 2016

Future Opportunity Sites

There are 23 vacant lots which require environmental remediation, have title issues or require the removal of a United States Department of Housing and Urban Development's (HUD) Declarations of Trust (DoT) before development can occur. This category includes two development opportunity sites and several scattered lots.

Rio Linda Boulevard Site

The Rio Linda Boulevard site is comprised of ten lots located in Del Paso Heights. It is bordered by Roanoke Avenue and South Avenue to the north and south respectively, Altos Avenue to the west and Rio Linda Boulevard to the east.

The sites were originally acquired in 1990 for the development of affordable housing. SHRA intends to clear this project site of environmental and title issues in order to develop for-sale single-family homes.

Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
0000 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
0000 South Ave	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	1.52	Del Paso Heights	Environmental
3601 Rio Linda Blvd	Housing Authority (City)	RMX (residential, commercial or office use; maximum 60 units/net acre)	0.28	Del Paso Heights	Environmental, Title
3605 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
3617 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
3621 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.09	Del Paso Heights	Environmental
3629 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental

Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
3633 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
3637 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
801 South Ave	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.46	Del Paso Heights	Environmental
Total			3.18		

Scattered Sites

The North A/12th Street site is comprised of four lots located in the River District. The parcels are land locked and immediately adjacent to the Salvation Army. These parcels were purchased in 1989 and 1990 as part of the Housing Authority's efforts to acquire property for a social service campus. Other properties purchased during this time were developed for housing and office space for social service providers. Following environmental cleanup of the sites, SHRA will dispose of the sites through an RFP process.

Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
0000 A St	Housing Authority (City)	C-4-SPD (heavy commercial)	0.25	River District	Environmental
111 N 12th St	Housing Authority (City)	C-4-SPD (heavy commercial)	0.34	River District	Environmental
1221 North A St	Housing Authority (City)	C-4-SPD (heavy commercial)	0.18	River District	Environmental
1223 North A St	Housing Authority (City)	C-4-SPD (heavy commercial)	0.18	River District	Environmental
Total			0.96		

There are nine properties which require environmental remediation, have title issues, or require the removal of a United States Department of Housing and Urban Development's (HUD) Declarations of Trust (DoT). These sites will be sold following the resolution of the issues through an RFP or real estate broker.

Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
1224 D St	Housing Authority (City)	R-3A (multi-family; maximum 36 units/net acre)	0.15	Alkali Flat	Environmental

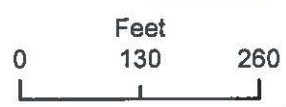
Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
3195 Western Ave	Housing Authority (City)	R-2 (single-family or duplex)	0.13	Strawberry Manor	HUD DoT
3905 Alder St	Housing Authority (County)	R-1 (single-family)	0.15	Del Paso Heights	HUD DoT, Title
4137 Rio Linda Blvd	Housing Authority (City)	R-1 (single-family)	0.39	Del Paso Heights	HUD DoT
4558 14th Ave	Housing Authority (County)	RD20 (multi-family; maximum 20 units/net acre)	0.67	Oak Park	HUD DoT
470 Carroll Ave	Housing Authority (City)	R-1A-SPD (single-family or duplex)	0.50	Del Paso Heights	HUD DoT
4758 15th Ave	Housing Authority (County)	RD-5 (residential single-family or duplex, office, commercial, and retail)	0.10	Oak Park	HUD DoT
7045 24th St	Housing Authority (City)	R-3-EA-4 (maximum 30 units/net acre; subject to Airport Land Use Commission Law)	0.11	Woodbine	HUD DoT
58 Arden Way	Housing Authority (City)	M-1-SPD (manufacturing)	1.03	North Sacramento	Environmental



Future Opportunity Site Rio Linda Site



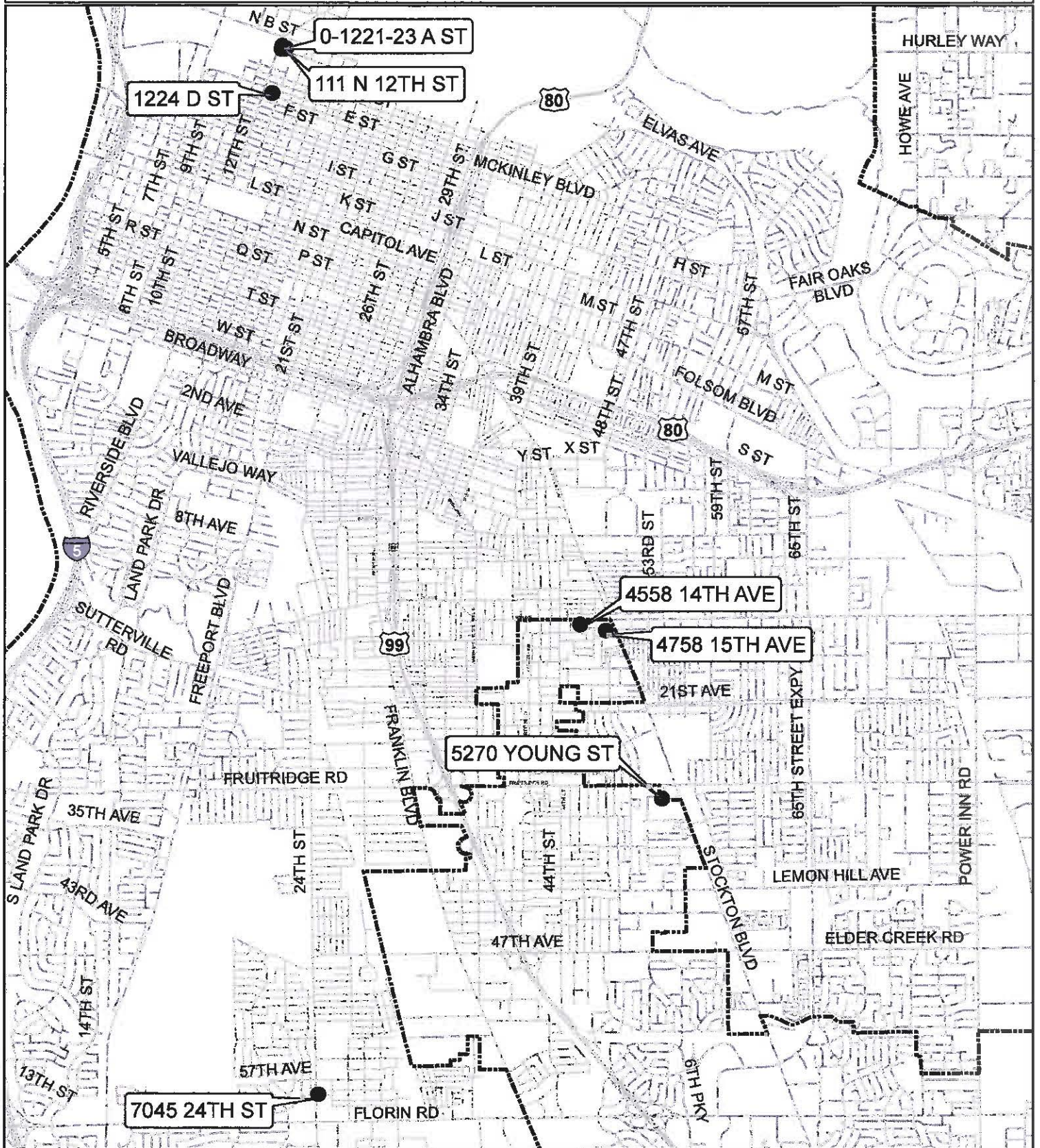
 Vacant Lot



SHRA GIS
August 16, 2016

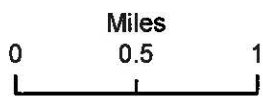


Future Opportunity Site North A St / 12th St Site and South Area Scattered Sites



■ Sacramento County
□ City of Sacramento

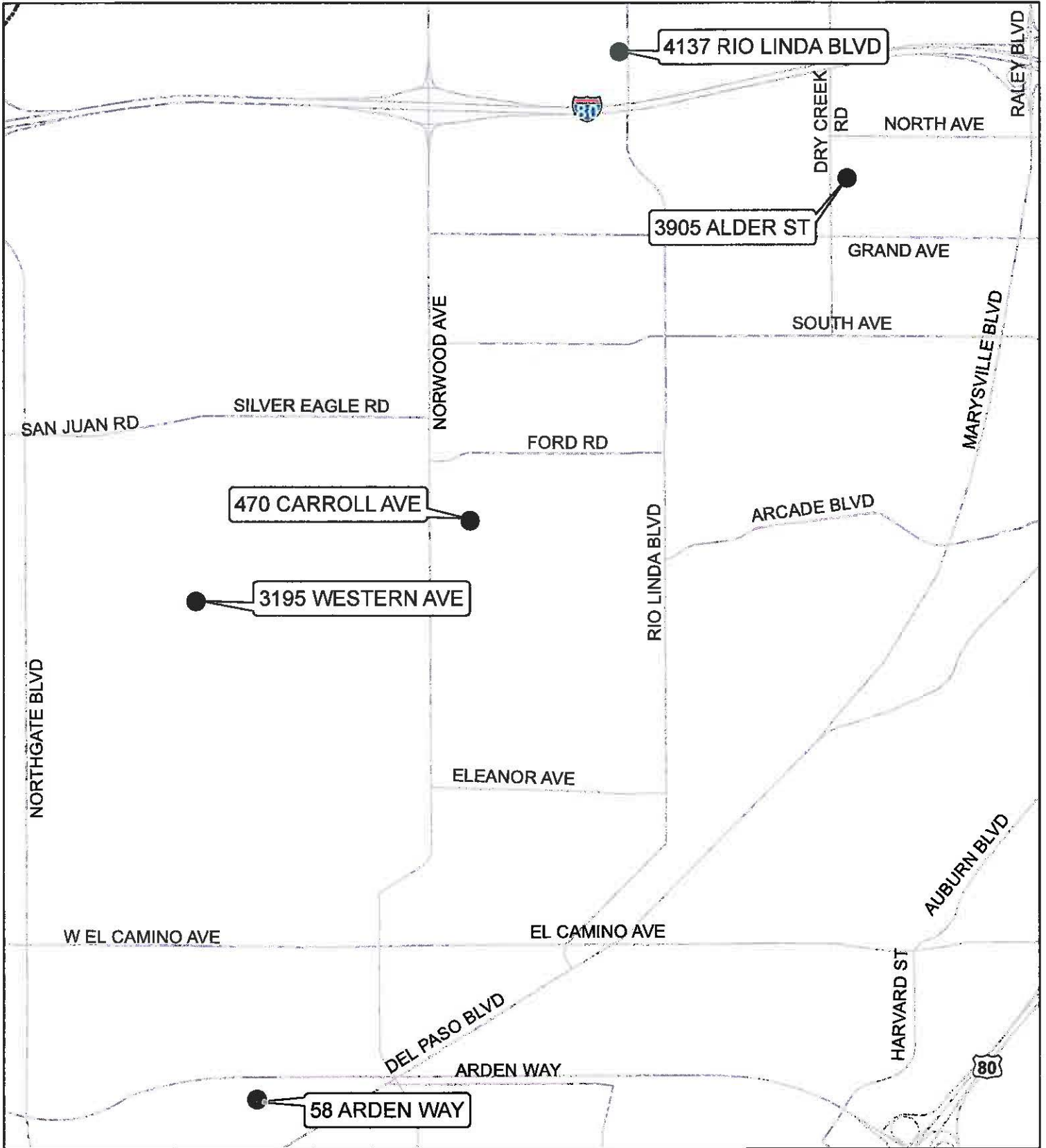
● Vacant Lot



SHRA GIS
August 11 2016



Future Opportunity Site Scattered Sites (North)



● Vacant Lot



SHRA GIS
August 12, 2016



September 2, 2016

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

SHRA Comprehensive Annual Financial Report for the Year Ended December 31, 2015
– City Report

SUMMARY

The attached report is submitted to you for information only. No specific action is required.

RECOMMENDATION

Review only – no specific action required.

Respectfully submitted,


LASHELLE DOZIER
Executive Director

Attachment



**REPORT TO COUNCIL AND
HOUSING AUTHORITY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org**

**Consent
September 13, 2016**

**Honorable Mayor and Members of the City Council
Chair and Members of the Housing Authority Board**

**Title: Sacramento Housing and Redevelopment Agency Comprehensive Annual
Financial Report (CAFR) For The Year Ended December 31, 2015**

Location/Council District: Citywide

Recommendation: Receive and File

**Contact: Tina McKenney, Finance Director, 440-1325; Karen Lukes, Management
Analyst, 449-6207**

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue: The audit firm of Macias Gini & O'Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that these documents for the year ending December 31, 2015 are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

The CAFR is organized into three major sections. First is the **Introductory Section** with a transmittal letter summarizing economic conditions, budget initiatives, etc. Next is the **Financial Section** which is comprised of the Independent auditor's report and the Management Discussion and Analysis (MD&A), which provides a narrative overview of the financial statements and compares changes from year to year. The basic financial statements follow the MD&A and report the financial position and results of operations of SHRA as a whole and the financial performance of SHRA's governmental funds, proprietary funds and component units. Footnotes to the financial statements are included to provide additional information. The **Statistical Section** provides information

on selected financial, demographic, and operating trend information. Lastly, the **Other Supplemental Information section** includes Housing and Urban Development (HUD) grant closeout letters and the Senate Bill 341-Low and Moderate Income Housing Asset Fund Report.

The audit includes the following entities:

- Sacramento Housing and Redevelopment Agency
- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- Norwood Avenue Housing Corporation (NAHC)
- Sacramento Housing Authority Asset Repositioning Program, Inc. (SHARP)
- Sacramento Housing Development Corporation
 - Riverview Plaza Associates
- Shasta Hotel Corporation
 - Shasta Hotel Investors Partnership

Policy Considerations: There are no policy implications as a result of this informational report.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action is an administrative activity and is not considered a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) section 15378(b).

Sustainability Considerations: N/A

Other: The proposed action is an exempt activity pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(2) & (3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

Commission Action: At its meeting of September 7, 2016, the Sacramento Housing and Redevelopment Commission received the attached report. No specific action was required.

Rationale for Recommendation: This item is for information only and no action is required.

Financial Considerations: This is an informational report only

M/WBE/Section 3 and First Source Considerations: The items discussed in this report are informational only and therefore, there are no M/WBE or Section 3 requirements. The First Source Program and similar programs are not applicable to this report.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

Table of Contents

- 01 Report
- 04 Attachment: Comprehensive Annual Financial Report



September 2, 2016

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

SHRA Comprehensive Annual Financial Report for the Year Ended December 31, 2015
– County Report

SUMMARY

The attached report is submitted to you for information only. No specific action is required.

RECOMMENDATION

Review only – no specific action required.

Respectfully submitted,


LASHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
September 13, 2016

To: Board of Supervisors of the County of Sacramento
Housing Authority of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency (SHRA)

Subject: Sacramento Housing And Redevelopment Agency Comprehensive Annual
Financial Report For The Year Ended December 31, 2015

Supervisorial
District: Countywide

Contact: Tina McKenney, Director of Finance, 440-1325;
Karen Lukes, Management Analyst, 449-6207

Overview

The 2015 Comprehensive Annual Financial Report (CAFR) has been prepared to present SHRA's financial condition and the results of its activities for the fiscal year ended December 31, 2015. An independent public accounting firm has audited the CAFR financial statements.

Recommendations

This is an informational report only, receive and file.

Measures/Evaluation

The audit firm of Macias Gini & O'Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2015, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

Fiscal Impact

This report reflects the financial results of the Agency at December 31, 2015. The report is for informational purposes only.

BACKGROUND

The 2015 Comprehensive Annual Financial Report (CAFR) has been prepared to present SHRA's financial condition and the results of its activities for the fiscal year ended December 31, 2015. An independent public accounting firm has audited the CAFR financial statements.

DISCUSSION

The audit firm of Macias Gini & O'Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2015, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

The CAFR is organized into three major sections. First is the Introductory Section with a transmittal letter summarizing economic conditions, budget initiatives, etc. Next is the Financial Section which is comprised of the Independent auditor's report and the Management Discussion and Analysis (MD&A), which provides a narrative overview of the financial statements and compares changes from year to year. The basic financial statements follow the MD&A and report the financial position and results of operations of SHRA as a whole and the financial performance of SHRA's governmental funds, proprietary funds and component units. Footnotes to the financial statements are included to provide additional information. The Statistical Section provides information on selected financial, demographic, and operating trend information. Lastly, the Other Supplemental Information section includes Housing and Urban Development (HUD) grant closeout letters and the Senate Bill 341-Low and Moderate Income Housing Asset Fund Report.

The audit includes the following entities:

- Sacramento Housing and Redevelopment Agency
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- Sacramento Housing Authority Asset Repositioning Program, Inc. (SHARP)
- Sacramento Housing Development Corporation
 - Riverview Plaza Associates
- Shasta Hotel Corporation
 - Shasta Hotel Investors Partnership

COMMISSION ACTION

At its meeting of September 7, 2016, the Sacramento Housing and Redevelopment Commission received the attached report. No specific action was required.

MEASURES/EVALUATIONS

The audit firm of Macias Gini & O’Connell LLP (MGO) has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2015, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

FINANCIAL ANALYSIS

This is an informational report only.

POLICY CONSIDERATIONS

There are no policy implications as a result of this informational report.

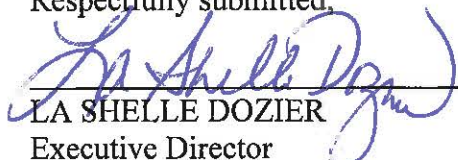
ENVIRONMENTAL REVIEW

The proposed action is an exempt activity pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(2) & (3) and further environmental review is not required under the National Environmental Policy Act (NEPA). The proposed action is an administrative activity and it is not considered a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) section 15378(b).

M/WBE/SECTION 3 AND FIRST SOURCE CONSIDERATIONS

The items discussed in this report are informational only and therefore, there are no M/WBE or Section 3 requirements. The First Source Program is not applicable to this report.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

APPROVED

NAVDEEP S. GILL
County Executive

Attachments:

ATT 1 – 2015 Comprehensive Annual Financial Report (CAFR)