



NOTICE OF REGULAR MEETING
**Sacramento Housing and
Redevelopment Commission**
TELECONFERENCE MEETING ONLY
Wednesday, October 21, 2020 – 6:00 pm
801 12th Street Commission Room
Sacramento CA

Meetings of the Sacramento Housing and Redevelopment Commission are closed to the public until further notice in compliance with state guidelines on social distancing, in accordance with the Brown Act, (as currently in effect under the State Emergency Services Act), the Governor’s Emergency Declaration related to COVID-19, and the Governor’s Executive Order N-29-20 issued on March 17, 2020. These measures facilitate participation by members of the Commission, staff, and the public and allow meetings to be conducted by teleconference, videoconference, or both.

**The Sacramento Housing and Redevelopment Commission meeting will be broadcast live on YouTube. To view the meeting please visit:
<https://youtu.be/wp8AisgJJ28>**

Members of the public who wish to make comments can do so in two ways:

1. Email comments to publiccomments@shra.org which will be read into the record by the Clerk during the meeting.
2. Comment by phone during the meeting by dialing (888) 970-1444. Please call and indicate if you wish to comment during the general ‘Citizens Comments’ period or on a specific agenda item.

Please contact the Agency Clerk’s office at 916-440-1363, if you have questions about the public comment procedure. Sacramento Housing and Redevelopment Agency (SHRA), in compliance with the Americans with Disabilities Act (ADA), requests that individuals who require special accommodations to access and/or participate in SHRA Commission meetings to please contact the office at (916) 440-1363 at least 24 hours before the scheduled meeting to ensure that assistance can be provided if needed. Copies of documents relating to agenda items are available for review online at www.shra.org. If you need assistance with locating reports or would like to request copies contact the Agency Clerk at 916-440-1363.

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. 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. Members of the public wishing to provide comment should either email comments to publiccomments@shra.org or be present them verbally by calling (888) 970-1444.

APPROVAL OF MINUTES – October 7, 2020.

PUBLIC HEARING

1. Approval of the 2021 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Other Related Actions – City Report
2. Authorize The Submission for The Approval of The 2021 One-Year Action Plan for The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to The Sacramento Housing and Redevelopment Agency (SHRA) Budget; Execute A Memorandum of Understanding for The One Year Action Plan Allocation Process – County Report

DISCUSSION/BUSINESS ITEMS

3. 2021 and Subsequent Years Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and Per Contract Caps for Routine Services
4. River District Landing (Bercut Village and Discovery Apartment Homes) – Approval of Financing, Loan, and Operations Agreements, and Related Documents; 2020 Action Plan Amendment; and Reallocation of Innovation and Growth Funds

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT



MINUTES
Sacramento Housing and Redevelopment Commission (SHRC)
Regular Meeting
October 7, 2020

Meeting noticed on October 2, 2020

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:02 p.m. by Chair Morgan. Note that meeting was held via teleconference following the Governor's executive order during the coronavirus pandemic.

MEMBERS PRESENT: Alcalay, Boyd (arrived 6:14 pm), Morgan, Osmany, Staajabu, Starks, Woo

MEMBERS ABSENT: Griffin, Nunley (two vacancies)

STAFF PRESENT: La Shelle Dozier, Brad Nakano, James Shields, Susana Jackson, Victoria Johnson, Susan Perry, Christine Weichert, Celia Yniguez, MaryLiz Paulson, Maria Avdalas, Ahmad Halimi, Peter Masih, Vickie Smith, Lira Goff

APPROVAL OF AGENDA

The Agenda was approved, Item ten will be continued to the October 21st, 2020 meeting. Items 8 and 9, 11 and 12 will be heard together.

CITIZENS COMMENTS

APPROVAL OF MINUTES – September 2, 2020 minutes were approved as submitted.

CONSENT

1. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) For The Year Ended December 31, 2019 - City Report
2. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) For The Year Ended December 31, 2019 - County Report
3. 2020 CalHome Application for First-Time Homebuyer Mortgage Assistance - City Report

4. 2020 CalHome Application for First-Time Homebuyer Mortgage Assistance - County Report
5. 2021 Annual Plan for the Housing Authority of the City and County of Sacramento to the Public Housing Agency Annual Plan, Admissions and Continued Occupancy Policy, and Administrative Plan
6. Approval of Commitment of Choice Neighborhoods Implementation Grant Funds to Mirasol Village Block C (320 Dos Rios Street, Sacramento, CA) – City report
7. Mirasol Village Project: Commitment of Choice Neighborhoods Implementation Grant Funds to Mirasol Village Block C Housing (320 Dos Rios Street, Sacramento, CA) – County report

Commissioner Staajabu motioned to approve the staff recommendation for the item listed above. Commissioner Starks seconded the motion. The votes were as follows:

AYES: Alcalay, Morgan, Osmany, Starks, Staajabu, Woo

NOES: None

ABSENT: Boyd (arrived 6:14 pm), Griffin, Nunley

ABSTAIN: None

PUBLIC HEARING

8. Adopt Second Substantial Amendment To The 2020-2024 Consolidated Plan; Adopt Second Substantial Amendment To The 2020 One-Year Action Plan; Amend The Sacramento Housing And Redevelopment Agency (SHRA) Budget; Adopt Amendment To The Citizen Participation Plan Related To The Coronavirus Aid, Relief, And Economic Security Act (CARES); Approve the Sacramento Emergency Rental Assistance (SERA) Program – County report) – County report
9. Adopt Second Substantial Amendment To The 2020-2024 Consolidated Plan; Adopt Second Substantial Amendment To The 2020 One-Year Action Plan; Amend The Sacramento Housing And Redevelopment Agency (SHRA) Budget; Adopt Amendment To The Citizen Participation Plan Related To The Coronavirus Aid, Relief, And Economic Security Act (CARES)-City report

Items number 8 and 9 were heard together. Celia Yniguez presented the items.

Commissioner Woo motioned to approve the staff recommendation for the items listed above. Commissioner Staajabu seconded the motion. The votes were as follows:

AYES: Alcalay, Morgan, Osmany, Starks, Staajabu, Woo

NOES: None

ABSENT: Boyd (Arrived 6:14 pm), Griffin, Nunley

ABSTAIN: None

DISCUSSION/BUSINESS ITEMS

10. Approval of Bercut Village Homekey Project and Funding Allocation (321 Bercut Drive, Sacramento CA)

The item was continued to October 21st, 2020.

11. Approval of La Mancha Homekey Project and Funding Allocation (7789 La Mancha Way, Sacramento CA)

12. La Mancha - Approval Of Mental Health Service Act Funding Agreement

Items number 11 and 12 were heard together. These items were presented by Susan Veazey.

Commissioner Woo motioned to approve the staff recommendation for the item listed above. Commissioner Staajabu seconded the motion. The votes were as follows:

AYES: Alcalay, Boyd, Morgan, Osmany, Starks, Staajabu, Woo

NOES: None

ABSENT: Griffin, Nunley

ABSTAIN: None

13. COVID-19 Response: CARES Act Framework and Funding Priorities; Homelessness: Sacramento Emergency Rental Assistance (SERA) Program

The item was presented by Sarah O'Daniel.

Commissioner Alcalay motioned to approve the staff recommendation for the item listed above. Commissioner Woo seconded the motion. The votes were as follows:

AYES: Alcalay, Boyd, Morgan, Osmany, Starks, Staajabu, Woo

NOES: None

ABSENT: Griffin, Nunley

ABSTAIN: None

EXECUTIVE DIRECTOR'S REPORT

Executive Director La Shelle Dozier reviewed the following:

- The next meeting will be October 21, 2020.

COMMISSION CHAIR REPORT

None.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None.

ADJOURNMENT

As there was no further business to be conducted, Chair Morgan adjourned the meeting at 6:48 pm.

Clerk



October ²¹/~~2~~, 2020

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval of the 2021 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Other Related Actions

RECOMMENDATION

Staff is presenting this information to the Commission for final review prior to review by the City of Sacramento.

Respectfully submitted,


Executive Director

Attachment



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

Discussion
October 27, 2020

Honorable Mayor and Members of the City Council

Title: Approval of the 2021 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Other Related Actions

Location/Council District: Citywide

Recommendation: Pass 1) a **City Council Resolution** a) approving amendments to prior years' Action Plans and the 2021 One-Year Action Plan to allocate anticipated CDBG, HOME, ESG, and HOPWA funds as described in Exhibit A; b) authorizing SHRA to amend its budget to allocate CDBG, HOME, ESG, and HOPWA funding for programs and projects in accordance with the amendment of the prior years' Action Plans and the 2021 One-Year Action Plan and amend the budget if the United States Department of Housing and Urban Development (HUD) grant awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities; c) authorizing the City Manager or his designee to execute agreements with SHRA to carry out the activities contained in the 2021 One-Year Action Plan and amendment to the various years' Action Plans in compliance with applicable federal laws and regulations, as approved to form by SHRA legal counsel and the City Attorney; d) authorizing and delegating authority to SHRA to act as agent on behalf of the City of Sacramento to execute grant agreements with HUD and execute agreements and contracts with the appropriate entities to carry out programs and projects in accordance with the Action Plans and in compliance with applicable federal laws and regulations as approved to form by SHRA legal counsel; e) authorizing SHRA to make any budget adjustments and execute related documents as necessary to administer the programs as described in the 2021 Action Plan in compliance with applicable federal laws and regulations as outlined in Exhibit A; f) authorizing SHRA to submit the 2021 One-Year Action Plan and amendments to prior years' Action Plans to HUD; g) authorizing SHRA to add two full time employees; and 2) a **City Council** resolution establishing Capital Improvement Project (CIP) designations for city projects proposed for funding in the 2021 One Year Plan.

Contact: Tyrone Roderick Williams, Deputy Executive Director, (916) 440-1316, Sacramento Housing and Redevelopment Agency

Presenters: Celia Yniguez, Program Manager, (916) 440-1350, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: Since 1982, SHRA has managed and administered federal housing, public service and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to a joint powers agreement between the City and County and its housing authorities. HUD requires the submission of the One-Year Action Plan annually for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) grant programs.

This report recommends approval of the 2021 One-Year Action Plan (Action Plan) and amendments to prior years' Action Plans, and requests authorization to submit the plan to HUD. The Action Plan outlines proposed priority activities and projects and other actions for federally funded programs including CDBG, HOME, ESG, and HOPWA. Staff anticipates that the 2021 federal budget will be held constant at 2020 funding levels (Exhibit A). A noticed public hearing soliciting comments on the Action Plan was held by the Sacramento Housing and Redevelopment Commission (Commission) on October 2, 2020.

Policy Considerations: The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives outlined in the 2020-2024 Consolidated Plan. The Consolidated Plan goals include assisting low- and moderate-income persons and areas with the following: housing, homeless facilities and services, public services, public facility and infrastructure improvements, and planning activities.

Economic Impacts: Not applicable.

Environmental Considerations: California Environmental Quality Act (CEQA): Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under the California Environmental Quality Act (CEQA) if implementation of the projects is authorized as part of the budgeting process. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b). Environmental review pursuant to CEQA will be completed prior to any project commitment. Activities identified in the Action Plan as public and supportive services and program administration activities are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b), and no further CEQA review is required for these activities.

National Environmental Policy Act (NEPA): All new federally funded projects are subject to environmental review under the requirements of the National Environmental Policy Act (NEPA) and HUD regulations and review must be completed prior to any commitment of federal funds unless such projects are deemed exempt from review. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are exempt from NEPA pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(1) and 58.34(a)(3). Activities identified in the Action Plan as public services are exempt under NEPA pursuant to 24 CFR 58.34(a)(4), supportive services are categorically excluded not subject to §58.5, and program administration activities are exempt pursuant to 24 CFR 58.34(a)(3), and no further NEPA review is required for these activities.

Sustainability Considerations: The proposed appropriation of funds for existing and new activities is consistent with the City's Sustainability Master Plan's Focus Area – Public Health and Nutrition by improving residents' health, and serves as a five-year planning document to direct investments that seek to improve health, nutrition, social and economic sustainability.

Commission Action: On October 21, 2020, the Sacramento Housing and Redevelopment Commission considered the staff recommendations for this item. The votes were as follows:

AYES

NOES

ABSENT

Rationale for Recommendation: As a condition of the receipt of various federal grants provided through HUD, the regulations require the annual submittal of One-Year Action Plan describing proposed activities and expenditures that meet the goals and priorities of the City of Sacramento. In general, the purpose of the activities funded is to revitalize lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services and generating affordable housing opportunities. Newly funded capital improvement projects are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds in the current year. This report also requests approval to establish the following new Capital Improvement Projects which are the O'Neil Field in Youth, Parks, and Community Enrichment Department and the Del Paso Boulevard Infrastructure Project in the Public Works Department which are proposed for funding in the One Year Action Plan. Funding for these projects will further the design and engineering or provide construction funding.

Financial Considerations: Below are the proposed allocations in the 2021 One-Year Action Plan based on estimated revenues. Exhibit A includes details regarding proposed program and project allocations.

Community Development Block Grant (CDBG)			
Revenue Source	Previous Years Reprogramming	2021 Estimated Allocation	Total
Estimated Entitlement	\$0	\$4,878,621	\$4,878,621
Reprogrammed Funds ¹	\$411,747	\$0	\$411,747
Program Income ²	\$239,416	\$64,063	\$303,479
Total	\$651,163	\$4,942,684	\$5,593,847

HOME Investment Partnerships Program (HOME)			
Revenue Source	Previous Years Reprogramming	2021 Estimated Allocation	Total
Estimated Entitlement	\$0	\$2,606,920	\$2,606,920
Reprogrammed Funds ¹	\$0	\$0	\$0
Program Income ²	\$1,494,834	\$326,144	\$1,820,978
Total	\$1,494,834	\$2,933,064	\$4,427,898

Emergency Solutions Grant (ESG)			
Revenue Source	Previous Years Reprogramming	2021 Estimated Allocation	Total
Estimated Entitlement	\$0	\$421,643	\$421,643
Reprogrammed Funds ¹	\$0	\$0	\$0
Program Income ²	\$0	\$0	\$0
Total	\$0	\$421,643	\$421,643

Housing Opportunities for Persons With AIDS (HOPWA)			
Revenue Source	Previous Years Reprogramming	2021 Estimated Allocation	Total
Estimated Entitlement	\$0	\$1,498,551	\$1,498,551
Reprogrammed Funds ¹	\$25,730	\$0	\$25,730
Program Income ²	\$0	\$0	\$0
Total	\$25,730	\$1,498,551	\$1,524,281

¹Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. Reprogrammed CDBG funds may include prior years' capital reserve funds.

²Program income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). The 2021 program income is estimated.

October 27, 2020

Local Business Enterprise (LBE) - M/WBE and Section 3 requirements: LBE Considerations are not applicable to this report. 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 they may be applicable.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Attachments

- 1-Description/Analysis
- 2-Background
- 3-Resolution: Action Plan
- 4-Exhibit A – Proposed 2021 Action Plan Activities
- 5-Resolution: Establish Capital Improvement Projects

RESOLUTION NO. 2020 -

Adopted by the Sacramento City Council

On date of

APPROVAL OF THE 2021 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AND OTHER RELATED ACTIONS

BACKGROUND

- A. Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the CDBG program and was subsequently designated as the public entity to administer HOME, ESG, and HOPWA, funding originating from HUD.
- B. As the recipient of HUD funding and designated agent for the City of Sacramento, SHRA is authorized to submit environmental determinations on the City's behalf and on the behalf of non-profit sub-recipients.
- C. The recommended actions are consistent with the goals of the 2020-2024 Consolidated Plan which was approved in 2019 by City Council Resolution 2019-0408 and amended in 2020 by City Council Resolution 2020—0098.
- D. A noticed public hearing soliciting comments on the 2021 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 2, 2020, which fell within the 30 day public comment period.
- E. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a)(1) and (3). Environmental reviews for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice limiting actions. Activities identified in the Action Plan as public services, supportive services, and program administration have been

reviewed pursuant to CEQA and NEPA and no further review is required for these activities.

- F. SHRA staff will continue to integrate and collaborate on programming efforts with City departments utilizing Federal, State and local funding.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All evidence presented having been duly considered, the findings are found to be true and correct and are hereby adopted.
- Section 2. Amendments to prior years' Action Plans and the 2021 One-Year Action Plan, which allocates CDBG, HOME, ESG, and HOPWA funds as described in Exhibit A is approved.
- Section 3. SHRA is authorized to amend its budget to allocate CDBG, HOME, ESG, and HOPWA funding for programs and projects in accordance with the amendment of the prior years' Action Plans and the 2021 One-Year Action Plan and amend the budget if the HUD grant awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities.
- Section 4. The City Manager, or designee, is authorized to execute agreements with SHRA to carry out activities contained in the 2021 One-Year Action Plan and amendment to the various years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA Counsel and the City Attorney.
- Section 5. SHRA is authorized and delegated authority to act as agent on behalf of the City of Sacramento to execute grant agreements with HUD and execute agreements and contracts with the appropriate entities to carry out projects and programs in accordance with the 2021 One-Year Action Plan and amendments to prior years' Action Plans in compliance with applicable federal laws and regulations as approved to form by SHRA's Office of the General Counsel.
- Section 6. SHRA is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the federal programs as described in the 2021 One-Year Action plan in compliance with applicable federal laws and regulations as outlined in Exhibit A.
- Section 7. SHRA is authorized to submit the 2021 One-Year Action Plan and amendments to prior years' Action Plans to HUD.
- Section 8. SHRA is authorized to add two additional (2) full time employees and increase full time employees to support the administration of available funding.

Table of Contents:
Exhibit A: 2021 Action Plan

City of Sacramento
2021 One-Year Action Plan and Previous Years' Reprogramming

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Housing Opportunities for Persons with AIDS (HOPWA); and Emergency Solutions Grant (ESG) programs. This process consolidates multiple grant application requirements into a single submission. The concept of the Consolidated Plan was developed to further HUD's statutory goals through a collaborative process involving the community to establish a unified vision for future community development actions.

The One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations, funding allocations, and eligibility criteria. Proposed activities address the priority needs and specific objectives adopted by the City Council on October 13, 2020.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for SHRA initiated projects under the California Environmental Quality Act (CEQA). Environmental review records are on file at SHRA.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan, and AI. These documents, on file with the Agency Clerk, are incorporated into this staff report and the record by this reference.

Definitions:

Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. CDBG funds may also include prior years' capital reserve funds.

Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.).

The following programs are listed on the pages below: CDBG, HOME, ESG, and HOPWA

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

CDBG Revenue Source	Previous Years' Revenue Sources			2021 Action Plan	Total
	2016-2018	2019	2020		
Estimated Entitlement				\$4,878,621	\$4,878,621
Unobligated Capital Reserve Available for Reprogramming*	\$174,335	\$147,821	\$89,591		\$411,747
Program Income**	\$0	\$0	\$239,416	\$64,063	\$303,479
Total	\$174,335	\$147,821	\$329,007	\$4,942,684	\$5,593,847

The following summarizes proposed CDBG activities for 2019. Activities are organized into Infrastructure and Public Facility Improvements, Housing Development, Preservation and Homeownership, Public Services, Grant Planning and Administration, Loan Repayments, and Capital Reserve.

CDBG Activity Summary	Previous Years Reprogramming	2021 Action Plan	Total
Infrastructure and Public Facility Improvements	\$0	\$2,691,422	\$2,691,422
Housing Development, Preservation and Homeownership	\$0	\$466,544	\$466,544
Public Services	\$390,000	\$208,000	\$598,000
Grant Planning and Administration	\$25,305	\$729,375	\$754,680
HUD Loan Repayments	\$0	\$722,000	\$722,000
Capital Reserve	\$235,862	\$100,342	\$336,204
Proposed Funding Total	\$651,167	\$4,917,683	\$5,568,850

*Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or are funds being moved to a new activity to ensure timely expenditure. Reprogrammed CDBG funds may also include prior years' capital reserve funds.

**Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). Program income for 2021 is estimated.

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENTS					
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other City Departments to maximize leveraging with the City's capital improvement plans.					
Lawrence Park: Design, engineering and construction of a new running/walking track around the park. (D5)	\$0	\$250,000	\$250,000	2021 CDBG EN	03E/5130,5201,5211/LMA
Mangan Park: Design and engineering to improve existing playground, basketball court, ADA improvements and accessible parking lot striping. (D5)	\$0	\$80,000	\$80,000	2021 CDBG EN	03E/2140,2230/LMA
Franklin Boulevard Complete Streets: Design and engineering of a complete street between Sutterville Road & 19th Avenue. Design will include lane reduction from five to three lanes, bike lanes, sidewalk repair, PED lighting, landscaping, irrigation and trees. (D5)	\$0	\$250,000	\$250,000	2021 CDBG EN	03K/Various/LMA
O'Neil Field ADA Compliant Restroom: Design and engineering of new ADA-compliant restroom to the park. Demolition of existing restroom and installation of new prefabricated ADA-Compliant restroom in the same location. (D4)	\$0	\$80,000	\$80,000	2021 CDBG EN	03E/729,715/LMA
Temple Avenue Park: Design, engineering and construction for new park signage, resurface and restripe existing basketball court. Repair walkways for ADA compliance to facilitate ADA compliant path of travel to existing picnic area. (D5)	\$0	\$200,000	\$200,000	2021 CDBG EN	03E/Various/LMA
River District Basketball Court: Construction of a new basketball court and park facilities. The park will include facilities for tots and young children. (D3)	\$0	\$300,000	\$300,000	2021 CDBG EN	03E/5301/LMA
Del Paso Boulevard Road Diet: Construction and traffic calming improvements for pedestrians and bicycles. Project boundaries are between Marysville and O'Farrel Drive. (D2)	\$0	\$400,000	\$400,000	2021 CDBG EN	03K/6300/LMA
Robert T Matsui Park Access Improvement Project: Construction of new staircase, ADA accessible ramp, walkways, retaining wall, tree plantings and irrigation modifications. (D4)	\$0	\$200,000	\$200,000	2021 CDBG EN	03E/100/LMA
Nielsen Park: Construction for park improvements, including but not limited to ADA walkways, shade structure, trees, park furniture, other park amenities and improvements to the tennis courts and play fields. (D8)	\$0	\$280,000	\$280,000	2021 CDBG EN	03E/4904/LMA

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
Susan B Anthony Park Improvements: Funds for improvements to the park adjacent to Susan B Anthony Elementary including, but not limited to a new safety fence, improvements to park features such as gazebo and playground, new shade canopy, track installation, light and safety improvements and tennis court improvements. (D7)	\$0	\$300,000	\$300,000	2021 CDBG EN	03F/4300/LMA
Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas.	\$0	\$150,000	\$150,000	2021 CDBG EN	TBD
Public Improvements Delivery: Staffing and supportive services for capital improvement projects.	\$0	\$201,422	\$201,422	2021 CDBG EN	03
Total CDBG Infrastructure and Public Improvements	\$0	\$2,691,422	\$2,691,422		
Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)					
The following are recommended activities that increase the marketability and livability of neighborhoods.					
Minor Repair & ADA for Seniors and Low-Income Homeowners Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Safe at Home Program and the Home Assistance Repair Program for Seniors (HARPS).	\$0	\$50,000	\$50,000	2021 CDBG EN	14H / LMH
Home Repair Program: This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.	\$0	\$150,000	\$150,000	2021 CDBG EN	14A / LMH
Housing Programs Implementation and Delivery: Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, Section 3 related activities, environmental and emergency repair/accessibility programs and activities.	\$0	\$266,544	\$266,544	2021 CDBG EN	14A / 14B / 14G
Total CDBG Housing Development, Preservation and Homeownership	\$0	\$466,544	\$466,544		

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
PUBLIC SERVICES					
The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.					
Homeless Activities: Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.	\$0	\$63,000	\$63,000	2021 CDBG EN	05
	\$55,000	\$0	\$55,000	2016 CDBG EN	
	\$5,000	\$0	\$5,000	2017 CDBG EN	
	\$50,000	\$0	\$50,000	2018 CDBG EN	
	\$80,000	\$0	\$80,000	2019 CDBG EN	
	\$200,000	\$0	\$200,000	2020 CDBG EN	
	\$0	\$145,000	\$145,000	2021 CDBG EN	
	\$390,000	\$145,000	\$535,000	Total	
	\$390,000	\$208,000	\$598,000	Total	
	Total CDBG Public Services				

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
GRANT PLANNING AND ADMINISTRATION					
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.					
Promise Zone Planning and Administration: Funds to provide staffing and grant application activities.	\$0	\$75,900	\$75,900	2021 CDBG EN	20
	\$0	\$135,000	\$135,000	2021 CDBG EN	
Fair Housing Activities: Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.	\$25,305	\$0	\$25,305	2019 CDBG PI	21D
	\$0	\$518,475	\$518,474	2020 CDBG EN	
	\$25,305	\$518,475	\$543,779	Total	
CDBG Planning and Administration: Administrative and Planning Services for CDBG Programs.	\$25,305	\$729,375	\$754,680	Total	21A
	\$25,305	\$729,375	\$754,680	Total	
Total Grant Planning and Administration					

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HUD LOAN REPAYMENTS					
The following debt service payments for HUD Section 108 loans and internal SHRA loans for commercial revitalization, job creation, and infrastructure development.					
Section 108 Loan Repayment - Mirasol Village (formerly Twin Rivers): Annual debt service payment on Section 108 loan funds. If program income is utilized towards the debt service payment then unused entitlement funds will be utilized towards project costs (21 years remaining).	\$0	\$722,000	\$722,000	2021 CDBG EN	19F
Total CDBG Section 108 Loan Repayment	\$0	\$722,000	\$722,000		
CAPITAL RESERVE					
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities.	\$4,168	\$0	\$4,168	2016 CDBG EN	22
	\$4,840	\$0	\$4,840	2017 CDBG EN	
	\$55,330	\$0	\$55,330	2018 CDBG EN	
	\$67,822	\$0	\$67,822	2019 CDBG EN	
	\$103,702	\$0	\$103,702	2020 CDBG EN	
	\$0	\$100,342	\$100,342	2021 CDBG EN	
	Total CDBG Capital Reserve	\$235,862	\$100,342	\$336,204	

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Years Resources	Action Plan	Total
Estimated Entitlement		\$2,606,920	\$2,606,920
Reprogrammed Funds	\$0		\$0
Program Income	\$1,494,834	\$326,144	\$1,820,978
Total	\$1,494,834	\$2,933,064	\$4,427,898

The following summarizes proposed activities for 2021:

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME ONLY)				
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$672,676	\$0	\$672,676	2020 HOME PI
	\$0	\$146,765	\$146,765	2021 HOME PI
	\$0	\$1,173,114	\$1,173,114	2021 HOME EN
	\$672,676	\$1,319,879	\$1,992,555	Total
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$672,675	\$0	\$672,675	2020 HOME PI
	\$0	\$146,765	\$146,765	2021 HOME PI
	\$0	\$1,173,114	\$1,173,114	2021 HOME EN
	\$672,675	\$1,319,879	\$1,992,554	Total
Home Program Administration: Administrative services for the implementation of HOME-funded activities.	\$149,483	\$0	\$149,483	2020 HOME PI
	\$0	\$32,614	\$32,614	2021 HOME PI
	\$0	\$260,692	\$260,692	2021 HOME EN
	\$149,483	\$293,306	\$442,789	Total
Total HOME Housing Development, Preservation and Homeownership	\$1,494,834	\$2,933,064	\$4,427,898	

EMERGENCY SOLUTIONS GRANT (ESG)

Proposed activities are based on the following estimated revenues:

ESG Revenue Source	2021 Action Plan	Total
Estimated Entitlement	\$421,643	\$421,643
Reprogrammed Funds	\$0	\$0
Program Income	\$0	\$0
Total	\$421,643	\$421,643

The following summarizes proposed activities for 2021:

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹
EMERGENCY SOLUTIONS GRANT (ESG)				
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$160,948	\$160,948	2021 ESG EN
Emergency Shelters (Public Services): Funds to provide emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$229,072	\$229,072	2021 ESG EN
ESG Program Administration: Administrative services for the implementation of ESG-funded activities.	\$0	\$31,623	\$31,623	2021 ESG EN
Total Emergency Solutions Grant	\$0	\$421,643	\$421,643	

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Proposed activities are based on the following estimated revenues:

	Previous Years Revenue Sources 2018-2020	2021 Action Plan	Total
HOPWA Revenue Source			
Estimated Entitlement		\$1,498,551	\$1,498,551
Reprogrammed Funds	\$25,730		\$25,730
Total	\$25,730	\$1,498,551	\$1,524,281

The following summarizes proposed activities for 2020:

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)				
HOPWA - City and County of Sacramento: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento. Final funding amount is subject to change.	\$25,730	\$0	\$25,730	2019 HOPWA EN
	\$0	\$688,630	\$688,630	2021 HOPWA EN
	\$25,730	\$688,630	\$714,360	Total
HOPWA - Yolo County: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in Yolo County. Final funding amount is subject to change.	\$0	\$40,000	\$40,000	2021 HOPWA EN
HOPWA - El Dorado and Placer Counties: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in El Dorado and Placer Counties. Final funding amount is subject to change.	\$0	\$111,826	\$111,826	2021 HOPWA EN
Multi-Family Housing Acquisition and Construction: Provides loans or grants for the acquisition or construction of low- and moderate-income multi-family housing for HOPWA-eligible clients.	\$0	\$613,138	\$613,138	2021 HOPWA EN
HOPWA Program Administration: Administrative services for the implementation of HOPWA-funded activities.	\$0	\$44,957	\$44,957	2021 HOPWA EN
Total HOPWA	\$25,730	\$1,498,551	\$1,524,281	

Endnotes:

1. Source: Program Income = PI and Entitlement = EN

2. CDBG Criteria: Includes activity eligibility, matrix codes, census tracts, and national objectives.

RESOLUTION NO. 2019-

Adopted by the Sacramento City Council

ESTABLISH CAPITAL IMPROVEMENT PROJECTS FOR ROBLA COMMUNITY PARK PROJECT, RIVER DISTRICT BASKETBALL PARK PROJECT, AND DEL PASO INFRASTRUCTURE PROJECT

BACKGROUND

- A. The Lawrence Park Project (L19129110), Mangan Park Improvements (L19210100), O'Neil Field ADA Restroom (NEWL19145300), Temple Avenue Park Improvements (L19261000), River District Multi-Court Park Project (L19004800), Susan B. Anthony School Park, Matsui Park Access Improvements (L19911200) and Del Paso Infrastructure Project (PROJECT#) are included in the 2021 One-Year Action Plan for the Community Development Block Grant (CDBG) funding, which is to be approved under a separate resolution.
- B. The Lawrence Park Project (L19129110) will develop design and engineering plans to provide a running/walking track around the perimeter of park. The Mangan Park Project (L19210100) will develop design and engineering plans to renovate the existing playground, basketball court and make accessibility improvements (ADA), including new and replaced concrete walkways, accessible parking striping, and a ramp. The O'Neil Field Park Project (L19145300) will develop design and engineering plans to provide an ADA-compliant restroom to O'Neil Field. Temple Avenue Park Improvements (L19261000) will develop design, engineering, and construction plans to provide park signage, resurface basketball court, repair walkways for ADA compliance and renovate the existing water system. River District Multi-Court Park Project (L19004800) will develop an active sports park with a multi-sports court, basketball court and street frontage improvements. Robert T. Matsui Park Access Improvements Project (L19911200) will construct a new staircase, new ADA accessible ramp, walkways, retaining walls, tree plantings and irrigation modifications for park. The Del Paso Infrastructure Project (PROJECT#) will implement infrastructure analysis and cost study for the Del Paso corridor.
- C. Establishing the projects as Capital Improvements Projects (CIP) provides a necessary first step to beginning design and/or construction activities. The revenue and expenditure budgets, and transfer of CDBG funds will occur upon execution of an Individual Project Agreement (IPA) for each project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. A new capital improvement project for O'Neil Field ADA Restroom is

hereby established as (L19145300).

Section 2. A new capital improvement project for Susan B. Anthony School Park is hereby established as (L19168600).

Section 3. A new capital improvement project for Del Paso Infrastructure Project is hereby established as (G02180200).Section 4.

RESOLUTION NO. SHRC-_____

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

October 7, 2020

AUTHORITY TO SUBMIT THE 2021 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AND OTHER RELATED ACTIONS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires adoption of a Consolidated Plan to identify the programs and projects for the expenditure of federal Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds; and

WHEREAS, since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the community development funding originating from HUD on behalf of the City and County of Sacramento; and

WHEREAS, SHRA serves as a joint staffing agency for administration of Consolidated Plan programs in both the City of Sacramento and the County of Sacramento; and

WHEREAS, as the recipient of HUD funding and designated agent for the City and County of Sacramento, SHRA is authorized to submit an environmental determination on their behalf and on behalf of non-profit subrecipients; and

WHEREAS, the 2020-2024 Consolidated Plan, was approved by Sacramento Housing and Redevelopment Commission by Resolution No. 2019-22; and Amendment #1 to the Consolidated Plan by Resolution 2020-08.

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: All evidence presented having been duly considered, the Sacramento Housing and Redevelopment Commission accepts the findings are found to be true and correct and are hereby adopted.

Section 2: Subject to approval of the 2021 One-Year Action Plan by the Sacramento City Council and the Sacramento County Board of Supervisors, the Executive Director, or designee, is authorized to:

- Amend the SHRA budget to allocate the CDBG, HOME, HOPWA, and ESG grant funding for programs and projects in accordance with the amendment of the prior years' Action Plan and 2021 One-Year Action Plan.
- Amend CDBG Capital Reserve, HOME, HOPWA, and ESG budgets if HUD awards are less than or greater than anticipated to the extent necessary to implement and ensure the timely completion of activities.
- Execute agreements, contracts, and documents with HUD and the appropriate entities to carry out the Action Plans' activities in compliance with adopted policies, guidelines and federal law, as approved to form by SHRA Counsel.
- Submit the 2021 One-Year Action Plan and amendments to prior years' action plans to HUD.
- Add two additional (2) full time employees and increase full time employees to support the administration of available funding.

Section 3: The Executive Director, or designee, is authorized to enter into the Memorandum of Understanding with the County for the One-Year Action Plan Allocation Process to enhance cooperation and communication between the County and SHRA.

CHAIR

ATTEST:

CLERK



October ²¹/₂, 2020

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval of the 2021 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Other Related Actions

RECOMMENDATION

Staff is presenting this information to the Commission for final review prior to review by the County of Sacramento.

Respectfully submitted,


Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
November 3, 2020

To: Board of Supervisors

Through: Navdeep S. Gill, County Executive

From: La Shelle Dozier, Executive Director, Sacramento Housing and Redevelopment Agency

Subject: Approve And Authorize Submission To The United States Department Of Housing And Urban Development (HUD) Of The 2021 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to The Sacramento Housing and Redevelopment Agency (SHRA) Budget

District(s): All

RECOMMENDED ACTION

Adopt the attached Board of Supervisors Resolution that:

1. Approves the One-Year Action Plan (Action Plan) and authorizes SHRA to take actions and execute any and all related documents, as necessary to carry out the federal and local programs included in the Action Plan.
2. Amendments to prior years Action Plan are approved and effective immediately.
3. Directs SHRA to amend its budget accordingly.
4. Authorizes the County Executive, or designee to execute agreements with SHRA to carry out the Action Plan activities contained in the 2021 One-Year Action Plan.
5. Delegates SHRA to execute the Action Plan grant agreements with HUD and the agreements and contracts with the appropriate entities to carry out the 2021 One-Year Action Plan.
6. Authorizes SHRA to submit the 2021 Action Plan(s) to HUD.
7. Authorizes SHRA to add one additional full time, limited term, employee and increase full time employees to support the administration of Coronavirus Aid, Relief and Economic Security Act (CARES Act) funding.

BACKGROUND

Since 1982, SHRA has managed and administered federal housing, public service and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to a joint powers agreement between the City, County and their housing authorities. Each year, HUD requires the submission of a One-Year Action Plan from SHRA regarding the County's proposed use of the following federal funds: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds. It is required that the One-Year Action plan be consistent with the approved five-year Consolidated Plan which is described below.

Consolidated Plan

A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from the HUD. The Sacramento Consolidated Plan is a joint City-County planning document that identifies the County's housing, public service, and community development needs and describes a long-term strategy to meet those needs. The 2020-2024 Consolidated Plan was approved by the Sacramento County Board of Supervisors and covers and provides the vision, goals and strategies for allocation of federal funds. Ongoing goals of the consolidated planning process include:

- The promotion of citizen participation in the development of local priority needs benefiting low- and moderate-income persons.
- The development of a series of One-Year Action Plans that will be the basis for assessment of performance.
- Consultation with public and private agencies to identify needs and appropriate actions required to address their needs.

The Consolidated Plan explains how and why federal HUD funding for housing and community development activities should be used based on identified local needs. The Consolidated Plan has three overarching goals to address community needs which include: 1) Provision of affordable housing, including for those with special needs; 2) Provision of a suitable living environment through more livable and integrated neighborhoods; and 3) Expansion of economic opportunities, especially for low- and moderate-income persons. Activities included in the One-Year Action Plan will all meet one or more of the goals outlined above.

One-Year Action Plan

This report requests approval of the 2021 One-Year Action Plan. The Action Plan details proposed CDBG, ESG and HOME programs, activities, and budgets for the 2021 calendar year. In addition, staff is recommending amendments to prior years' Action Plans to allocate capital reserve and program income to fund new activities. A noticed public hearing soliciting comments on the 2021 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 21, 2020.

The One-Year Action Plan describes the resources expected to be available in the coming program year from federal, nonfederal, and private sources. It includes a description of the activities that will be undertaken to meet the specific objectives in the Consolidated Plan. It also provides the County with a basis for assessing its progress in meeting the goals of the Consolidated Plan through the Consolidated Annual Performance and Evaluation Reports (CAPER).

The One-Year Action Plan is broken down in the following sections as outlined below.

Infrastructure and Public Facility Improvements

There is a continuing need within the County for infrastructure and public facility improvements to serve low- and moderate-income areas in the County within older neighborhoods that either have inadequate facilities or where existing facilities suffering from heavy use or deferred maintenance, have led to disrepair. Capital improvement funding identified in the Action Plan strives for maximum leveraging opportunities in order to provide the greatest impact to residents. Supporting large infrastructure and public facility improvement projects benefiting low- and moderate-income areas is a key objective of the County's CDBG Program.

The proposed One-Year Action Plan infrastructure and public facility improvement projects were selected through consultation with County staff and were based on the ability for them to be completed in a timely manner, CDBG program eligibility, and current County of Sacramento priorities. The Action Plan recognizes the limited federal, state and local funding and strategically focuses funding on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create activities which generate strategic and visible impacts that promote positive changes within the community.

Housing

The housing activities outlined in the Action Plan seek to support, increase and improve the multi-family housing stock, fund minor and emergency repairs to existing single-family homes, and provide decent and affordable housing to low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been constrained in recent years due to the limited amount of entitlement grants from the federal government and limited state and local funding. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. Additionally, efforts have been made to reduce mobility barriers for low- and moderate-income households by supporting infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development, which is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

To maximize fair housing choice, affordable housing rehabilitation and new construction are not limited to low- and moderate-income areas and can be developed where it is most appropriate. Guidelines for investing in affordable housing rehabilitation and new construction activities were approved by the Board of Supervisors separately as part of SHRA's Multifamily Lending and Mortgage Revenue Bond Policies.

HOME Program

The HOME Program empowers grantees to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for new construction. Additionally, HOME funds are also used for rehabilitation of existing housing.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partnering with Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (CoC). As such, SHRA continues to participate in discussions about the most effective ways to reach out to homeless individuals and to assess their individual needs as part of ongoing coordination efforts. It is recognized within the Action Plan that the County has determined addressing homelessness as a high priority. SHRA continues to work with County staff on the most strategic use of federal funding for homeless services, including CDBG and ESG to reflect and complement the broader commitments of the County to prevent and end homelessness.

Objectives to address homelessness in 2021 include supporting the continuation of the CoC homeless assistance system for individuals and families through the provision of emergency shelters, rapid re-housing/prevention services, and permanent supportive housing services, and supportive services for low- and moderate-income individuals and those with special needs, including the homeless and persons living with HIV/AIDS.

As part of the Action Plan, CDBG and ESG funding is expected to continue for established programs which include emergency shelters, rapid re-housing and other actions related to the prevention of homelessness.

Emergency Solutions Grant

SHRA, on behalf of the County of Sacramento, administers ESG funding. Upon approval of the Action Plan by the Sacramento Board of Supervisors, SHRA will execute subrecipient agreements for rapid re-housing and emergency shelter programs. Rapid re-housing services include housing search and placement, housing stability case management, direct short-term rental assistance, rental application fees, security/utility deposits, and first/last months' rent.

State ESG Update

In April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's ESG RRH program by Commission Resolution No. 2016-04 and Board Resolution No. 2016-0233. Additional information regarding accomplishments is outlined in Attachment 2.

Public Services

An overall priority for CDBG is to increase self-sufficiency and economic opportunity for low- and moderate-income residents and individuals with special needs so that they can achieve a reasonable standard of living. The priority in the Consolidated Plan for the utilization of public service funding is to support the provision of vital services to the County's most vulnerable populations, such as providing meals to seniors and the services and emergency shelter to homeless households.

Fair Housing

SHRA, the City and County of Sacramento, and the Cities of Citrus Heights, Elk Grove, Rancho Cordova and Folsom implement fair housing services through local partnerships. The result is the Renter's Hotline, which serves as a central intake point to provide counseling, dispute resolution and fair housing services for Sacramento County residents in a housing crisis or dispute. Access is through telephone and the internet. Other components include fair housing education and training for landlords, and implicit bias training and Investigation/Testing/Litigation.

Agreement Cities

Per HUD guidelines and Notice CPD-20-03, Sacramento County is considered an Urban County because it has a population of more than 200,000 in its unincorporated areas and participating incorporated areas. Local jurisdictions within an Urban County that are considered a Non-Entitlement City due to incorporation, but not large enough to be an Entitlement City as defined by HUD, are able to enter into Cooperation Agreements for CDBG, HOME, and ESG funding with SHRA, on behalf of the County. Entitlement Cities have the option to enter into Consortium Agreements with SHRA for HOME funding only. Entering into an agreement with SHRA allows for the jurisdiction's low- and moderate-income populations to be included in the calculation for receiving entitlement funds from HUD. These funds, less any administration, are made available to that jurisdiction for HUD-funded activities depending on the type of agreement. Absent utilizing the Urban County, such jurisdictions and their population are counted into the state formula and must access funds on a competitive basis through the state. Such access may be limited, and thus it is more advantageous to partner with the Urban County.

Staff will continue to work with existing jurisdictions to develop essential and viable community development and HOME projects for their residents. Additionally, residents of Agreement Cities will continue to benefit from

CDBG-funded programs offered countywide since their populations are accounted for in HUD funding.

COMMISSION ACTION

At its meeting of October 21, 2020 the Sacramento Housing and Redevelopment Commission will considered the staff recommendation for this item. Staff will notify the Board on the outcome of their vote at the November 3rd meeting.

POLICY CONSIDERATIONS

The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives outlined in the adopted Consolidated Plan which include assisting low- and moderate-income persons and areas with the following: housing, homeless facilities and services, public services, public facility and infrastructure improvements and planning activities.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under the California Environmental Quality Act (CEQA) if implementation of the projects is authorized as part of the budgeting process. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b). Environmental review pursuant to CEQA will be completed prior to any project commitment. Activities identified in the Action Plan as public and supportive services and program administration activities are not considered a project subject to CEQA pursuant to 14 CCR section 15378(b), and no further CEQA review is required for these activities.

National Environmental Policy Act (NEPA): All new federally funded projects are subject to environmental review under the requirements of the National Environmental Policy Act (NEPA) and HUD regulations, and review must be completed prior to any commitment of federal funds unless such projects are deemed exempt from review. The recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are exempt from NEPA pursuant to 24 Code of Federal Regulations (CFR) sections 58.34(a)(1) and 58.34(a)(3). Activities identified

Approval of The 2021 One-Year Action Plan for The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to The Sacramento Housing and Redevelopment Agency (SHRA) Budget
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in the Action Plan as public services are exempt under NEPA pursuant to 24 CFR 58.34(a)(4), supportive services are categorically excluded not subject to §58.5, and program administration activities are exempt pursuant to 24 CFR 58.34(a)(3), and no further NEPA review is required for these activities.

M/WBE/SECTION 3 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.

FINANCIAL ANALYSIS

Proposed activities are based on the following estimated revenues:

Revenue Source	Previous Years Reprogramming	2021 Estimated Revenue	Total
CDBG Entitlement	\$0	\$5,899,986	\$5,899,986
CDBG Program Income ¹	\$105,879	\$12,038	\$117,917
CDBG Reprogrammed Funds ²	\$0	\$0	\$0
CDBG Capital Reserve	\$670,768	\$0	\$670,768
HOME Entitlement	\$0	\$3,283,169	\$3,283,169
HOME Program Income ¹	\$155,080	\$765,732	\$920,812
ESG Entitlement	\$0	\$506,761	\$506,761
Revenue Subtotal	\$931,728	\$10,467,686	\$11,399,413

Approval of The 2021 One-Year Action Plan for The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), And Emergency Solutions Grant (ESG) Funded Projects and Programs; Amendment of Prior Years' Action Plans; Amendment to The Sacramento Housing and Redevelopment Agency (SHRA) Budget

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¹ Program income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). 2021 program income is estimated.

² Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. Reprogrammed CDBG funds may include prior years' capital reserve funds.

The CDBG Unallocated capital reserve in the 2021 One-Year Action Plan is approximately 10.6 percent (or \$558,747) of the 2021 CDBG entitlement. Staff anticipates that the 2021 federal budget will be held constant at 2020 funding levels. If Congress ultimately approves funding in a lesser amount, the reserve will be used to fund budgeted projects. SHRA is authorized to obligate the capital reserve to activities described in this Action Plan.

The County of Sacramento received \$3,470,768 in CARES CDBG-CV1 and \$13,626,152 in CARES ESG-CV1 and CV2 and requires one additional staff person to prepare and execute the agreements, administer the agreements, prepare and submit quarterly and annual HUD reports. Administrative funding of \$788,247 was allocated and will be utilized for the position for approximately 3 years.

Respectfully Submitted,

APPROVED
NAVDEEP S. GILL,
County Executive


LA SHELLE DOZIER, Executive Director
Sacramento Housing and
Redevelopment Agency

By: _____
Bruce Wagstaff,
Deputy County Executive

Attachments:
RES – County BOS Resolution
ATT 1 – Proposed 2021 Action Plan Activities
ATT 2 – State ESG Update

RESOLUTION NO.

APPROVAL OF THE 2021 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF PRIOR YEARS' ACTION PLANS; AUTHORIZATION TO EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET; AND OTHER RELATED FINDINGS

WHEREAS, since 1982 the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the County of Sacramento, has served as the public entity designated to efficiently administer the CDBG program and was subsequently designated as the public entity to administer HOME and ESG, funding originated from HUD;

WHEREAS, on July 25, 2017, the Agency was given the authority to enter into Cooperation Agreements with non-entitlement jurisdictions to carry out CDBG, HOME, and ESG activities on their behalf and Consortium Agreements with entitlement jurisdictions to carry out HOME activities on their behalf within the County and which agreements will be executed every three years;

WHEREAS, as the recipient of HUD funding and designated agent for the County of Sacramento, SHRA is authorized to submit environmental determinations on the County's behalf and on behalf of non-profit subrecipients;

WHEREAS, the recommended actions are consistent with the goals of the 2020-2024 Consolidated Plan which was approved in 2019 by Board of Supervisors Resolution 2019-00743 and amended in 2020 by Board of Supervisors Resolution 2020-0259 as the recipient of HUD funding and designated agent for the County of Sacramento, SHRA is authorized to submit environmental determinations on the County's behalf and on behalf of non-profit subrecipients;

WHEREAS, a noticed public hearing soliciting comments on the 2021 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 21, 2020, which fell within the 30-day comment period; and

WHEREAS, the recommended actions are considered administrative or fiscal activities and do not constitute a commitment of funding to any of the projects identified in the Action Plan, and therefore are not considered a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, and are exempt under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34(a) (1) and (3). Environmental reviews for individual activities or programs identified in the Action Plan will be completed prior to project commitment or choice limiting actions. Activities identified in the Action Plan as public services, supportive services, and program administration have been reviewed pursuant to CEQA and NEPA and no further review is required for these activities.

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

Section 1: All evidence presented having been dully considered, the Sacramento County Board of Supervisors accept the findings, which are found to be true and correct are hereby adopted.

Section 2: Amendments to prior years Action Plans and adoption of the 2021 One-Year Action Plan, which allocates CDBG, HOME, and ESG funds to various programs and projects as set forth in Attachment 1, are approved.

Section 3: Amendments to prior years Action Plans are approved and effective immediately.

Section 4: SHRA is authorized to amend its budget in accordance with Attachment 1 and amend CDBG, HOME, and ESG budgets if HUD awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities set out in Attachment 1.

Section 5: The County Executive, or designee, is authorized to execute agreements with SHRA to carry out Action Plan activities contained in the 2021 One-Year Action Plan and amendment to various years' Action Plans in compliance with adopted policies, guidelines, regulations as approved to form by SHRA Counsel.

Section 6: SHRA is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts, and amendments as necessary to carry out the activities identified in the amended various years' Action Plans and 2021 One-Year Action Plan in compliance with applicable federal laws and regulations.

Section 7: SHRA is authorized to submit the 2021 One-Year Action Plan and amendments to prior years' Action Plans to HUD.

Section 8: SHRA is authorized to add one (1) additional full-time employee and increase the full-time employees to support the administration of available funding.

On a motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento this 3rd day of November, 2020, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

Approval Of The 2021 One- Year Action Plan For The Community
Development Block Grant, HOME Investment Partnerships Program, And
Emergency Solutions Grant Funded Projects And Programs; Amendment Of
Prior Years' Action Plans
Page 4

ABSENT: Supervisors,

ABSTAIN:

Supervisors,

RECUSAL: Supervisors,

(PER POLITICAL REFORM ACT (§ 18702.5.))

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

County of Sacramento

2021 One-Year Action Plan and Previous Years' Reprogramming

The U.S. Department of Housing and Urban Development (HUD) requires a consolidated planning process for the federal Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); Housing Opportunities for Persons with AIDS (HOPWA); and Emergency Solutions Grant (ESG) programs. This process consolidates multiple grant application requirements into a single submission.

The One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations, funding allocations, and eligibility criteria. Proposed activities address the priority needs, adopted by the Board of Supervisors on October 20, 2020.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for Agency initiated projects under the California Environmental Quality Act (CEQA). Environmental review records are on file at SHRA.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan. These documents, on file with the Agency Clerk, are incorporated into this report and the record by this reference.

Definitions:

Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or funds are being moved to ensure timely expenditure. CDBG funds may also include prior years' capital reserve funds.

Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.).

The following programs are listed on the pages below:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

CDBG Revenue Source	Previous Years Revenue Sources				2021 Action Plan	Total
	2016-2018	2019	2020	2021		
Estimated Entitlement					\$5,899,986	\$5,899,986
Unobligated Capital Reserve Available for Reprogramming*	\$252,303	\$157,619	\$260,846			\$670,768
Program Income**	\$0	\$0	\$105,879	\$12,038		\$117,917
Total	\$252,303	\$157,619	\$366,725	\$5,912,024		\$6,688,671

The following summarizes proposed CDBG activities for 2020. Activities are organized into Infrastructure and Public Improvements; Housing Development, Preservation and Homeownership; Public Services; Grant Planning and Administration and Capital Reserve.

CDBG Activity Summary	Previous Years Revenue Uses				2021 Action Plan	Total
	2016-2018	2019	2020	2021		
Infrastructure and Public Facility Improvements	\$0	\$0	\$0	\$2,351,887		\$2,351,887
Housing Development, Preservation and Homeownership	\$0	\$0	\$0	\$1,666,544		\$1,666,544
Public Services	\$125,000	\$25,000	\$0	\$513,000		\$663,000
Grant Planning and Administration	\$0	\$0	\$84,876	\$750,618		\$835,494
Agreement Cities	\$0	\$50,000	\$100,000	\$313,000		\$463,000
Capital Reserve	\$127,303	\$82,619	\$181,849	\$166,975		\$558,746
Proposed Funding Total	\$252,303	\$157,619	\$366,725	\$5,762,024		\$6,538,671

*Reprogrammed Funds are made available when an activity has been cancelled, completed with cost savings, or are funds being moved to a new activity to ensure timely expenditure. Reprogrammed CDBG funds may also include prior years' capital reserve funds.

**Program Income are funds generated by a grant-supported activity (e.g., loan repayment, property sale, etc.). Program income for 2021 is estimated.

Attachment 1

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENTS					
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other County Departments to maximize leveraging with the County's capital improvement plans.					
Jack Davis Park Shade Improvement: The proposed project enhances the use of the other renovations by replacing the plaza and providing much needed shelter from the sunlight (District 1).	\$0	\$150,000	\$150,000	2021 CDBG EN	03F / 4802 & 50.01 / LMA
Arden Way Complete Streets Phase 1 Project: provide funds for the design right-of-way (ROW) and engineering of a complete street project with pedestrian and bike improvement along Arden Way between Watt Avenue and Morse Avenue (District 3).	\$0	\$400,000	\$400,000	2021 CDBG EN	03K / 5605 & 5601-3 / LMA
Watt Avenue Complete Streets Project: Funding will be for the design, engineering and right-of-way acquisition for a complete street project with pedestrian and bike improvement along Watt Avenue between Winona Way and the I-80 ramps (District 3)	\$0	\$400,000	\$400,000	2021 CDBG EN	03K / 7413 / LMA
Gibson Ranch Regional Park ADA Improvement: ADA improvement at Gibson Ranch Regional Park, including picnic areas, drinking fountains, parking areas, restrooms and playgrounds (District 4).	\$0	\$400,000	\$400,000	2021 CDBG EN	03F / 4802 & 50.01 / LMA
Empowerment Park- ADA Related Improvement: funding will provide construction of ADA related infrastructure (curb ramps, sidewalks, etc) adjacent to the park that will improve accessibility to this neighborhood and park (District 3).	\$0	\$400,000	\$400,000	2021 CDBG EN	03K / 5605 & 5601-3 / LMA
Rio Linda Area LED Streetlights: Project will construct approximately 17 LED streetlights in the Rio Linda area. Project area is on M street, from Rio Linda blvd to 6th street (District 4).	\$0	\$100,000	\$100,000	2021 CDBG EN	03K / 4802 & 50.01 / LMA
Jean Harvie Community Center Roof: Funding will be for the replacement of the community center roof.	\$0	\$80,000	\$80,000	2021 CDBG EN	03F / 9900 / LMA
Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas.	\$0	\$200,000	\$200,000	2021 CDBG EN	TBD
Public Improvements Implementation and Delivery: Staffing and supportive services for capital improvement projects.	\$0	\$221,887	\$221,887	2021 CDBG EN	03Z / LMA
Total Infrastructure and Public Improvements	\$0	\$2,351,887	\$2,351,887		

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)					
The following are recommended activities that increase the marketability and livability of neighborhoods.					
Minor Repair & ADA for Seniors and Low-Income Homeowners Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Safe at Home Program and the Home Assistance Repair Program for Seniors (HARPS).	\$0	\$50,000	\$50,000	2021 CDBG EN	14H / LMH
Home Repair Program: This program provides grants to low income homeowners for health and safety repairs and accessibility modifications for moderate income disabled residents.	\$0	\$150,000	\$150,000	2021 CDBG EN	14A / LMH
Affordable Housing Rehabilitation Program: Provides loans and/or grants to rehabilitate low- and moderate-income multi-family housing units.	\$0	\$1,200,000	\$1,200,000	2021 CDBG EN	14B/LMH
Housing Programs Implementation and Delivery: Supportive services for affirmatively furthering fair housing, affordable housing/multi-family rehabilitation/new construction, Section 3 related activities, environmental and emergency repair/accessibility programs and activities.	\$0	\$266,544	\$266,544	2021 CDBG EN	14A / 14B / 14G
Total CDBG Housing Development, Preservation and Homeownership	\$0	\$1,666,544	\$1,666,544		

PUBLIC SERVICES

The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.

Homeless Activities: Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.	\$0	\$363,000	\$363,000	2021 CDBG EN	05Z
Meals on Wheels: Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.	\$25,000	\$0	\$25,000	2017 CDBG EN	05A
	\$100,000	\$0	\$100,000	2018 CDBG EN	
	\$25,000	\$0	\$25,000	2019 CDBG EN	
	\$0	\$0	\$0	2020 CDBG EN	
	\$0	\$300,000	\$300,000	2021 CDBG EN	
	\$150,000	\$300,000	\$450,000	Total	
Total Public Services	\$150,000	\$663,000	\$813,000		

Attachment 1

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
GRANT PLANNING AND ADMINISTRATION					
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.					
Promise and Opportunity Zones Planning and Administration: Funds to provide staffing and grant application activities.	\$0	\$36,312	\$36,312	2021 CDBG EN	20
Fair Housing Activities: Provide funds to further fair housing, including outreach, referral and other eligible activities to affirmatively further fair housing.	\$0	\$90,000	\$90,000	2021 CDBG EN	21D
	\$84,876	\$0	\$84,876	2020 CDBG PI	
CDBG Planning and Administration: Administrative and Planning Services for CDBG Programs.	\$0	\$624,306	\$624,306	2021 CDBG EN	21A
	\$84,876	\$624,306	\$709,182	Total	
	\$84,876	\$750,618	\$835,494		
Total Grant Planning and Administration					

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
AGREEMENT CITIES					
Folsom-Seniors Helping Seniors Handyman Program: Funds to be used for the City of Folsom's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies.	\$0	\$213,000	\$213,000	2021 CDBG EN	03K/TBD/LMA
Galt Capital Infrastructure Improvement Project: Funds to be used for a capital infrastructure project within the Galt City limits in an eligible census tract.	\$0	\$100,000	\$100,000	2021 CDBG EN	03Z / LMA
Isleton Bing Kong Tong/Infrastructure Improvements- Funds to be used for a capital infrastructural improvements with Isleton.	\$50,000	\$0	\$50,000	2019 CDBG EN	16B
Total Agreement Cities	\$100,000	\$0	\$100,000	2020 CDBG EN	
	\$150,000	\$313,000	\$463,000		

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹	CDBG Criteria ²
CAPITAL RESERVE					
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities in 2020 if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities.	\$30,083	\$0	\$30,083	2016 CDBG EN	22
	\$20,888	\$0	\$20,888	2017 CDBG EN	
	\$76,332	\$0	\$76,332	2018 CDBG EN	
	\$82,619	\$0	\$82,619	2019 CDBG EN	
	\$181,849	\$0	\$181,849	2020 CDBG EN	
	\$0	\$166,975	\$166,975	2021 CDBG EN	
Total Capital Reserve	\$391,771	\$166,975	\$558,746		

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Years Resources	2021 Action Plan	Total
Estimated Entitlement		\$3,283,169	\$3,283,169
Reprogrammed Funds	\$0		\$0
Program Income	\$155,080	\$765,732	\$920,812
Total	\$155,080	\$4,048,901	\$4,203,981

The following summarizes proposed activities for 2021:

Activity Name	Previous Years Reprogramming	2021 Proposed Funding	Total Funding	Source ¹
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME FUNDS)				
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$69,786	\$0	\$69,786	2020 HOME PI
	\$0	\$344,579	\$344,579	2021 HOME PI
	\$0	\$1,477,426	\$1,477,426	2021 HOME EN
	\$69,786	\$1,822,005	\$1,891,791	Total
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$69,786	\$0	\$69,786	2020 HOME PI
	\$0	\$344,579	\$344,579	2021 HOME PI
	\$0	\$1,477,426	\$1,477,426	2021 HOME EN
	\$69,786	\$1,822,005	\$1,891,791	Total
Home Program Administration: Administrative services for the implementation of HOME-funded activities.	\$15,508	\$0	\$15,508	2020 HOME PI
	\$0	\$76,573	\$76,573	2021 HOME PI
	\$15,508	\$328,317	\$328,317	2021 HOME EN
	\$15,508	\$404,890	\$420,398	Total
Total Housing Development, Preservation and Homeownership	\$155,080	\$4,048,901	\$4,203,981	

EMERGENCY SOLUTIONS GRANT (ESG)

Proposed activities are based on the following estimated revenues:

ESG Revenue Source	2021 Action Plan	Total
Estimated Entitlement	\$506,761	\$506,761
Reprogrammed Funds		\$0
Program Income	\$0	\$0
Total	\$506,761	\$506,761

The following summarizes proposed activities for 2020:

Activity Name	2021 Proposed Funding	Total Funding	Source ¹
EMERGENCY SOLUTIONS GRANT (ESG)			
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$199,666	\$199,666	2020 ESG EN
Emergency Shelters (Public Services): Funds to provide homeless emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$269,088	\$269,088	2021 ESG EN
ESG Program Administration: Administrative services for the implementation of ESG-funded activities.	\$38,007	\$38,007	2021 ESG EN
Total Emergency Solutions Grant	\$506,761	\$506,761	

Endnotes:

¹Source: Program Income = PI and Entitlement = EN

²CDBG Criteria: Includes activity eligibility, matrix codes, census tracts, and national objectives.

County of Sacramento State Emergency Solutions Grant Update

In April 2016, the Sacramento Housing and Redevelopment Commission (Commission) and the Sacramento County Board of Supervisors (Board) authorized and approved SHRA as the Administrative Entity (AE) to receive funds and administer State of California's Housing and Community Development's Emergency Solutions Grant (ESG) Rapid Re-housing (RRH) program by Commission Resolution No. 2016-04 and Board Resolution No. 2016-0233.

As part of this action, the Board also authorized SHRA, through the Commission, to apply annually for the grant and to accept grant funds, execute State agreements, and amend its budget to administer the State ESG Program within the designated Continuum of Care (CoC) Service Areas as determined by the State of California.

2018 Grant Year Accomplishments

Volunteers of America, competitively procured in 2018, are providing RRH services to at least 15 unduplicated countywide households (including incorporated cities) in combination with 2019 RRH funding. The program start date was January 1, 2020. Grant Award Allocation: \$82,102.

First Steps Communities, competitively procured in 2018, are providing emergency shelter and services to approximately 80 unduplicated homeless individuals in combination with 2019 emergency shelter funding. The program start date was April 15, 2020. Grant Award Allocation: \$123,154.

The funding allocation is lower for 2018 than for 2017 because HCD bifurcated State ESG (SB 2 funds) from the state's federal ESG thereby reducing the anticipated Sacramento allocation from \$1,036,083 to \$211,186 (\$82,102 for RRH, \$123,154 for emergency shelter activities, and \$5,930 for SHRA administration).

2019 Grant Year Accomplishments

The total award amount was \$213,416 (\$82,968 for RRH, \$124,451 for emergency shelter activities, and \$5,997 for SHRA administration). First Steps Communities, competitively procured in 2019, are providing emergency shelter and services to approximately 80 unduplicated homeless individuals in combination with 2018 emergency shelter funding. The program start date was April 15, 2020. Grant Award Allocation: \$124,451. Volunteers of America, competitively procured in 2019, are currently

providing RRH services to at least 15 unduplicated countywide households (including incorporated cities) in combination with 2018 RRH funds. Anticipated program start date was January 1, 2020. Anticipated Grant Award Allocation: \$82,968.

2020 Grant Year Anticipated Accomplishments

SHRA submitted the application for the 2020 funds to HCD in July of 2020. HCD has not yet issued the 2020 grant agreement and therefore SHRA has not yet executed contracts with the providers. The anticipated total award amount was \$215,587 (\$209,520 for RRH and \$6,067 for SHRA administration).

Volunteers of America, competitively procured in 2020, will provide RRH services to at least 25 unduplicated countywide households (including incorporated cities). Anticipated program start date is October 1, 2021. Anticipated Grant Award Allocation: \$209,520.

2020 ESG-CV1 Grant Year Anticipated Accomplishments

SHRA submitted the application for the ESG-CV funds to HCD in July of 2020. HCD has not yet issued the 2020 grant agreement and therefore SHRA has not yet executed contracts with the providers. The anticipated total award amount was \$1,143,200 (\$324,940 for RRH, \$758,060 for emergency shelter activities, and \$60,200 for SHRA administration).

SHRA intends the \$758,060 in emergency shelter funds to be allocated to our existing shelters as we currently assess our response to COVID-19. The recommended strategies are keeping existing shelters safe and operational through education and provision of supplies to meet Center for Disease Control (CDC) guidance for shelters and supporting shelters through connection to medical resources and supports to assess, isolate, and transition clients to isolation/quarantine units when warranted.

SHRA intends \$324,940.00 in Rapid Re-housing services to support existing Rapid Re-Housing programs, including clients currently enrolled (but not yet housed) in re-housing programs and new enrollments of qualifying clients. Additionally, the Sacramento COVID-19 Homelessness Response Team plans to facilitate positive exits of households from temporary COVID-19 isolation/quarantine into stable permanent housing. A selection process will be implemented after application for this award.



October 21, 2020

Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT 2021 and Subsequent Years Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and Per Contract Caps for Routine Services

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to: 1) solicit competitive bids and proposals, and award contracts according to adopted Sacramento Housing and Redevelopment Agency (Agency) Procurement Policy and Procedures for routine and recurring services and, 2) authorizes the Executive Director or her designee to execute contracts in amounts not to exceed annual expenditure or per contract amounts set forth for routine and recurring services.

CONTACT PERSONS

James Shields, Deputy Executive Director - Administration, 916-440-1319
Sylvester Donelson, Jr., Procurement and Contracts Manager, 916-440-1327

SUMMARY

The attached resolution authorizes the Executive Director to solicit competitive bids and/or proposals, make awards, and enter into agreements with the responsive and responsible bidders and/or offerors for the services required in 2021 and the subsequent years as set out in Attachment 1.

BACKGROUND

As in previous years, the Agency will procure routine services for various activities such as general administration and operations. This report covers anticipated services needed during 2021 and subsequent years. If the length of the contract is greater than one year, the resolution authorizes the Executive Director to amend the contract each subsequent year for the dollar amounts listed up to the total number of years listed. Any procurement that exceeds \$100,000 that is not included in this report or in the adopted budget resolution will be presented individually for approval at a future Commission meeting.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission
October 21, 2020
Page 2

FINANCIAL CONSIDERATIONS

Attachment 1 outlines the anticipated procurements for 2021 and subsequent years. This list is similar to the types of routine services that have been previously approved by the Commission and staff does not anticipate any substantial changes to the specifications.

As always, services will be procured by competitive bids and proposals in accordance with the Agency Procurement Policy and Procedures. Funds for the above services will be budgeted in the requesting departments' 2021 and subsequent years operating or project budgets.

POLICY CONSIDERATIONS

Agency procurement policy requires that all purchase orders and agreements for routine services, supplies and maintenance exceeding \$100,000 be approved by the Sacramento Housing and Redevelopment Commission. Any activities exceeding that amount that are not listed in Attachment 1 will be brought back to the Commission for review and approval. Actions proposed in this report are consistent with adopted Agency Procurement Policy and no changes to that policy are currently recommended.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA): Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and per Contract Caps is an administrative and fiscal activity and is therefore not considered a project under CEQA, pursuant to CEQA Guidelines 15378(b), and exempt under NEPA pursuant to 24 CFR 58.34(a)(2) and (3). This is not considered a choice limiting action and does not constitute a commitment of funding. Environmental reviews for individual activities undertaken by these procurements will be completed prior to project commitment or choice limiting actions.

M/WBE AND SECTION 3 CONSIDERATIONS

Minority and Women's Business Enterprise requirements and Section 3 will be applied to all activities to the greatest extent possible and as required by federal funding and in accordance with the Agency's Section 3 Economic Opportunity Plan. All vendors, contractors and professional services will work with the Agency's Section 3 Coordinator, Sacramento Employment and Training Agency, the Greater Sacramento Urban League or similar programs, to promote employment opportunities.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission
October 07, 2020
Page 3

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

- Attachment 1: Anticipated Procurements for 2021 and Subsequent Years
- Attachment 2: Resolution – 2021 and Subsequent Years Solicitation

ATTACHMENT 1

2021 AND SUBSEQUENT YEARS AUTHORIZATION FOR SOLICITATION, AWARD AND APPROVAL OF ANNUAL EXPENDITURE CAPS AND PER CONTRACT CAPS OF ROUTINE SERVICES

2021 and Subsequent Years Procurements		
Description	Annual Services Expenditure Caps	Maximum Length of Contract
Architectural Services	\$250,000 per contract	5 Years
Computer Equipment	\$500,000 per contract	5 Years
Contract Administration Software	\$250,000 per contract	5 Years
Cooperative Agreements	\$750,000 per contract	5 Years
Document Imaging	\$250,000 per contract	5 Years
Elevator Maintenance	\$750,000 per contract	5 Years
Environmental Consulting Services (NEPA, CEQA, NHPA)	\$350,000 per contract	5 Years
Environmental Site Assessment and Remediation Oversight Services	\$350,000 per contract	5 Years
Floor Covering Services	\$750,000 per contract	5 Years
Glazing and Board-Up Services	\$100,000 per contract	5 Years
Gutter Cleaning	\$150,000 per contract	5 Years
Hazardous Materials Abatement Services	\$750,000 per contract	5 Years
Hazardous Materials Assessment - Inspection & Testing	\$750,000 per contract	5 Years
IT – Integrated Business Solution	\$200,000 per contract	5 Years
IT Software	\$200,000 per contract	5 Years
Legal Services	\$500,000 per contract	5 Years
Loan Servicing for Agency Loans	\$500,000 per contract	5 Years
Microsoft Enterprise License Agreement	\$200,000 per contract	5 Years
Moving & Storage Services	\$300,000 per contract	5 Years
Off-Site Data Storage	\$200,000 per contract	5 Years
Plumbing Services	\$500,000 per contract	5 Years
Printing and Reprographics Services	\$500,000 per contract	5 Years
Property Management Services	\$250,000 per contract	5 Years
Rehousing Services	\$750,000 per contract	5 Years
Relocation Services	\$800,000 per contract	5 Years
Security Guard Services	\$750,000 per contract	5 Years
Sewer / Drain Cleaning	\$100,000 per contract	5 Years
Shelter Services	\$250,000 per contract	5 Years
Surveying Services	\$200,000 per contract	5 Years
Tub & Shower Surround Repair & Replacement	\$150,000 per contract	5 Years
Waste Removal and Recycling Services	\$100,000 per contract	5 Years
Yardi Software Maintenance	\$500,000 per contract	5 Years
Zoning Reports	\$150,000 per contract	5 Years

RESOLUTION NO. SHRC-_____

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33202 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 20, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF
October 21, 2020

2021 AND SUBSEQUENT YEARS SOLICITATION AWARD AND APPROVAL OF ANNUAL EXPENDITURE CAPS AND PER CONTRACT CAPS OF ROUTINE SERVICES, SUPPLIES, MAINTENANCE AND PUBLIC WORKS MAINTENANCE PROJECTS

WHEREAS, Authorization for Solicitation, Award and Approval of Annual Expenditure Caps and per Contract Caps is an administrative and fiscal activity and is therefore not considered a project under CEQA, per CEQA Guidelines 15378(b), and is exempt under NEPA pursuant to 24 CFR 58.34(a)(2) and (3). This is not considered a choice limiting action and does not constitute a commitment of funding. Environmental reviews for individual activities undertaken by these procurements will be completed prior to project commitment or choice limiting actions.

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. After due consideration of the facts presented in the recitals above the findings, including environmental findings, are found to be true and correct and are hereby approved and adopted.

Section 2. The Executive Director or her designee is authorized to solicit competitive bids and proposals, and award contracts according to adopted Agency Procurement Policy and Procedures for routine and recurring services, supplies, maintenance and public works maintenance projects set forth in Attachment 1.

Section 3. The Executive Director or her designee is authorized to execute contracts for routine and recurring services, supplies, maintenance and public works maintenance projects, in amounts not to exceed the annual expenditure cap or per contract cap set forth in Attachment 1.

ATTEST:

CHAIR

CLERK

The following report will be delivered at a later date:

River District Landing (Bercut Village and Discovery Apartment Homes) – Approval of Financing, Loan, and Operations Agreements, and Related Documents; 2020 Action Plan Amendment; and Reallocation of Innovation and Growth Funds