



INVESTING IN COMMUNITIES

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

Wednesday, July 19, 2017 – 6:00 pm
801 12th Street, 2nd Floor Commission Room, Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

CITIZENS COMMENTS

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

APPROVAL OF MINUTES - June 7, 2017 and June 21, 2017

PUBLIC HEARINGS

1. Adoption Of Environmental Findings And Action Plan Amendment For The Twin Rivers Choice Neighborhoods Initiative (CNI) Implementation Grant; Approval Of Twin Rivers Transit Oriented Development And Light Rail Station Project And Related Funding; Approval Of Twin Rivers Relocation Plan And Authorization To Relocate Public Housing Residents; Approval Of Application For Public Housing Vouchers; Authorization To Demolish Twin Rivers Public Housing Units; Approval Of Funding Allocation For Relocation And Demolition; Authorization To Submit Applications For Infrastructure Financing And Related Grants; Authorization To Execute Lease With Urban Strategies; And Authorization For The Housing Authority To Implement Or Delegate Activities To Other Entities As Applicable – City report

2. Adoption Of Environmental Findings And Action Plan Amendment For The Twin Rivers Choice Neighborhoods Initiative (CNI) Implementation Grant; Approval Of Twin Rivers Transit Oriented Development And Light Rail Station Project And Related Funding; Approval Of Twin Rivers Relocation Plan And Authorization To Relocate Public Housing Residents; Approval Of Application For Public Housing Vouchers; Authorization To Demolish Twin Rivers Public Housing Units; Approval Of Funding Allocation For Relocation And Demolition; Authorization To Submit Applications For Infrastructure Financing And Related Grants; Authorization To Execute Lease With Urban Strategies; And Authorization For The Housing Authority To Implement Or Delegate Activities To Other Entities As Applicable – County report

DISCUSSION/BUSINESS ITEMS

3. Authorization to Accept Bringing Families Home (BFH) Funds and Amend Agency Budget

PRESENTATIONS

4. Affirmatively Furthering Fair Housing Update

EXECUTIVE DIRECTOR REPORT

Report back on Electric Car Share Program

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

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

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



INVESTING IN COMMUNITIES

MINUTES

Sacramento Housing and Redevelopment Commission (SHRC) Meetings of June 7, 2017 Meeting noticed on June 2, 2017

ROLL CALL

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

MEMBERS PRESENT: Alcalay, Creswell, Griffin, Johnson, Morgan, Simas, Staajabu

MEMBERS ABSENT: Macedo, Painter, Raab, Rios

STAFF PRESENT: La Shelle Dozier, David Levin, Vickie Smith, Christine Weichert, James Shields, MaryLiz Paulson, Tyrone Williams, Mark Hamilton, Tanya Tran

APPROVAL OF AGENDA - The agenda approved as submitted.

CITIZENS COMMENTS – Jefferey Tardaguilla provided comment.

APPROVAL OF MINUTES – May 3, 2017 and May 17, 2017 – minutes were approved as submitted.

DISCUSSION/BUSINESS ITEMS

1. 2017 Annual Plan - Mid-Year Revision for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of the 2017 Annual Plan Mid-Year Revision to the Department of Housing and Urban Development (HUD) – Final Action

MaryLiz Paulson presented the item.

On a motion by Commissioner Painter, seconded by Commissioner Macedo, the Commission considered the staff recommended approval of the item listed above. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Morgan, Simas, Staajabu

NOES: None

ABSENT: Maceo, Painter, Raab, Rios

ABSTAIN: None

PRESENTATIONS

2. Homelessness Initiative Update

MaryLiz Paulson and Tyrone Williams presented the item.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None

EXECUTIVE DIRECTOR REPORT

La Shelle Dozier reviewed the following upcoming events:

1. June 21st meeting will be a walking tour of downtown housing developments.
2. July 5th meeting is cancelled.
3. June 13th is a special recognition at the City Council for the Alder Grove Heroes.

COMMISSION CHAIR REPORT

Chair Creswell asked for additional information about the Project Based Voucher RFP timeline.

She also requested to be informed about follow up actions related to SHRA's Joint Powers Agreement (JPA).

ENGAGEMENT SUBCOMMITTEE REPORT

No report was given.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Alcalay recommended using the Executive Committee to work on the JPA item and thanked those that attended the meeting at the County.

ADJOURNMENT

As there was no further business to be conducted, Chair Creswell adjourned at 6:35 pm.



INVESTING IN COMMUNITIES

MINUTES

Sacramento Housing and Redevelopment Commission (SHRC) Meetings of June 19, 2017 Meeting noticed on June 16, 2017

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 5:30 p.m. by La Shelle Dozier.

MEMBERS PRESENT: Griffin, Johnson, Morgan, Simas, Staajabu

MEMBERS ABSENT: Alcalay, Creswell, Macedo, Painter, Raab, Rios

STAFF PRESENT: La Shelle Dozier, David Levin, Christine Weichert, James Shields, MaryLiz Paulson, Tyrone Williams, Angela Jones, Sarah Thomas, Susan Veazey, Cindy Parker

APPROVAL OF AGENDA - The agenda approved as submitted.

CITIZENS COMMENTS – Jefferey Tardaguilla provided comment.

WORKSHOP/INFORMATIONAL ITEMS

1. Walking Tour of Housing Developments in the Downtown Area – Housing staff conducted a tour of developments in the downtown area.

ADJOURNMENT

As there was no further business to be conducted, La Shelle Dozier adjourned the meeting at 7:35 pm.

Clerk



July 14, 2017

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Adoption Of Environmental Findings And Action Plan Amendment For The Twin Rivers Choice Neighborhoods Initiative (CNI) Implementation Grant; Approval Of Twin Rivers Transit Oriented Development And Light Rail Station Project And Related Funding; Approval Of Twin Rivers Relocation Plan And Authorization To Relocate Public Housing Residents; Approval Of Application For Public Housing Vouchers; Authorization To Demolish Twin Rivers Public Housing Units; Approval Of Funding Allocation For Relocation And Demolition; Authorization To Submit Applications For Infrastructure Financing And Related Grants; Authorization To Execute Lease With Urban Strategies; And Authorization For The Housing Authority To Implement Or Delegate Activities To Other Entities As Applicable

SUMMARY

The attached informational report is presented for your review prior to review by the City of Sacramento.

RECOMMENDATION

Staff recommends approval of the recommendation outlined in the attached report.

Respectfully submitted,

Syrene Roderick Williams
on behalf of Lashelle Dozier

LA SHELLE DOZIER
Executive Director

Attachment



**REPORT TO CITY COUNCIL AND
HOUSING AUTHORITY
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

**Discussion item
August 8, 2017**

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

Title: Adoption of Environmental Findings and Action Plan Amendment for the Twin Rivers Choice Neighborhoods Initiative (CNI) Implementation Grant

Location/Council District: Citywide

Recommendation: Adopt (1) a City Council Resolution adopting environmental findings regarding this action, upon duly considering all evidence presented to be true and correct. Specifically, after preparation and review of the IS/EA for the Project, prepared in accordance with 14 CCR §15063, a draft MND has been prepared in accordance with 14 CCR §15070 and circulated for public review pursuant to 14 CCR §15073. The MND and all resulting public comments having been considered in accordance with 14 CCR §15074, the MND, including all mitigation measures, a copy of which is attached as Exhibit A, is adequate and complete and reflects the independent judgment of the City Council; **Adopt (2) a City Council Resolution** (a) approving the findings, including the environmental findings regarding this action, upon duly considering all evidence presented; (b) authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to enter into and implement the draft Relocation Plan attached as Exhibit B and execute all other documents and agreements as approved to form by agency counsel; (c) authorizing SHRA to the extent necessary during the implementation of the Relocation Plan, to accept, process, and approve relocation claims, provide interpretations and waivers, if necessary, to cause issuance of warrants related to the implementation plan, including consulting, legal, and other administrative costs incurred in connection therewith, and to administer obligations, responsibilities and duties to be performed pursuant to the Relocation Plan. **Adopt (3) a City Council Resolution** (a) adopting the findings regarding this action, upon duly considering all evidence presented to be true and correct; (b) approving the Twin Rivers Transit Oriented Development and Light Rail Station Project having completed, reviewed and adopted the environmental review under the California Environmental Quality Act and the National Environmental Policy Act; (c) revising and amending the 2017 One-Year Action Plan and previous years' action plans as set forth in Exhibit C attached to this report; (d) authorizing Sacramento Housing and Redevelopment Agency (SHRA) to amend its budget to allocate the CDBG funding for the Project as described and as set forth in Exhibit C; (e) authorizing SHRA and delegating authority to act as agent on behalf of the City of Sacramento to submit the amendments to the 2017 One-Year Action Plan to HUD, execute grant agreements with HUD, and to

execute agreements with appropriate entities to carry out the CDBG projects in accordance with the 2017 One-Year Action Plan, as amended and in compliance with federal law and regulations; (f) authorizing SHRA to execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal programs and projects as described in the 2017 One-Year Action Plan and amended action plans in compliance with applicable federal law and regulations; (g) authorizing SHRA to take all actions, and enter into any agreements and contacts as may be necessary to carry out the Project in accordance with SHRA's procurement policies; (h) authorizing SHRA to be project manager and take all actions necessary to implement the activities as approved above or to delegate those activities to either the Housing Authority of the City of Sacramento or the Housing Authority of the County of Sacramento; (i) authorizing the City Manager take all actions and to enter into any agreements and contracts as may be necessary to carry out the Project and as the Co-Applicant and Neighborhood Lead, as approved to form by the City Attorney; (j) authorizing SHRA, the Project Manager for the development of the Project, to administer previously allocated planning and predevelopment funds to the implementation of the Twin Rivers Choice Neighborhoods Initiative; (k) Authorizing SHRA staff to return at a later date with a negotiated Master Developer Agreement with McCormack Baron Salazar for consideration and approval. **Adopt (4) a Housing Authority of the City of Sacramento Resolution** (a) approving the environmental findings, regarding this action, upon duly considering all evidence presented. Specifically, after preparation and review of the IS/EA for the Project prepared in accordance with 14 CCR §15063, a draft MND has been prepared for the Project in accordance with 14 CCR §15070 and circulated for public review in accordance with 14 CCR §15073. The MND and all resulting public comments having been considered in accordance with 14 CCR §15074, the MND, including all mitigation measures, a copy of which is attached as Attachment A is adequate and complete and reflects the independent judgment of the Housing Authority of the City of Sacramento (HACS); (b) directing the Executive Director, or her designee, to file a Notice of Determination pursuant to 14 CCR §15075; and (c) authorizing the Executive Director, or her designee, to take all actions necessary to implement the activities delegated either by the Housing Authority of the County of Sacramento (HACOS) or the SHRA.

Contact: La Shelle Dozier, Executive Director, 440-1319
Tyrone Roderick Williams, Director, 440-1316
Geoffrey M. Ross, Assistant Director, 440-1357

Presenters: Geoffrey M. Ross, Assistant Director

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: In August of 2007, the HACS and HACOS adopted Repositioning Strategy Guiding Principles (Strategy) in response to continued annual declines in funding sources for public housing capital improvements and operations. Creative public-private partnerships were conceived as a means for SHRA to attract private

equity and debt capital as financing for necessary repairs and improvements to its public housing stock.

Twin Rivers consists of 218 public housing units and has existed as an isolated and disconnected community, cut off from the surrounding area by railroad tracks, levees and rivers, with limited connections via rail, road, or other means of transit to other parts of the community. Constructed primarily between 1942 and 1946, many of the systems and infrastructure at Twin Rivers have reached the end of their useful life; existing buildings do not conform to current seismic standards; the site plan lacks defensible space; and the units do not meet the space, amenity and energy efficiency requirements of today's families.

In response to these conditions and to work toward addressing these issues, on January 31, 2012, the U.S. Department of Housing and Urban Development (HUD) awarded the HACOS a \$300,000 Choice Neighborhoods Initiative (CNI) planning grant to develop a Neighborhood Transformation Plan (NTP) for the Twin Rivers - River District/Railyards neighborhood. To implement the NTP and address the inter-related issues identified as critical to implementation, on November 6, 2014, HUD issued the Choice Neighborhoods Notice of Funding Availability (NOFA) for Implementation Grants for Fiscal Years 2014 and 2015. In February 2015, HACOS, as the lead applicant, and the City of Sacramento (City), as co-applicant, submitted a grant application. On September 28, 2015, HUD awarded one of five \$30,000,000 Implementation Grants to Sacramento.

CNI Implementation Grant funds are intended to support communities that have completed a comprehensive local planning process and are positioned to implement their NTP to redevelop public housing, provide well-functioning services, and improve and revitalize the surrounding neighborhood. The actions and funds contained in this report are intended to allow for the full utilization of the CNI Implementation Grant and to begin the transformation of the Twin Rivers community.

Environmental Review (IS/EA and MND) for the project has been finalized by the City of Sacramento and is attached for reference to this report. Public notice was issued on June 9, 2017 for the draft environmental report, and the document was made available for the 30-day public comment period beginning June 12, 2017. After considering and incorporating or otherwise addressing public comments, it is anticipated that the Sacramento Housing and Redevelopment Commission (SHRC) will approve the final environmental report on behalf of SHRA at its meeting on July 19, 2017. Along with site entitlements, it is anticipated that the MND, including all mitigation measures, will be approved by the City of Sacramento Planning Commission at its meeting on July 27, 2017.

All state and federal relocation laws and regulations have been and will continue to be adhered to throughout the implementation of the Project. A General Information Notice (GIN) informing Twin River residents of the potential need to relocate was issued May 17, 2017, and a follow-up meeting was held June 8, 2017 with residents to discuss questions about the GIN. The relocation plan itself was then issued for public comment on June 12, 2017, after which date several meetings were held with residents to discuss

the plan and anticipated relocation schedule. Once approved by the County and City and as indicated in the attached plan, it is anticipated that 90-day notices to relocate will be issued to residents in 61 buildings (144 units) located in the first phase of demolition. It is anticipated all residents in the first phase of demolition will be relocated prior to the end of 2017, so abatement and demolition can begin as early as January 2018.

Relocation and demolition of the Twin Rivers Public Housing site will occur in two phases (Attachment 10). The first phase of relocation will include approximately 336 current residents (approximately 144 households). The relocation of residents in Phase 1 is anticipated to be completed by year-end. The estimated cost for relocating the residents as part of Phase 1 demolition is \$2.7 million. Phase 1 demolition will be managed by HACOS and begin as soon as January 2018. It will include 61 residential buildings consisting of 144 units. The estimated cost for Phase 1 demolition is \$2.5 million. Final demolition plans and contractor bids are pending.

The second phase of relocation will include 197 residents (approximately 71 households) and is expected to begin in late 2018 or early 2019. The estimated cost of this second phase of relocation is approximately \$1.8 million. Phase 2 demolition includes 33 residential buildings (71 units) and the existing community center. Phase 2 demolition costs are currently estimated at \$2.0 million.

Offsite infrastructure required for the project is estimated at \$14.5 million. Construction of infrastructure will likely begin in May of 2018, shortly before completion of demolition. New construction is divided into five onsite and one offsite blocks, including 400 onsite units and approximately 99 units to be constructed offsite adjacent to the new light rail station as shown in Attachment 11. All blocks will include mixed-income rental housing units from one to four bedrooms in size. The first phase of new construction will begin in July of 2018, beginning with Block A and Block B (Attachment 12). Block A will consist of 104 mixed income residential units, community amenities including a fitness center, pool, bike repair space, conference room, as well as the commercial and office spaces required for property management and the resident services provider. Block B will include 66 housing units and a community park. Total project costs for Block A are estimated at \$71.4 million, including approximately \$11.9 million in development costs and \$59.5 million in construction costs. Total project costs for Block B are estimated at \$33.2 million. It is likely that the construction of the remaining onsite (Blocks C through E) will be completed by the fall of 2021 and will be developed in overlapping phases. All phases of new construction will come back before the governing boards for approval in subsequent staff reports.

The offsite parcel directly across from the Twin Rivers Public Housing Community on 12th Street is referred to as Block F. This site is anticipated to contain a 99 unit mixed income rental housing development and will be directly adjacent to a newly constructed light rail station. Construction of the housing portion cannot begin until the existing tracks have been realigned to accommodate the new station due to the impacts of construction noise and traffic on residents. The track realignment is expected to be completed in 2020. It is estimated that \$1 million of 2017 state Affordable Housing and Sustainable Communities (AHSC) funds will be needed for planning/design, and an

additional \$16 million of 2018 AHSC funds will be needed for the actual realignment construction.

Policy Considerations: The recommended actions in this report support the 2007 Asset Repositioning Strategy of the City and County Housing Authorities, the 2013-2019 Consolidated Plan, 2013-2021 Housing Element to preserve and rehabilitate existing affordable housing and to provide housing for extremely low income households, the HUD-approved five-year Public Housing Authority Plan (specifically, policy H-3.1.1 related to extremely low income housing needs, H-4.4 regarding the preservation of affordable housing, and Program 74 which confirms the City's commitment to the Housing Authority Asset Repositioning Strategy), and the River District Specific Plan adopted February 15, 2011.

Economic Impacts: The first phase of the Twin Rivers redevelopment effort includes demolition of 61 existing residential buildings, new infrastructure for 85% of the entire site, and construction of two blocks of multifamily rental housing, including 170 mixed income housing units and 6,240 square feet of commercial space. The commercial space is to be used for property management, resident services, and community amenities. The first phase of redevelopment is expected to create 1,058 total jobs (595 direct jobs and 463 jobs through indirect and induced activities) and create \$147,800,000 in total economic output (\$91,024,140 of direct output and another \$56,775,860 of output through indirect and induced activities). *The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.*

Environmental Considerations: California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA):

A combined IS/EA and draft MND was prepared pursuant to CEQA requirements under 14 California CCR §15063 and §15070, and NEPA requirements under 24 Code of Federal Regulations (CFR) §58.36. Following a prescribed 30-day public comment period for the IS/EA, and after addressing public comments, SHRC approved the final environmental document on behalf of SHRA at its meeting on July 19, 2017. Along with site entitlements, the Planning and Design Commission for the City of Sacramento made findings pursuant to CEQA and adopted the Mitigated Negative Declaration (MND) and associated mitigation measures on July 27, 2017, and subsequently issued a Notice of Determination (NOD) pursuant to CEQA and a Finding of No Significant Impact (FONSI) pursuant to NEPA. The MND and FONSI are attached to this report for reference.

Sustainability Considerations: The One-Year Action Plan and Consolidated Plan are consistent with the City's Sustainability Master Plan's Focus Area 5 – Public Health and Nutrition by improving residents' health, and providing a five-year planning document to improve health, nutrition, social and economic sustainability.

Commission Action: At its meeting of July 19, 2017, the Sacramento Housing and Redevelopment Commission (Commission) considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

Rationale for Recommendation: The actions contained in this report will be measured by the completion of the Twin Rivers Transit Oriented Development and Light Rail Station Project as envisioned in the Twin Rivers Neighborhood Transformation Plan and completed in phases over the next five years. The initial actions and funding contained in the report allow for the relocation of approximately 336 current Twin Rivers residents and the demolition of 61 structures and facilities. Upon the completion of relocation and demolition actions, construction can commence and will include the instillation of the majority of offsite infrastructure and the first two blocks of mixed-income, mixed-use housing and facilities development, as well as community amenities and a new city park.

The NOFA for the Choice Neighborhoods Initiative grant application required an evaluation component of the grant to demonstrate that through the provision of housing, resident services, and neighborhood improvements measurable outcomes could be created that document the project area's transformation from poverty to a mixed-income community, with access to services, quality education programs, transportation, and employment. Measures include tracking crime rates, resident demographics, unit types and bedroom configurations constructed, educational attainment rates, employment, and health/physical well-being indicators. Data is continuously collected and reported to HUD on a quarterly basis. Quarterly reports will be aggregated annually to report to the Board of Supervisors and the City Council, as well as in subsequent reports containing relevant actions pertaining to the completion of the project.

Financial Considerations: Exhibit C to the Resolution attached to this staff report captures all previously identified or allocated funds available to support the Twin Rivers Transit Oriented Development and Light Rail Station Project and amends their use in support of full project implementation. The total amount of funding is \$961, 848.

LBE - M/WBE and Section 3 requirements: 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 applicable.

August 8, 2017

*Synone Roderick Williams
on behalf of La Shelle Dozier*

Respectfully Submitted by: _____

LA SHELLE DOZIER
Executive Director

Attachments

- 01 Description/Analysis and Background
- 02 City Council Resolution – Environmental Findings
- 03 City Council Resolution – Relocation Plan
- 04 City Council Resolution – Project Implementation
- 05 HACS Resolution – Environmental Findings and Project Implementation
- 06 Exhibit A to Resolution
- 07 Exhibit B to Resolution
- 08 Exhibit C to Resolution
- 09 Map – Location of Twin Rivers
- 10 Map – Phased Demolition
- 11 Map - Twin Rivers TOD Site Plan
- 12 Map – Blocks A & B New Construction

Background

The Twin Rivers public housing development is the oldest development in the Housing Authority of the County of Sacramento's (HACOS or Housing Authority) public housing inventory. In 2011, the Housing Authority applied for and received a \$300,000 Choice Neighborhoods Initiative (CNI) Planning Initiative Planning Grant.

The purpose of the Planning Grant was to develop a vision to guide the improvement of severely distressed public housing, identify resident self-sufficiency opportunities, and to assist local jurisdictions' transformation of distressed neighborhoods into revitalized mixed-income communities. Choice Neighborhoods is comprised of three core goals:

1. **Housing:** Transforming distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term.
2. **Neighborhoods:** Supporting positive outcomes for families who live in the target development(s) and the surrounding neighborhood, particularly outcomes related to residents' health, safety, employment, mobility, and education.
3. **People:** Transforming distressed, high-poverty neighborhoods into viable, mixed-income neighborhoods with access to well-functioning services, high quality public school and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs.

Choice Neighborhood Planning Grants, specifically, are intended to assist communities in developing a comprehensive neighborhood revitalization strategy, or Neighborhood Transformation Plan (NTP). The NTP focuses revitalization of the site in a manner that capitalizes upon planned investments in the neighborhood and expands options for residents to live, work, and learn in a revitalized mixed-income and mixed-use environment rich with opportunities. The NTP for the Twin Rivers-River District-Railyards set forth a comprehensive blueprint of the neighborhood, housing, and people strategies essential to realize the collective vision for this pivotal community.

The transition from the NTP into implementation required SHRA and its partners to actively work on the strategies identified in the Plan. Starting with residents, utilizing a case management approach and through a comprehensive service provider network, SHRA contracted with Urban Strategies to link residents in the community to existing programs. To aid in this effort, Twin Rivers' residents are provided transportation assistance to access programs. For adults, a "Work First" approach was adopted that focuses on transitional employment and job skills training with wrap-around support targeting health, mobility, and family support services. For youth, the program is based on a dual generation model that focuses on school readiness for younger children and college/career preparation for older youth, all of which is supported by involvement from the child's immediate family network including parents, grandparents, and caregivers.

To assist in the transformation of the surrounding neighborhood, SHRA and City staff, have been developing a broad package of Critical Community Improvements (CCI) to be funded from a portion of the CNI Implementation Grant. The goal is to develop

projects which complement the housing development and improve the overall neighborhood. The projects must be reviewed and approved by HUD, which is anticipated in late summer. The projects address three neighborhood needs including: 1) reducing the impacts of the homeless population; 2) increasing neighborhood amenities and place making; and 3) economic development. The CCIs will also complement and enhance other projects in the neighboring area including the 12th Street Complete Streets and the Dos Rios Light Rail Station projects.

The housing strategy for the River District-Railyards NTP recommended the replacement of all 218 public housing units at Twin Rivers with a 486-unit mixed-income, mixed-use community resulting in vastly improved living conditions for current residents. The proposed units will offer a diverse range of housing types to be constructed both on- and off-site, with replacement housing units for public housing residents being indistinguishable from and intermixed with affordable and market rate units. The new housing will feature energy-efficient design and accessibility for people of all abilities, and will give residents an unprecedented opportunity to re-engage not only with the local neighborhood but with other parts of the City and region.

On September 28, 2015, HUD awarded the Housing Authority and the City of Sacramento a \$30 million Grant to redevelop and revitalize the Twin Rivers community and since that time, SHRA, the City, and development team have been actively working on all of the necessary predevelopment actions and financing to realize the vision created through the NTP.

Entitlements

After multiple preliminary meetings to discuss the redevelopment concept for the Twin Rivers community with site residents as well as several meetings with City planning and building staff, the tentative map, site plan, and design schematics were submitted for site entitlements in March 2017. Since initial submission and completion of the environmental document, changes have been incorporated and the final version envisions up to a maximum of 510 total mixed-income housing units. The total area for the project includes the former Twin Rivers Public Housing site and the triangular shaped parcel across from it, near the proposed Dos Rios light rail station. Of the 510 maximum units assumed in the environmental document, 400 mixed-income units situated in five newly configured City blocks will be constructed on the former Twin Rivers Public Housing site. The remaining housing units will be constructed in a proposed mixed-income, mixed-use building directly adjacent to the new light rail station. The final site map was reviewed by the Subdivision Review Committee on July 13, 2017 and it is anticipated that the site plan and tentative map will be approved at the Planning and Design Commission Hearing scheduled for July 27, 2017. A map of the area is included as Attachment 4.

The architectural and design plan submittals (Design Development) for the first two blocks of proposed construction (Block A and Block B) have been initiated and are expected to be submitted for comment on August 18th with approval anticipated by October of 2017. Demolition and abatement plans will be completed by August 2017

and the demolition process is anticipated to begin as early as January 2018. Full onsite civil and offsite infrastructure plans are expected to be submitted in October 2017 and approved by February 2018 with related permits to begin the work issued by early March 2018.

Relocation

The URA regulations require three notices to be issued to eligible persons: General Information Notice (GIN), Notice of Eligibility (NOE), and a 90 Day Notice. The GIN was issued May 18, 2017 informing the tenants of the project and the potential need to relocate. A follow-up meeting was held on June 8, 2017 with the residents of Twin Rivers to discuss any questions they had in relation to the GIN. Pursuant to federal and state laws, relocation planning is required to minimize displacement of residents or minimize the impact of displacement on the residents of the project. The Relocation Plan itself was then issued for public comment on June 12, 2017, after which several meetings were held with residents to discuss the plan and anticipated schedule for relocation. The Relocation Plan was approved by the County and is attached. Once approved by the City and as indicated in the attached plan, it is anticipated that 90-day notices to relocate will be issued to residents of the 61 buildings (141 units) in the first phase of demolition. The NOE describing the benefits the residents are entitled to will also be issued. It is anticipated that all residents in the first phase of demolition will be relocated prior to the end of the year, so abatement and demolition may begin as early January 2018.

Authorities/Process for Demolition/Disposition

HUD requires approval for the disposition and demolition of the units at the existing Twin Rivers Public Housing Community. Upon approval by the Board, HACOS will submit an application to HUD for the demolition and disposition of the Twin Rivers Public Housing Community. In addition, HUD approval will be required to transfer the ownership of the land through a ground lease in support of low-income housing tax credit applications for each phase of new construction, and to obtain replacement vouchers for relocating tenants. As tenants return to their newly constructed units, the replacement vouchers will be converted to project-based vouchers which will be used for all public housing replacement units.

To obtain HUD approval, HACOS will provide a resolution evidencing the Board's support for and approval to submit the demolition and disposition application. The application commits the Housing Authority to the proposed plan as further summarized below. Staff also presented the proposed demolition, disposition, relocation plans to the Resident Advisory Board (RAB) and the residents of Twin Rivers on July 19, 2017 to inform them about the proposed disposition and have garnered resident support.

RESOLUTION NO. 2017-

Adopted by the Sacramento City Council

on date of

TWIN RIVERS: CONSIDERING THE JOINT INITIAL STUDY/ENVIRONMENTAL ASSESSMENT AND MITIGATED NEGATIVE DECLARATION PREPARED FOR THE TWIN RIVERS TRANSIT-ORIENTED DEVELOPMENT AND LIGHT RAIL STATION PROJECT AND ADOPTING THE ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

BACKGROUND

- A. The Twin Rivers Transit-Oriented Development and Light Rail Station Project (Project) is a proposed development of a mixed-income, mixed-use community comprised of 218 replacement public housing units, 292 new market-rate rental and Low-Income Housing Tax Credit units, a realigned internal street network, open green space, and other community amenities on two noncontiguous but proximate properties totaling approximately 24.2 acres that currently includes public housing and undeveloped land.
- B. The Project also includes construction and operation of the proposed Sacramento Regional Transit District (RT) Dos Rios Light Rail Station on the existing light rail Blue Line.
- C. Pursuant to California Environmental Quality Act (CEQA) guidelines at 14 California Code of Regulations (CCR) §15051, and the National Environmental Policy Act (NEPA) guidelines at 24 Code of Federal Regulations (CFR) §58.2(a)(7), the City of Sacramento (City) is the Lead Agency and Responsible Entity for the Project.
- D. In accordance with CEQA and NEPA and their implementing regulations, a combined Initial Study/Environmental Assessment (IS/EA) has been prepared for the proposed project, and said IS/EA has disclosed no negative impacts of the proposed project upon the environment which cannot be mitigated to less than significant.
- E. A Mitigated Negative Declaration (MND) has been prepared and disseminated pursuant to CEQA guidelines at 14 CCR §§15070-15073 for the proposed project.
- F. A Finding of No Significant Impact (FONSI) has been prepared and disseminated pursuant to NEPA at 24 CFR §§58.40 - 58.45 for the proposed project.
- G. Pursuant to 14 CCR §15073, the City addressed and incorporated public comments.

- H. Along with site entitlements, the City Planning and Design Commission made findings pursuant to CEQA and adopted the MND and associated mitigation measures on July 27, 2017.
- I. A Notice of Determination (NOD) has been filed by the City pursuant to 14 CCR §15075.
- J. The City Council acts as the Responsible Agency for the Project and pursuant to 14 CCR §15096, a Responsible Agency must consider the environmental document prepared by the Lead Agency and make findings in accordance with 14 CCR §15091.
- K. The City Council has considered the environmental document and has reached its own independent decision to accept the environmental documentation prepared for the project.
- L. The City Council makes the following findings: (1) mitigation measures have been identified which avoid the significant environmental effects as identified in the MND and are now incorporated as part of the project, and (2) the mitigation measures identified in the MND are within the responsibility and jurisdiction of the City.

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 environmental findings regarding this action, as stated above, are approved, found to be true and correct and are hereby adopted.

Section 2 After preparation and review of the IS/EA for the Project, prepared in accordance with 14 CCR §15063, a draft MND has been prepared in accordance with 14 CCR §15070 and circulated for public review pursuant to 14 CCR §15073. The MND and all resulting public comments having been considered in accordance with 14 CCR §15074, the MND, including all mitigation measures, a copy of which is attached as Exhibit A hereto, is adequate and complete and reflects the independent judgment of the City Council.

Table of Contents:

Exhibit A – Mitigated Negative Declaration

RESOLUTION NO. 2017 -

Adopted by the Sacramento City Council

on date of

TWIN RIVERS: APPROVAL OF THE TWIN RIVERS TRANSIT ORIENTED DEVELOPMENT AND LIGHT RAIL STATION PROJECT; APPROVAL AND ADOPTION OF AMENDMENTS TO THE 2017 ONE-YEAR ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF VARIOUS PRIOR YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET TO AUTHORIZE PREVIOUSLY ALLOCATED FUNDS TO THE PROJECT AND EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS

BACKGROUND

- A. Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the City of Sacramento (City), has served as the public entity designated to administer Community Development Block Grant (CDBG) funds originating from the U.S. Department of Housing and Urban Development (HUD).
- B. HUD requires the annual submittal of a One-Year Action Plan and any amendments describing proposed activities and expenditures for the following year in accordance with the goals and priorities of the Consolidated Plan.
- C. On January 31, 2012, the Housing Authority of the County of Sacramento (Housing Authority) was awarded a HUD Choice Neighborhoods Initiative (CNI) grant to develop a Neighborhood Transformation Plan (NTP) for the Twin Rivers – River District/Railyards Neighborhood.
- D. Planning funds were allocated to the Twin Rivers Choice Neighborhoods Initiative from 2011 to 2016 (Resolutions 2011-605, 2013-0010, 2013-0344, 2014-0336, 2015-0337).
- E. On October 22, 2013, the City Council (Council) approved the 2014 One-Year Action Plan by City Resolution 2013-1002-02.
- F. On November 6, 2014, HUD issued the Choice Neighborhoods Notice of Funding Availability (NOFA) for Implementation Grants for the Fiscal Years 2014 and 2015. Implementation Grants are intended to assist communities with a NTP to continue building the support necessary for the NTP to be successfully implemented.
- G. On September 28, 2015, HUD awarded the Housing Authority a \$30 million CNI Grant, with the City as the Co-Applicant, to implement the Twin Rivers – River District/Railyards NTP.

- H. On December 15, 2015, the Executive Director, or her designee, was authorized by the Housing Authority's Board to sign the Grant Agreement as the Lead Grantee, along with all other documents and forms required by HUD for the FY 2014-2015 CNI Implementation Grant Agreement to support the Twin Rivers – River District CNI.
- I. The Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Project (Project) is located in a low-income community and includes the severely distressed Twin Rivers public housing development.
- J. A noticed public hearing soliciting comments on the amendments to the 2014 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on July 19, 2017.

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

- Section 1. All evidence presented being duly considered, the findings, regarding this action are found to be true and correct and are hereby adopted.
- Section 2. The environmental review under the California Environmental Quality Act and the National Environmental Policy Act having been completed, reviewed and adopted, the Twin Rivers Transit Oriented Development and Light Rail Station Project is hereby approved.
- Section 3. The 2017 One-Year Action Plan and previous years' action plans are revised and amended as set forth in Exhibit C.
- Section 4. SHRA is authorized to amend its budget to allocate the CDBG funding for the Project as described and as set forth in Exhibit C.
- Section 5. SHRA is authorized and delegated authority to act as agent on behalf of the City to submit the amendments to the 2017 One-Year Action Plan to HUD, execute grant agreements with HUD, and execute agreements with appropriate entities to carry out the CDBG projects in accordance with the 2017 One-Year Action Plan, as amended. All such agreements shall be in compliance with federal law and regulations.
- Section 6. SHRA is authorized to execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal programs and projects as described in the 2017 One-Year Action Plan and amended action plans in compliance with applicable federal law and regulations.
- Section 7. SHRA is authorized to take all actions, and enter into any agreements and contracts as may be necessary to carry out the project. These

activities shall be carried out in accordance with SHRA's procurement policies.

Section 8: SHRA is authorized to be project manager and take all actions necessary to implement the activities as approved above or to delegate those activities to either the Housing Authority of the City of Sacramento or the Housing Authority of the County of Sacramento.

Section 9: The City Manager is authorized to take all actions and to enter into any agreements and contracts as may be necessary to carry out the project and as the Co-Applicant and Neighborhood Lead as approved to form by the City Attorney.

Section 10: Previously allocated funds for the planning and predevelopment of the Twin Rivers Choice Neighborhoods Initiative shall be administered by SHRA, the Project Manager for the development of the Project.

Section 11: Authorize SHRA Staff to return at a later date with a negotiated Master Developer Agreement with McCormack Baron Salazar for your consideration and approval.

Table of Contents:

Exhibit C – Amended Action Plan Proposed Funding Transfers and Appropriations

RESOLUTION NO. 2017 -

Adopted by the Sacramento City Council

on date of

TWIN RIVERS: APPROVAL FOR THE RELOCATION PLAN AND AUTHORIZATION OF RELOCATION OF TWIN RIVERS PUBLIC HOUSING COMMUNITY RESIDENTS

BACKGROUND

- A. On October 16, 2012, the Housing Authority of the County of Sacramento (Housing Authority) authorized the selection of McCormack Barron Salazar as the Master Developer (Developer) to serve as Housing Lead for the Twin Rivers – River District/Railyards Choice Neighborhoods Initiative.
- B. On September 28, 2015, the U.S. Department of Housing and Urban Development (HUD) awarded the Housing Authority of the County of Sacramento (Housing Authority or HACOS) and the City of Sacramento a \$30 million Choice Neighborhoods Initiative (CNI) Implementation Grant to implement the Twin Rivers-River District-Railyards Neighborhood Transformation Plan.
- C. On December 15, 2015, the Housing Authority authorized execution of the FYs 2014-2015 CNI Implementation Grant Agreement with HUD.
- D. In addition to the CNI Grant, Developer intends to undertake and complete the Project using multiple funding sources, which, as of the date of preparation of the Relocation Plan, include:
 - (i) Community Development Block Grant (CDBG) funds;
 - (ii) Home Investment Partnership Program (HOME) funds;
 - (iii) Project-Based Section 8;
 - (iv) U.S Department of Veterans Affairs Supportive Housing (VASH);
 - (v) State Housing and Community Development Department (HCD) Affordable Housing and Sustainable Communities (AHSC) funds; and
 - (vi) Local Fund (sources (i)-(vi) hereafter, collectively referred to as Project Funding Sources).
- E. Due to the Project Funding Sources, when completed the Project will be subject to new income restrictions, occupancy and other affordable housing requirements, including the requirement that all households qualify as low income or very low income, with annual gross incomes at or below sixty percent (60%) of the Area Median Income (AMI) for Sacramento County for Low-Income units and at or below fifty percent (50%) AMI for Very Low-Income units.
- F. The following relocation laws and regulations apply to implementation of the Project: (i) the Uniform Relocation Assistance and Real Property Acquisition

Policies Act of 1970 (URA) at 42 United States Code (USC) §§ 4601–4655 and its implementing regulations at 49 Code of Federal Regulations (CFR) Part 24, and (ii) the California Relocation Assistance Act at Government Code §§ 7260-7277, and its implementing regulations at 25 California Code of Regulations (CCR) §6000 et seq. (collectively, “Relocation Law and Regulation”).

- G. The Relocation Plan is in accordance with the applicable Relocation Law and Regulation requirements and was prepared for McCormack Baron Salazar and the Housing Authority of the County of Sacramento.
- H. Pursuant to 25 CCR §6038 copies of the draft Relocation Plan were delivered to current Twin Rivers residents at least 30 days prior to the plan being presented to the Board of Supervisors, and general notice thereof was provided in a manner designed to reach Twin Rivers residents and the larger community, including:
 - (i) posting of the Notice of Availability of the Relocation Plan (Notice) on Sacramento Housing and Redevelopment Agency’s (SHRA) website at www.shra.org;
 - (ii) posting the Notice at the SHRA Resident Advisory Board (RAB)’s office at 1725 K Street, Sacramento, CA 95814;
 - (iii) providing a copy of the notice to Legal Services of Northern California (LSNC);
 - (iv) posting the Notice at the Twin Rivers on-site manager’s office; and
 - (v) making copies available to the public at the front desk of SHRA’s Administrative Offices at 801 12th Street, Sacramento, CA 95814 and at the Twin Rivers on-site manager’s office, all for not less than 30 days, which encouraged citizen participation in the relocation process.
- I. The Relocation Plan presents, among other provisions, the plans for and relating to the permanent relocation of Twin Rivers residents.
- J. Prior to the draft Relocation Plan being made available to the residents and the general public, General Information Notice (GIN) letters were prepared and issued to all current households at Twin Rivers.
- K. As described in the Relocation Plan, due to the scope of rehabilitation work for the Project and the concern for the residents’ health and safety, residents will be required to permanently vacate their units on a phased basis. Under Relocation Law and Regulations, “permanently vacate” means residents will be displaced for 12 months or more. For this Project, residents must permanently vacate because they will be displaced from their units for at least 24 months.
- L. Developer will assume all financial and administrative responsibilities to carry out the Relocation Plan and to pay for the relocation assistance and benefits to Twin Rivers residents.

- M. A duly noticed Public Hearing was held July 19, 2017 by the Sacramento Housing Redevelopment Commission (SHRC).
- N. The Housing Authority has prepared a Relocation Plan for Twin Rivers residents, a copy of which is attached hereto as Exhibit B.

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

- Section 1. All evidence presented being duly considered, the findings, including environmental findings, regarding this action are approved.
- Section 2: SHRA is authorized to enter into and implement the draft Relocation Plan attached hereto as Exhibit B and execute all other documents and agreements as approved to form by agency counsel.
- Section 3: SHRA is further authorized, to the extent necessary during the implementation of the Relocation Plan, to accept, process, and approve relocation claims, provide interpretations and waivers, if necessary, to cause issuance of warrants related to the implementation plan, including consulting, legal, and other administrative costs incurred in connection therewith, and to administer obligations, responsibilities and duties to be performed pursuant to the Relocation Plan.

RESOLUTION NO. 2017 -

Adopted by the Housing Authority of the City Sacramento

on date of

TWIN RIVERS: CONSIDERING THE JOINT INITIAL STUDY/ENVIRONMENTAL ASSESSMENT AND MITIGATED NEGATIVE DECLARATION PREPARED FOR THE TWIN RIVERS TRANSIT-ORIENTED DEVELOPMENT AND LIGHT RAIL STATION PROJECT AND ADOPTING THE ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AUTHORIZE THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO FILE A NOTICE OF DETERMINATION AND TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE ACTIVITIES DELEGATED EITHER BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO OR THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA).

BACKGROUND

- A. The Twin Rivers Transit-Oriented Development and Light Rail Station Project (Project) is a proposed development of a mixed-income, mixed-use community comprised of 218 replacement public housing units, 292 new market-rate rental and Low-Income Housing Tax Credit (LIHTC) units, a realigned internal street network, open green space, and other community amenities on two noncontiguous but proximate properties totaling approximately 24.2 acres that currently includes public housing and undeveloped land.
- B. The Project also includes construction and operation of the proposed Sacramento Regional Transit District (RT) Dos Rios Light Rail Station on the existing light rail Blue Line.
- C. Pursuant to California Environmental Quality Act (CEQA) Guidelines at 14 California Code of Regulations (CCR) §15051 and the National Environmental Policy Act (NEPA) at 24 Code of Federal Regulations (CFR) §58.2(a)(7), the City of Sacramento (City) is the Lead Agency and Responsible Entity for the Project.
- D. In accordance with CEQA and NEPA and their implementing regulations, a combined Initial Study/Environmental Assessment (IS/EA) has been prepared for the proposed project, and said IS/EA has disclosed no negative impacts of the proposed project upon the environment which cannot be mitigated to less than significant.
- E. A Mitigated Negative Declaration (MND) has been prepared and disseminated pursuant to CEQA Regulations at 14 CCR §§15070-15073 for the proposed project.

- F. A Finding of No Significant Impact (FONSI) has been prepared and disseminated pursuant to NEPA Regulations at 24 CFR §§58.40-58.45 for the proposed project.
- G. Pursuant to 14 CCR §15073, the City addressed and incorporated public comments.
- H. Along with site entitlements, the City's Planning and Design Commission made findings pursuant to CEQA and adopted the MND and associated mitigation measures on July 27, 2017.
- I. A Notice of Determination (NOD) has been filed by the City pursuant to CEQA 14 CCR §15075.
- J. The Housing Authority of the City of Sacramento (HACS) acts as a Responsible Agency under CEQA for the Project and pursuant to 14 CCR §15096, a Responsible Agency shall consider the environmental document prepared by the Lead Agency and make findings required by 14 CCR §15091.
- K. HACS has considered the environmental document and reached its own independent decision to accept the environmental documentation prepared for the project.
- L. HACS makes the following findings: (1) mitigation measures have been identified which avoid the significant environmental effects as identified in the MND and are now incorporated as part of the project, and (2) such mitigation measures as identified in the MND are within the responsibility and jurisdiction of the City, as the Lead Agency.

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 environmental findings regarding this action, as set forth above, are approved.
- Section 2. After preparation and review of the IS/EA for the Project, prepared in accordance with 14 CCR §15063, a draft MND has been prepared for the Project in accordance with 14 CCR §15070 and circulated for public review in accordance with 14 CCR §15073. The MND and all resulting public comments having been considered in accordance with 14 CCR §15074, the MND, including all mitigation measures, a copy of which is attached as Exhibit A and is adequate and complete and reflects the independent judgment of the HACS.
- Section 3. The Executive Director, or her designee, is directed to file a Notice of Determination pursuant to 14 CCR §15075.

Section 4: The Executive Director, or her designee, is authorized to take all actions necessary to implement the activities delegated either by the Housing Authority of the County of Sacramento or the Sacramento Housing and Redevelopment Agency (SHRA).

**City of Sacramento
Reprogramming of CDBG Activities for Various Years' Action Plans**

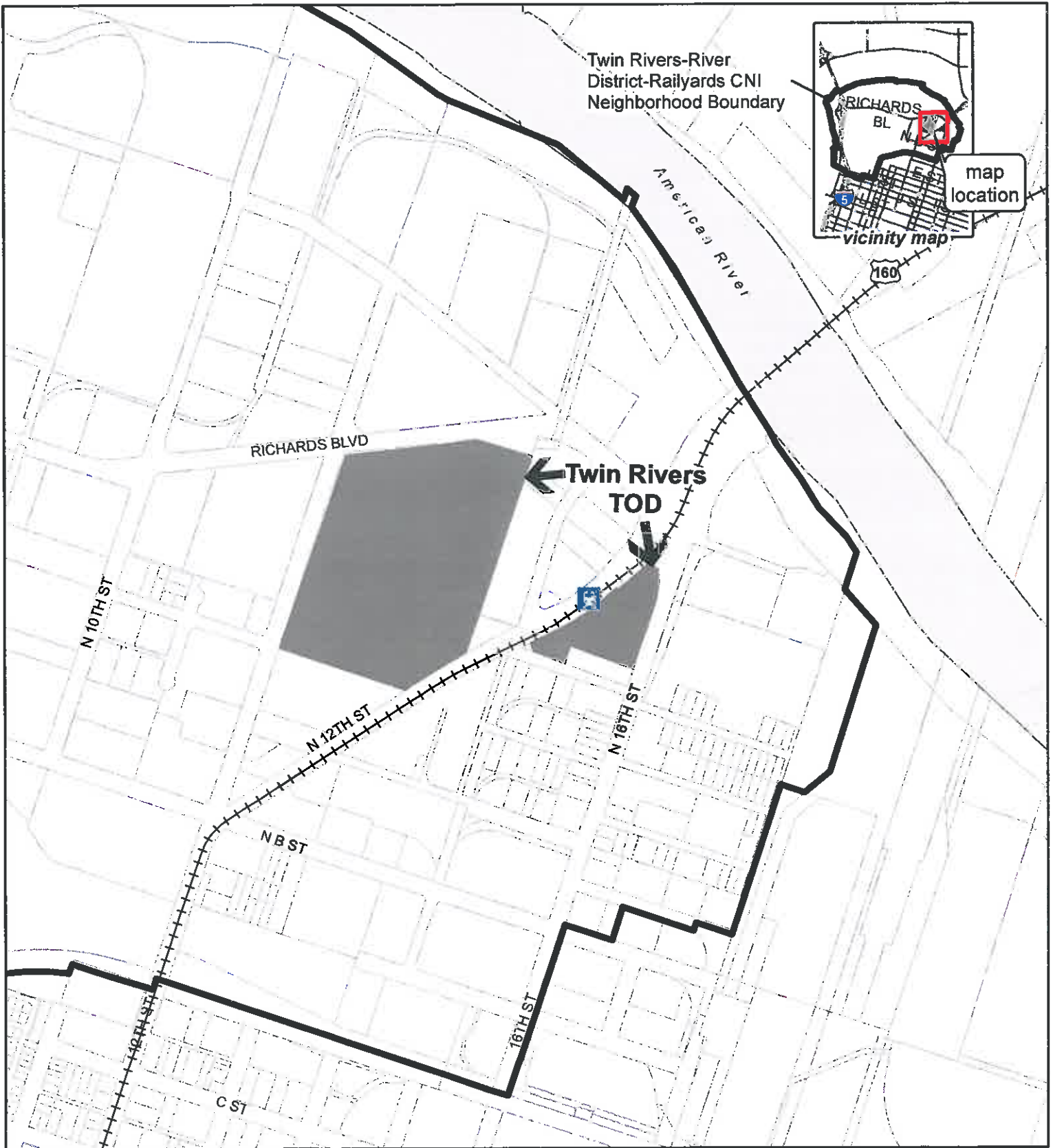
Activities being defunded are those that have been completed, cancelled or funded through alternative sources. Newly funded activities are scheduled to be implemented and completed by December 31, 2018 to comply with federal regulations governing the timely expenditure of funds.

| Defunded CDBG Activities | Program Year | Original Amount | Existing Amount |
|---|--|------------------------|------------------------|
| Dos Rios Light Rail Station: Funds will be used for environmental clearance, design and engineering services to build a new light rail station at 12 th and 16 th Streets to serve the nearby public housing community by Resolution 2013-0344. | 2014 Action Plan | \$500,000 | \$78,311 |
| River District/Twin Rivers CNI Environmental Consulting Services: Issue an RFP and award a contract for environmental consulting services in support of this project by Resolution 2014-0075. Revised in 2016 Action Plan to include remediation, brownfields, staffing and supportive services for environmental review activities by Resolution 2015-0337. | 2014 Mid-Year Action Plan, 2016 Action Plan | \$350,000 | \$133,537 |
| Veterans/Affordable Housing Rehabilitation Program: Provides loans and/or grants to rehabilitate low- and moderate-income multi-family housing units by Resolution 2014-0358 | 2015 Action Plan | \$500,000 | \$250,000 |
| Multi-Family Housing Acquisition and Rehabilitation: Provides loans with 2014 funds for the acquisition and rehabilitation of low- and moderate-income multi-family housing by Resolution 2015-0337. | 2016 Action Plan | \$500,000 | \$500,000 |
| | Total | \$1,850,000 | \$961,848 |

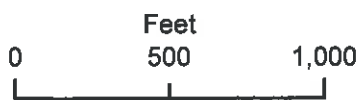
| New CDBG Activity | Program Year | Allocation |
|--|---------------------|-------------------|
| Twin Rivers Transit Oriented Development and Light Rail Station Project: Delivery; environmental review/clearance/remediation; real property acquisition; predevelopment costs; infrastructure analysis and planning; relocation; demolition; design; engineering; and construction of residential, commercial, public facilities, and the proposed light rail station. | 2014, 2015, 2016 | \$961,848 |



Twin Rivers - River District - Railyards Transit Oriented Development Choice Neighborhoods Initiative



- Twin Rivers TOD
- Proposed Light Rail Stop
- Light Rail Track
- River



SHRA GIS
June 14, 2017

| | |
|--|----------------|
| DATE: 08/27/2017 | JOB NO: 158130 |
| SHEET 3 | |
| SHEET 1 | |
| SACRAMENTO | |
| EXISTING SURFACE DEMOLITION EXHIBIT | |
| CALIFORNIA | |
| PHASE I AND PHASE II EXHIBIT FOR TWIN RIVERS REDEVELOPMENT EXISTING SURFACE DEMOLITION EXHIBIT | |
| Project Planning & Engineering & Landscaping Architecture 2120 20th Street, Suite 200 Sacramento, CA 95811 (916) 486-0288 (916) 486-0289 | |
| NO. DATE | REVISIONS |
| BY | APPROVED |
| CK | |
| DT | |
| SCALE: 1" = 80' | |



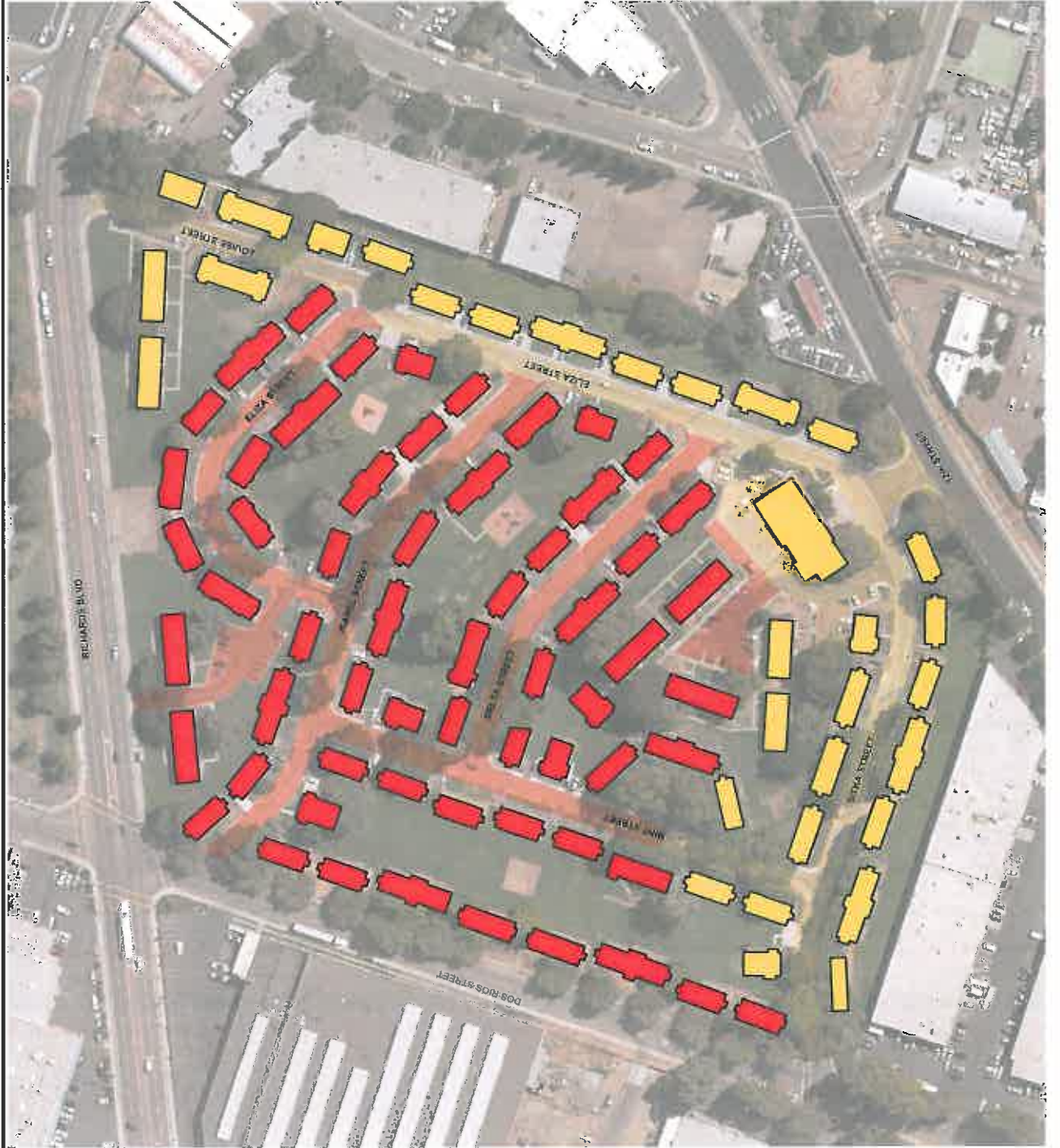
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|-----------------|-----------|
| NO. DATE | REVISIONS |
| BY | APPROVED |
| CK | |
| DT | |
| SCALE: 1" = 80' | |

LEGEND

- PHASE I BUILDING DEMOLITION (BY TOTAL BUILDINGS)
- PHASE II BUILDING DEMOLITION (BY TOTAL BUILDINGS)
- PHASE I STREET DEMOLITION
- PHASE II STREET DEMOLITION

NOTES:

1. TOPOGRAPHIC MAP BOUNDARY DATA, AS PREPARED BY HARBOR SURVEYORS, IS TO BE USED FOR THIS PROJECT.
2. ADJACENT PROPERTY LINES FROM BIRD'S EYE VIEW ARE APPROXIMATE.
3. THE INTENT OF THIS EXHIBIT IS TO SHOW APPROXIMATE LIMITS OF SURFACE DEMOLITION. IT DOES NOT REPRESENT THE ACTUAL LIMITS OF PROPERTY OR THE EXACT LOCATION OF ANY STRUCTURES OR UTILITIES. THE EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.
4. ALL RIGHTS OF WAY FOR INTERNAL CIRCULATION WITHIN THE PROJECT ARE TO BE MAINTAINED AND SHALL BE ABANDONED WITH THE PHASE I FINAL MAP.
5. REFER TO TENTATIVE MAP FOR PROPOSED TREE REBOTAL LOCATIONS.



UNIT COUNT BY TYPE

| UNIT TYPE | APR/LAG | THU/TH | FRI/D | SAT | SUN | TOTL | ANN | TOTL | CU/ACR | KLASS |
|--------------|--------------|----------|-----------|------------|------------|-----------|----------|------------|-------------|------------|
| A | 2.92 | 17 | 36 | 49 | 1 | 104 | 1 | 104 | 35.6 | 77 |
| B | 1.66 | 6 | 24 | 31 | 4 | 66 | 1 | 66 | 39.8 | 50 |
| C | 2.75 | 12 | 27 | 33 | 6 | 81 | 3 | 81 | 29.5 | 64 |
| D | 3.25 | 4 | 6 | 30 | 41 | 4 | 2 | 87 | 26.8 | 82 |
| E | 1.15 | 3 | 24 | 32 | 2 | 62 | 1 | 62 | 53.9 | 47 |
| F | 2.68 | 15 | 57 | 27 | 99 | 36.9 | 100 | | | |
| Total | 14.41 | 4 | 59 | 198 | 213 | 17 | 8 | 499 | 34.5 | 420 |
| | 0.8% | 11.8% | 39.7% | 42.7% | 3.4% | 1.6% | | | | |

Existing Street Grid
Large blocks inhibit north-south and east-west movement through the study area

SMYTHE ACADEMY SCHOOL SITE

Richards Boulevard

Vine Street

TO INTERSTATE 5

North 16th Street

Sproule Avenue

North 12th Street

TO DOWNTOWN SACRAMENTO

Dos Rios Street

Legend

- 2-Story 3-Bedroom Townhouse
- 3-Story Garden Apartment Building
- 3-Story Multi-Family Apartment Building
- 4-Story Multi-Family Apartment Building
- 4-Story Multi-Family Apartment Building with Non-Residential Ground Floor
- 3-Story 3-Bedroom Live/Work Unit
- Parking



Twin Rivers Transit-Oriented Development and Light Rail Station Project . 140202
Figure 2-4
Conceptual Site Plan

MCCORMACK BARON SALAZAR
TWIN RIVERS
REDEVELOPMENT BLOCKS A+B
 SACRAMENTO, CA

OWNER:
PROJECT NAME:
CLIENT ADDRESS:

DATE SUBMITTED: 05/20/17
PROJECT NO.: 2017-00113
SCALE: 1" = 30'-0"
SHEET NUMBER: A01.1
SHEET TITLE: SITE PLAN



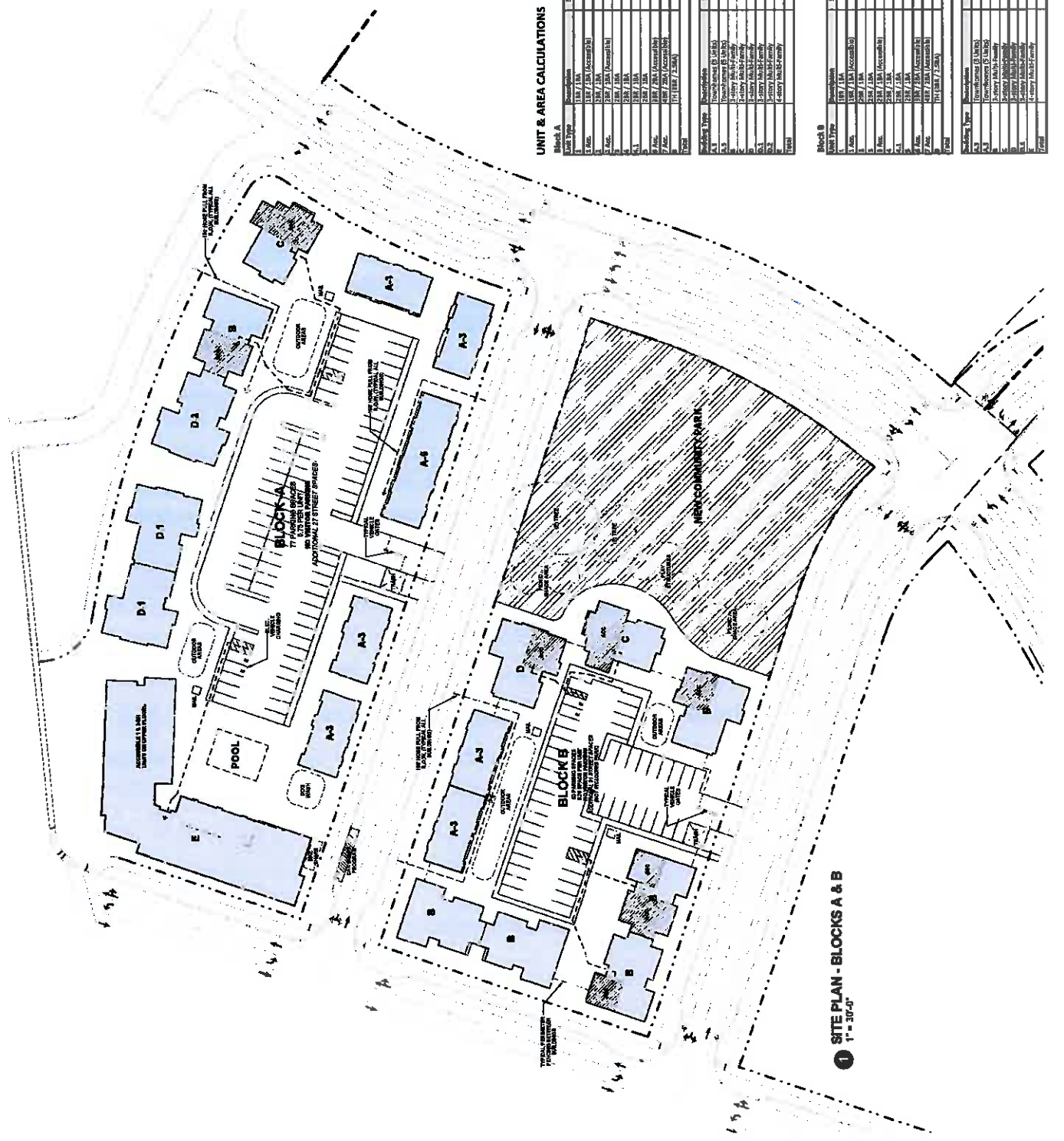
UNIT & AREA CALCULATIONS

| Block | Unit Type | Description | SF / Unit | Count | Total SF | % of Total | |
|--------------|--------------|-------------------------|-------------------------|------------|----------|------------|-------|
| Block A | A-1 | 1-BR / 1-BA (Accessory) | 657 | 24 | 15,768 | 34.6% | |
| | A-2 | 2-BR / 2-BA | 920 | 13 | 11,960 | 26.5% | |
| | A-3 | 3-BR / 3-BA (Accessory) | 824 | 18 | 14,832 | 33.0% | |
| | A-4 | 3-BR / 3-BA | 650 | 3 | 1,950 | 4.3% | |
| | A-5 | 3-BR / 3-BA | 907 | 8 | 8,056 | 18.0% | |
| | A-6 | 3-BR / 3-BA | 900 | 6 | 5,400 | 12.0% | |
| | A-7 | 4-BR / 4-BA (Accessory) | 1,513 | 1 | 1,513 | 3.3% | |
| | A-8 | 4-BR / 4-BA | 1,817 | 17 | 32,889 | 73.3% | |
| | Total | | | 804 | | | |
| | Block B | B-1 | 1-BR / 1-BB (Accessory) | 4,100 | 4 | 16,400 | 36.4% |
| B-2 | | 2-BR / 2-BB | 2,825 | 1 | 2,825 | 6.3% | |
| B-3 | | 3-BR / 3-BB (Accessory) | 3,600 | 1 | 3,600 | 8.0% | |
| B-4 | | 3-BR / 3-BB | 4,670 | 2 | 9,340 | 20.8% | |
| B-5 | | 3-BR / 3-BB | 3,700 | 2 | 7,400 | 16.5% | |
| B-6 | | 4-BR / 4-BB (Accessory) | 10,000 | 1 | 10,000 | 22.4% | |
| B-7 | | 4-BR / 4-BB | 13,125 | 1 | 13,125 | 29.4% | |
| Total | | | 21 | | | | |

| Block | Unit Type | Description | SF / Unit | Count | Total SF | % of Total | |
|---------|--------------|-------------------------|-----------|-----------|----------|------------|--|
| Block B | B-1 | 1-BR / 1-BB (Accessory) | 4,100 | 4 | 16,400 | 36.4% | |
| | B-2 | 2-BR / 2-BB | 2,825 | 1 | 2,825 | 6.3% | |
| | B-3 | 3-BR / 3-BB (Accessory) | 3,600 | 1 | 3,600 | 8.0% | |
| | B-4 | 3-BR / 3-BB | 4,670 | 2 | 9,340 | 20.8% | |
| | B-5 | 3-BR / 3-BB | 3,700 | 2 | 7,400 | 16.5% | |
| | B-6 | 4-BR / 4-BB (Accessory) | 10,000 | 1 | 10,000 | 22.4% | |
| | B-7 | 4-BR / 4-BB | 13,125 | 1 | 13,125 | 29.4% | |
| | Total | | | 21 | | | |

| Block | Unit Type | Description | SF / Unit | Count | Total SF | % of Total | |
|---------|--------------|-------------------------|-----------|-----------|----------|------------|--|
| Block B | B-1 | 1-BR / 1-BB (Accessory) | 4,100 | 4 | 16,400 | 36.4% | |
| | B-2 | 2-BR / 2-BB | 2,825 | 1 | 2,825 | 6.3% | |
| | B-3 | 3-BR / 3-BB (Accessory) | 3,600 | 1 | 3,600 | 8.0% | |
| | B-4 | 3-BR / 3-BB | 4,670 | 2 | 9,340 | 20.8% | |
| | B-5 | 3-BR / 3-BB | 3,700 | 2 | 7,400 | 16.5% | |
| | B-6 | 4-BR / 4-BB (Accessory) | 10,000 | 1 | 10,000 | 22.4% | |
| | B-7 | 4-BR / 4-BB | 13,125 | 1 | 13,125 | 29.4% | |
| | Total | | | 21 | | | |

| Block | Unit Type | Description | SF / Unit | Count | Total SF | % of Total | |
|---------|--------------|-------------------------|-----------|-----------|----------|------------|--|
| Block B | B-1 | 1-BR / 1-BB (Accessory) | 4,100 | 4 | 16,400 | 36.4% | |
| | B-2 | 2-BR / 2-BB | 2,825 | 1 | 2,825 | 6.3% | |
| | B-3 | 3-BR / 3-BB (Accessory) | 3,600 | 1 | 3,600 | 8.0% | |
| | B-4 | 3-BR / 3-BB | 4,670 | 2 | 9,340 | 20.8% | |
| | B-5 | 3-BR / 3-BB | 3,700 | 2 | 7,400 | 16.5% | |
| | B-6 | 4-BR / 4-BB (Accessory) | 10,000 | 1 | 10,000 | 22.4% | |
| | B-7 | 4-BR / 4-BB | 13,125 | 1 | 13,125 | 29.4% | |
| | Total | | | 21 | | | |



1 SITE PLAN - BLOCKS A & B
 1" = 30'-0"

Twin Rivers Redevelopment
DRAFT MASTER RELOCATION PLAN

Prepared For:

McCormack Baron Salazar

And the

Housing Authority of the County of Sacramento

Prepared By



Folsom, CA

June 2017

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INTRODUCTION

Twin Rivers ("Twin Rivers") is a public housing site located in the City of Sacramento, CA. It consists of two hundred eighteen (218) low-income public housing units presently owned and managed by the Housing Authority of the County of Sacramento ("HACOS" or "Authority") and a not for profit child care center. Twin Rivers is located in the Sacramento River District-Railyards Neighborhood ("Neighborhood"). Twin Rivers is proposed to be redeveloped by McCormack Baron Salazar ("MBS") to create new mixed-income community with public housing replacement, affordable, and market rate housing.

Figure 1 below provides the location of the Neighborhood in relation to the City of Sacramento and other neighborhoods. Figure 2 provides Twin River's approximate location in the neighborhood.

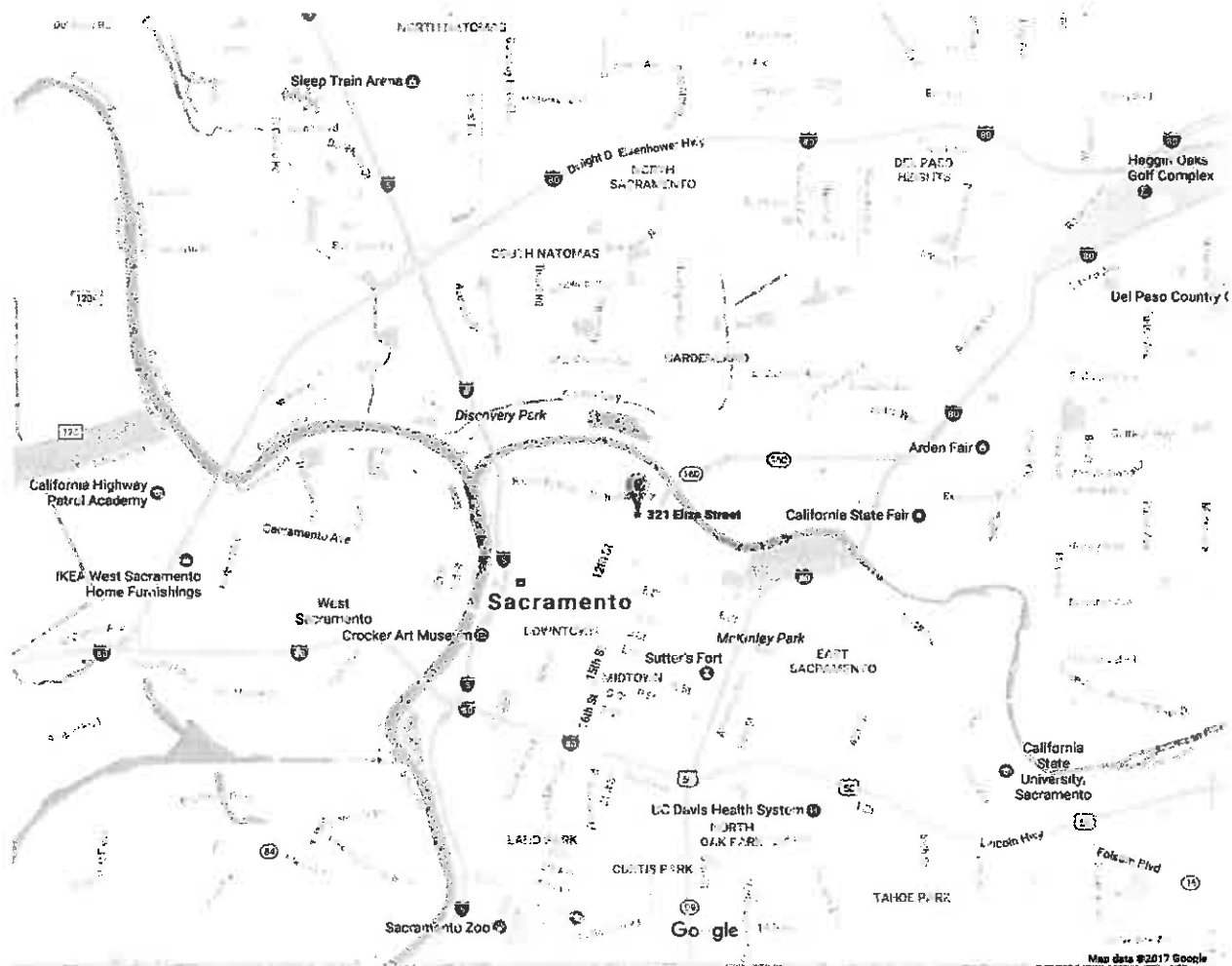


Figure 1: Area Map

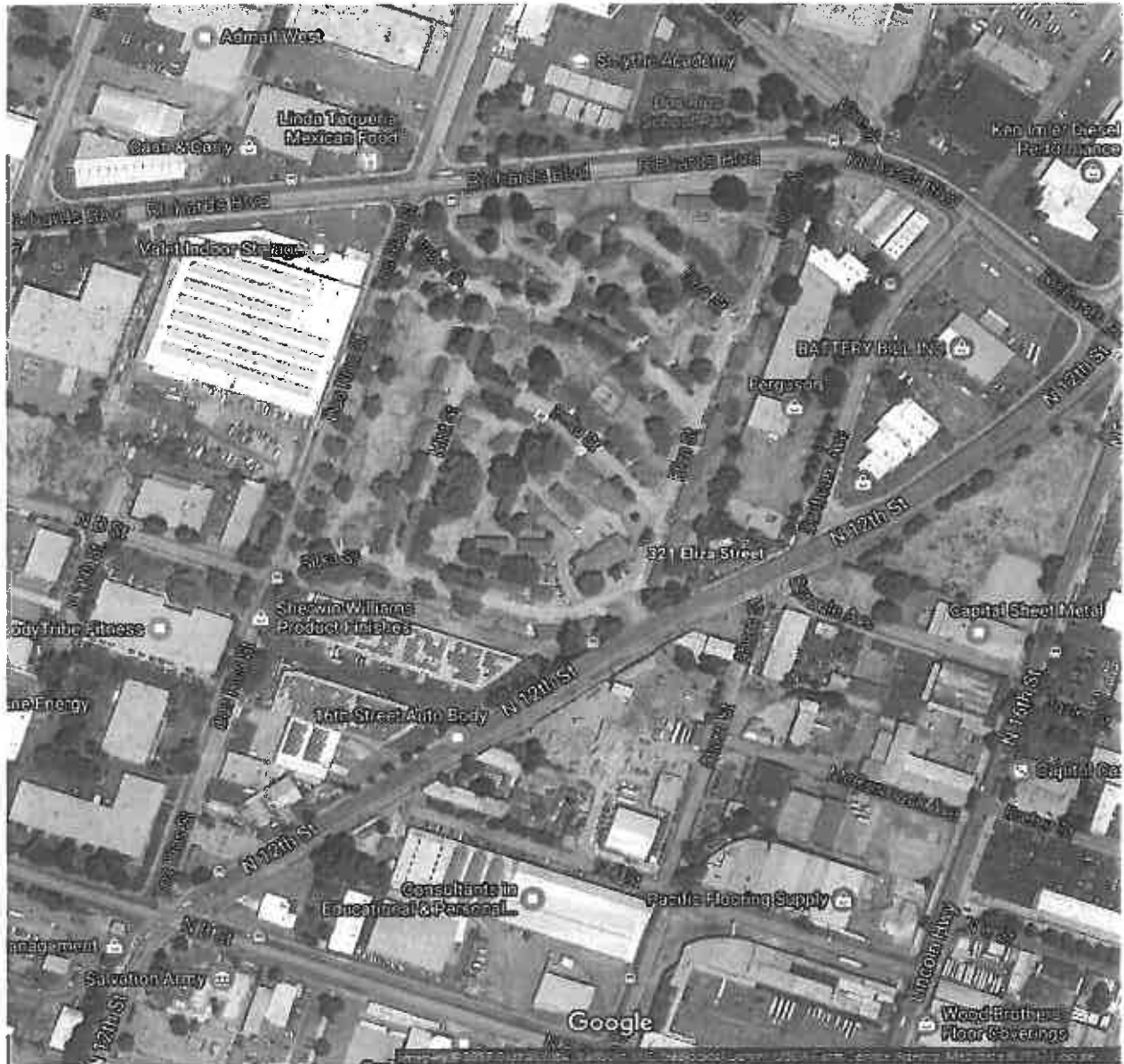


Figure 2: Subject Property Location Map

Project Overview

HACOS and the City of Sacramento (“City”) were selected for a U.S. Department of Housing and Urban Development (“HUD”) Choice Neighborhood Initiative (“CNI”) Grant for the planning of the redevelopment of Twin Rivers. The Project is intended to assist in the overall revitalization of the Neighborhood.

MBS (the "Developer") was selected to develop and carry out a revitalization plan for the Twin Rivers Redevelopment Project (the "Project"). The Project includes one-for-one replacement of the existing two hundred eighteen (218) public housing units.

The housing units will be demolished in two (2) phases. Demolition will occur after all units have been vacated for each phase. Construction is anticipated to take approximately two years to complete which will require that all Twin Rivers Households ("Households") relocate to other housing for at least the duration of construction. The requirement that all Households relocate from the Site for as long as 24-months constitutes a Permanent Displacement in accordance with both Federal and State Relocation Law. However, all remedies will be used to minimize displacement and ensure Households in good standing return to the Site if they choose to do so. HACOS intends to work with the Households to temporarily relocate on a long-term temporary basis. Households in good standing will have the Right-to-Return to the completed Twin Rivers Project.

An affiliate of MBS is a general partner of a Limited Partnership (L.P.) who will own and operate new housing at the site and lease the land from HACOS. There will be separate limited partnerships for each phase of the Twin Rivers redevelopment.

Households shall have the Right-to-Return to a new unit at Twin Rivers upon completion of new units.

To accomplish the revitalization and transformation of Twin Rivers, several steps are required:

1. Preparation of a Master Relocation Plan to address the relocation of the Households.
2. Release of this Plan for a period of thirty (30) calendar days for public review and written comment.
3. Evaluate written comments and revise this Plan accordingly.
4. Approval of this Plan by the Authority's Board of Commissioners (the "Board") and HUD.
5. Execution of a Master Development Agreement between HACOS and the Developer.
6. Approval of the ground leases between the Authority and the L.P. for the Phase I and Phase II sites.

7. Application and approval of the disposition and demolition application(s) by HUD.
8. Application, award, and closing on other financing for the Project;
9. Relocation of Households and non-residential (commercial) occupants in accordance with this Plan; and
10. Development of one for one replacement housing and other components of the Project.

The Developer has engaged residents by holding monthly informational meetings and providing individual case management provided through Urban Strategies. The Developer and HACOS shall continue to engage residents throughout the Project's development.

Proposed Project Funding Sources

The Developer expects to pursue Low Income Housing Tax Credits ("LIHTC") and other federal, state and private funding. The anticipated Federal, State and Local funds are listed below.

Federal:

- HUD CNI Grants;
- HUD CDBG and HOME;
- HUD Project Based Section 8; and
- HUD-U.S. Department of Veterans Affairs Supportive Housing (HUD-VASH)

State:

- State of California Department of Housing and Community Development ("HCD") Affordable Housing and Sustainable Communities Program ("AHSC")

Local:

- Funds provided by HACOS

Scope of this Plan

Public agency participation (federal, state, and local) and the sources of project financing are critical in determining the rules and regulations to be followed in the relocation process. These rules and regulations establish the rights and assistance required to be provided to those persons impacted or displaced by the Project.

This Plan describes the roles and responsibilities of the Developer and HACOS. This Plan outlines the relocation rights and benefits of the Households. This Plan is limited to this scope, which is consistent with the guidance of both federal and state relocation guidelines.

Beyond being a legal requirement, a relocation plan is a communication and management tool for the stakeholders involved in the Project and the relocation process. Identified stakeholders include the Twin Rivers Households, HACOS and their Board of Supervisors, HUD, the City, community-based service organizations, housing counseling organizations, and other interested parties.

This Plan is **ONLY** intended to address issues related to residential relocation and provide the stakeholders with the following information and guidance:

1. Description of the Project that is requiring the relocation of the residential occupants, including its location, and financing;
2. Description and analysis of the laws, statutes and regulations governing the relocation of the Project occupants, including the requirements for a relocation plan;
3. Aggregate details regarding the persons impacted by the Project who shall be permanently relocated;
4. Description of the re-housing plan including the replacement housing resources available to re-house the residents;
5. Relocation program to be provided, including the rights of the Households, required notifications, benefits, and other services they are eligible to receive, and criteria for eligibility for assistance;
6. Responsibilities of the Developer and HACOS in the implementation of this Plan;
7. Process to develop, approve and update this Plan;
8. Process for any appeals of the relocation benefits and services provided;
9. Preliminary schedule of relocation activities and a cost estimate for relocation assistance.

Overview of Relocation Planning and Implementation

Overland, Pacific & Cutler, Inc., ("OPC"), a public real estate services consulting firm specializing in relocation planning and implementation services, was hired by the

Developer to prepare this Plan on behalf of the Authority. This Plan serves as the master relocation plan for the Project.

HACOS has the responsibility to implement this Plan. HACOS will meet this obligation through an agreement with the Developer. The Developer will hire a relocation specialist. Overland, Pacific and Cutler, Inc. (OPC), will be procured to implement this Plan for the Developer and HACOS. The group that will be responsible for additional relocation planning and implementation of those plans, including HACOs, the Developer, and OPC is hereinafter referred to as the Relocation Team.

The draft version of this Plan will be made available to Households and other interested parties for a period of thirty (30) calendar days at a point in the future when it is reasonable to do so, but not later than prior to the period when a 90-day Notice to Vacate would be issued to a Household who is required to permanently relocate. Each Household will be notified in writing where and how they can review the draft Plan, with instructions to provide written comments for analysis and inclusion in the final version of this Plan. Each Household will also receive a summary of this Plan for their use.

Appendix A of this Plan provides definitions of many of the technical and regulatory relocation terms found in this Plan.

RELOCATION PLAN

A. REGULATORY FRAMEWORK AND REQUIREMENT ANALYSIS

The laws, regulations and statutes that may become applicable to the relocation of the Households at Twin Rivers are listed below.

- Section 18 of the United States Housing Act of 1937 ("Section 18");
- 24 CFR Part 970 – Public Housing Program – Demolition or Disposition of Public Housing Projects ("Part 970");
- 49 CFR Part 24 - Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended ("Part 24");
- Section 104(d) of the Housing and Redevelopment Act of 1974 (should HUD HOME or CDBG be used in the Project);
- HUD Handbook 1378 - HUD's implementing guidelines of the URA;
- California Government Code Title 1, Chapter 16, Section 7260-7277 – State of California Relocation Assistance Law (the "CRAL");
- California Code of Regulations Title 25, Division 1, Chapter 6 - State of California Relocation Assistance and Real Property Acquisition Guidelines (the "Guidelines");

The primary relocation regulations that guide this Plan and the relocation process are the URA, the CRAL and the Guidelines. HACOS shall have the responsibility of making the final determination regarding the applicable laws, regulations and statutes that may be applicable to the Project.

Disposition of public housing projects is subject to the provisions of Section 18, and the implementing regulations of Part 970 (collectively, "Section 18"), and is not subject to the Uniform Relocation Act (46 U.S.C. §4600 et seq.) and the implementing regulations of Part 24 (collectively, the "URA").

However, the Project has used, and expects to utilize additional funds in the future, which triggers the URA. Pursuant to both the federal and state laws, relocation planning is required to minimize displacement of residents or minimize the impact of displacement on the residents of the Project.

HACOS is a local public agency in the State of California making the Project subject to the CRAL and the Guidelines.

The regulatory requirement for the preparation of a relocation plan, 30-day review and comment period, approval, and adoption of the plan by the appropriate local legislative body comes from the CRAL and the Guidelines.

The County Board of Supervisors Commissioners of the Authority ("Board") is the appropriate legislative body to approve this Plan, because it makes all legislative and policy decisions for the Authority, including those necessary and required for the disposition and demolition of the Project.

These regulations require that eligible persons relocated by a publicly-assisted project receive the following services and benefits, which are explained in detail throughout this Plan:

1. Minimum of 90-days' notice prior to a permanent displacement.
2. Written information statement describing their rights to relocation benefits and services for which they are eligible.
3. A Notice of Eligibility (NOE) explaining the benefits the residents are entitled to based on information gathered from tenants from the interview. In cases where a household may be long-term temporarily relocated, they will enter into a Memorandum of Understanding with HACOS.
4. Referrals to potential replacement housing and coordination with community service resources, public housing, and other public services as needed.
5. Assistance with moving to a Decent, Safe and Sanitary residence by coordinating moving estimates as needed, paying for either actual moving cost by a professional company or a fixed moved payment, and assisting with claims.
6. Relocation replacement differential payment within the set limits of the NOE.
7. Right to return after completion of the new Twin Rivers Project.
8. Right to appeal decisions made within the relocation program that affect them.
9. Other requirements under the URA and/or CRAL and Guidelines.

Appendix B of this Plan provides a side by side comparison of Section 18, the URA, and CRAL.

B. PROGRAM ASSURANCES AND STANDARDS

Adequate funds shall be made available for the relocation of all Households within the budget of the Project.

Relocation assistance services shall be provided to ensure that displacement does not result in different, or separate treatment of Households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and the Unruh Act, as well as any otherwise arbitrary or unlawful discrimination. Relocation notices shall be provided in the primary language of each Household.

All eligible Households and non-residential occupants shall be provided relocation assistance and benefits under the URA. Where the Guidelines and/or the CRAL provide a higher level of benefit, the Households shall receive benefits under California relocation law.

The opportunity for review and to provide written comments to this Plan by the residents and other interested stakeholders for a period of no less than 30-days is required before any displacements may occur.

Each Household eligible for relocation assistance lawfully occupying a Twin Rivers unit as of the date of the initiation of negotiations ("ION) must be provided a Notice of Eligibility ("NOE") for relocation assistance prior to, or concurrently with, a 90-Day Notice. If a Household is deemed ineligible for relocation assistance, such household must be informed in writing of the reasons why such Household is not eligible to receive relocation assistance and the procedures to appeal this decision.

Any Household who disagrees with the determination of eligibility or ineligibility for relocation assistance, or the type and amount of relocation assistance that is being offered, is afforded the right to appeal the decision per the process identified in Section L and Appendix G of this Plan.

The Authority and the Developer are committed to ensuring that persons with all manner of disabilities, language requirements other than English, and other special needs have full access and participation in the relocation program including but not

limited to community meetings, individual meetings, written notification, relocation housing and moving assistance services. Specific measures are provided below

Meeting Accommodations - HACOS will ensure that all meetings are equipped, when needed, with language translation services including those services needed by persons who are hearing and visually impaired (HVI). HACOS will ensure that persons who are mobility impaired have adequate space and accessibility features available to them to access to private and public spaces used for meetings. HACOS will ensure that adequate transportation is available to persons who require it to access meetings. These provisions extend to community meeting, public hearing, one on one meeting, and other types of meetings where the relocation program and its assistance are discussed.

Replacement Housing – The Authority will ensure that all households are provided with replacement housing and moving assistance that is accessible to them and meets their needs. All measures will be taken to ensure that housing will accommodate the needs of disabled persons including but not limited those with mobility and hearing and visual impairment needs. Referrals to accessible permanent housing units will be made in cases necessary. Inquiry will be made to learn if a household has installed accessibility features at their own expense; if so those items will be moved and or replaced at HACOS expense.

Fair Housing - The Authority will work to affirmatively further fair housing and other fair housing and civil rights obligations and to promote fair housing choice outside of areas of minority concentration including providing referrals to housing outside of areas with minority concentrations.

C. RELOCATION PLANNING AND NEEDS ASSESSMENT METHODOLOGY

Early Resident Outreach

Early resident outreach has included monthly community meetings and individual case management services for Twin River's residents. The Relocation Team in collaboration with Urban Strategies will work with all Households prior to their relocation to create an individual relocation plan for the household and then execute their relocation with them.

The questions, comments, and concerns raised during the engagement process will be documented by the Relocation Team and used to develop a list of policy questions for HACOS to consider. Documentation of the engagement process will be provided in an Appendix D of the Plan once available.

Analysis of Existing Data

A preliminary needs assessment will be conducted for the Developer prior to initiating the relocation by the Relocation Team. From the results of this assessment, the Relocation Team will ascertain household information such as the number of households, the ages of members of the households, and special needs. This data will be used to describe the impacted residential population and will be subsequently updated through the resident interview process as described below.

Resident Interview Process

An important process in relocation planning is collecting primary information from the impacted households. This typically occurs by conducting an interview with the household in their home or elsewhere at the project. Through these meetings, household composition, special needs, and specific concerns regarding relocation are gained, which shall be used to better plan for the household's relocation needs on an individual basis. The Relocation Team shall be responsible for conducting interviews with all households impacted no later than prior to issuing an NOE. Resident interviews typically take approximately one hour to complete. Resident interview services may be required in Arabic, American Sign Language (ASL), Hmong, Spanish, Vietnamese and other languages. The Relocation Team shall include assistance from personnel who speak languages other than English where necessary.

The Relocation Team shall use multiple methods to make contact with residents, including direct mailings, phone calls, and door-to-door outreach to make contact with the Households and conduct interviews. The Relocation Team shall document the interview in the relocation file of such Household, which shall be maintained by the Relocation Team.

Plan Preparation, Approval and Updates

In accordance with the Guidelines, this Plan shall be made available to the residents of the Project and other interested parties for a 30-day review and comment period prior to requesting approval of the Board and adoption of this Plan. Section O of this Plan describes the review and comment period in more detail. Adoption of this Plan is required before any notice to vacate can be served. No Household shall be served a 90-Day Notice to Vacate without being provided a relocation assistance eligibility letter (aka NOE), and at least one decent, safe and sanitary housing unit that meets the needs of the Household.

This Plan should be periodically reviewed for consistency with the goals and process of the Project as changes occur. Updates should be made to this Plan should major substantive changes occur in the Project such as, but not limited to, enhanced levels of resident information, housing resource alternatives identification, elimination of a phased approach to the relocation, and/or regulatory changes that impact relocation requirements.

In accordance with the Guidelines, should implementation of this Plan not occur within twelve (12) months of approval of this Plan, this Plan must be updated. If substantial changes are made to this Plan once it is approved, it may be necessary to recirculate this Plan for public comment and re-submit this Plan to the Board for approval.

D. GENERAL DEMOGRAPHICS AND OCCUPANT DATA & DESCRIPTIONS

General Demographics and Housing Characteristics

According to the 2010 U.S. Census, the population of the City of Sacramento is 466,488, and the population of the census tract where Twin Rivers is located (53.01) is 1,823 (see **Table 1**). Corresponding U.S. Census data concerning the housing mix is shown in **Table 2**.

**Table 1: 2010 Census Population
City of Sacramento & Census Tract 53.01**

| Population Characteristic | City Total | City % Of | Tract 53.01 Total | Tract 53.01 % Of |
|---|-------------------|------------------|----------------------------------|---------------------------------|
| Total population | 466,488 | 100.0 | 1,823 | 100.0 |
| One Race | 433,363 | 92.9 | 1,665 | 91.3 |
| White | 210,006 | 45.0 | 754 | 41.4 |
| Black or African American | 68,335 | 14.6 | 665 | 36.5 |
| American Indian and Alaska Native | 5,291 | 1.1 | 60 | 3.3 |
| Asian | 85,503 | 18.3 | 66 | 3.6 |
| Asian Indian | 8,514 | 1.8 | 4 | 0.2 |
| Chinese | 20,307 | 4.4 | 4 | 0.2 |
| Filipino | 13,468 | 2.9 | 14 | 0.8 |
| Japanese | 5,730 | 1.2 | 3 | 0.2 |
| Korean | 1,265 | 0.3 | 1 | 0.1 |
| Vietnamese | 6,682 | 1.4 | 21 | 1.2 |
| Other Asian | 29,537 | 6.3 | 19 | 1.0 |
| Native Hawaiian and Other Pacific Islander | 6,655 | 1.4 | 14 | 0.8 |
| Native Hawaiian | 346 | 0.1 | 2 | 0.1 |
| Guamanian or Chamorro | 366 | 0.1 | 0 | 0.0 |
| Samoan | 819 | 0.2 | 4 | 0.2 |
| Other Pacific Islander | 5,124 | 1.1 | 8 | 0.4 |
| Some Other Race | 57,573 | 12.3 | 106 | 5.8 |
| Two or More Races | 33,125 | 7.1 | 158 | 8.7 |
| White; American Indian and Alaska Native | 3,392 | 0.7 | 30 | 1.6 |
| White; Asian | 6,454 | 1.4 | 7 | 0.4 |
| White; Black or African American | 5,510 | 1.2 | 25 | 1.4 |
| White; Some Other Race | 4,794 | 1.0 | 16 | 0.9 |

Source: U.S. Census Bureau, 2010

**Table 2: 2010 Census Housing Units
City of Sacramento & Census Tract 53.01**

| Population Characteristic | City Total | City % Of | Tract 53.01 Total | Tract 53.01 % Of |
|--|-------------------|------------------|----------------------------------|---------------------------------|
| Total housing units | 190,911 | 100.0 | 333 | 100.0 |
| Occupied housing units | 174,624 | 91.5 | 310 | 93.1 |
| Vacant housing units | 16,287 | 8.5 | 23 | 6.9 |
| For rent | 8,035 | 4.2 | 13 | 3.9 |
| Rented, not occupied | 262 | 0.1 | 1 | 0.3 |
| For sale only | 2,495 | 1.3 | 1 | 0.3 |
| Sold, not occupied | 479 | 0.3 | 0 | 0.0 |
| For seasonal, recreational, or occasional use | 872 | 0.5 | 0 | 0.0 |
| Unclassified vacant units | 4,144 | 2.2 | 8 | 2.4 |
| Homeowner vacancy rate (percent) | | 2.8 | | 3.6 |
| Rental vacancy rate (percent) | | 8.3 | | 4.4 |

Twin Rivers Household Demographic and Housing Characteristics

Based on the information provided by the Developer to OPC, the data presents a picture of the households impacted by the Project. This section will provide insight into the number of persons, and the age, gender, race/ethnicity, special needs, and languages spoken by Households at the Project.

The data provided in Tables 3-7 below represents the best available data at this time. The data shall be updated once the interview process described in Section C is completed.

Table 3: Needs Assessment Survey Results - Population

| Data Point | Number of or % |
|------------------------------------|-----------------------|
| Number of Households | 218 |
| Number of Persons | 416 |
| Average # of Persons Per Household | 1.9 |
| % Female | 60.6% |
| % Male | 39.4% |

**Table 4: Needs Assessment Survey Results –
Age Distribution of Residents**

| Age Cohorts (years) | Number of Residents | % of Residents |
|--------------------------------|--------------------------------|-----------------------|
| 17 and Under | 207 | 50 |
| 18-64 | 196 | 47 |
| 65+ | 13 | 3 |

Table 5: Needs Assessment Survey Results - Race Distribution of Households

| Race | % of Households |
|------------------------|------------------------|
| Black/African American | 58% |
| White | 29% |
| Asian | 3% |
| Other Races | 9% |

There are currently 5 languages other than English spoken at the site. Table 6 provides the breakout of languages spoken in the home.

**Table 6: Needs Assessment Survey Results –
Primary Language Spoken at Home**

| Languages Spoken | # of Households |
|-------------------------|------------------------|
| English | 210 |
| Spanish | 1 |
| Vietnamese | 3 |
| American Sign Language | 1 |
| Other Languages | 3 |

**Table 7: Needs Assessment Survey Results –
Disabilities and Other Medical Conditions**

| | |
|--|-----|
| Mobility Impaired Persons | TBD |
| Sight Impaired Persons | TBD |
| Hearing Impaired Persons | TBD |
| Persons w/ Other Medical Conditions to Be Considered | TBD |

Existing Low Income Public Housing Units

Table 8 below shows the unit mix of the existing units at Twin Rivers that are planned to be demolished. All units shall be replaced one-for-one as part of the Project.

Table 8: Units Existing to Be Demolished

| Twin Rivers Units | |
|-------------------|------------|
| BR Size | # of Units |
| 1 BR | 52 |
| 2 BR | 48 |
| 3 BR | 58 |
| 4 BR | 18 |
| 5 BR | 42 |
| Sub-Total | 218 |

Description of Non-residential Occupants

There is one known non-residential occupant that utilizes space at Twin Rivers. The need to permanently relocate the business is to be determined.

E. RELOCATION ASSISTANCE ELIGIBILITY

Relocation Eligibility Under 24 CFR Part 970 and the URA

Part 970.5 (h) determines that it is the responsibility of HACOS to comply with the URA and to ensure compliance with the URA (not withstanding any third party contractual agreements). The Authority is responsible for meeting its obligations as the Displacing Agency.

As applied to this project, 970.5 (i) defines a displaced person as any person (household, business or non-profit organization) that moves from Twin Rivers as a direct result of the demolition. Notwithstanding that definition, in accordance with 970.5 (i) (2) (v) (B) (3), a person does not qualify as a displaced person if they have been:

- Evicted for serious or repeated violation of the terms and conditions of their lease, violation of applicable federal, state or local law or other good cause, and HACOS determines that eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance;
- The person moved into the property after submission of the application for demolition or disposition and the person was informed of the impact the Project could have on them in writing (also referred to as a move-in notice); or
- The person is otherwise ineligible for relocation assistance under the URA as described in in 24.2 (9) (ii) of the URA.

All relocation programs must establish the date on which a person becomes eligible to receive relocation assistance. This date is known as the Initiation of Negotiations and is referred to herein as the ION. In accordance with the URA, the ION is the date the project agrees to accept federal assistance.

The ION date for this Project is the date that the CNI Award Agreement was signed, which was September 28, 2015. Households who were lawful tenants on this date shall be eligible to receive relocation assistance, so long as they are in Good Standing, did not sign a move in notice, and do not vacate the property prior to receiving a NOE from Relocation Team.

HACOS served the General Information Notice (the "GIN") to all Households and non-residential occupants on or after May 12, 2017. This notice will advise persons who may be displaced that displacement may be caused by the Project, their general relocation rights, and not to move until they receive further notice in order to not negate their right to relocation assistance as a persons who may become displaced. HACOS will conduct a meeting to review and explain the GIN with residents on June 8, 2017.

Any Household or person who vacates after receiving this notice and prior to receiving an NOE or notice of ineligibility shall not be eligible to receive relocation assistance. After HUD approves the demolition and disposition of the Project, the NOEs may be

issued. The NOE shall be issued to each Household at least 90 calendar days prior to the date that the Household must vacate before demolition of the unit.

Non-residential Relocation Eligibility

There is currently one known non-residential occupant located at the Twin Rivers Project site. The need to permanently displace the business is to be determined. This plan does provide for the type of payments and expenses required should they be displaced. If they shall be temporarily relocated similar payments will be afforded to them.

Ineligibility for Relocation Assistance

ANY Household or non-residential occupant that has been evicted for cause, that voluntarily moves from the Project after receiving the GIN, or is not in lawful occupation of its unit, shall not be eligible to receive relocation assistance.

F. REPLACEMENT HOUSING NEEDS & RESOURCES

Replacement Housing Needs

All 218 existing Twin Rivers housing units shall be replaced one-for-one by the Project. All of the replacement units shall be constructed on the current location of the Project.

Replacement Housing and Re-housing Plan

All households in good standing will be offered the Right-to-Return to Twin Rivers upon completion. Should an eligible household choose to return to Twin Rivers upon completion, HACOS will provide a temporary offsite unit for the duration of construction. Should the Household choose not to exercise their Right-to-Return, the replacement housing the Household chooses within the limitations of the relocation program shall become their permanent housing unit and HACOS shall have satisfied all of its relocation obligations. All eligible Households will also have the right to replacement housing assistance including a HUD Tenant Protection Vouchers (TPV), referrals to replacement housing, and assistance from the Relocation Team in securing new housing.

Replacement Housing to Be Developed

Table 9 below provides the anticipated mix of new housing units to be developed. The unit mix (number of units by size) may be adjusted to satisfy regulatory requirements.

Table 9: Total New Housing Units to Be Developed

| Unit Size | # of Replacement Public Housing Units | Total # Proposed Housing Units |
|------------------|--|---------------------------------------|
| 1 BR | 52 | 52 |
| 2 BR | 48 | 48 |
| 3 BR | 58 | 58 |
| 4 BR | 18 | 18 |
| 5 BR | 42 | 42 |
| TOTAL | 218 | 218 |

Replacement Housing Survey

To assess the current availability of potential off-site relocation housing units, OPC conducted a preliminary housing survey of units currently available in the City of Sacramento on June 2, 2017. These units could be a resource for permanent off-site replacement housing units. The following Table 10 provides the results of this survey.

The Relocation Team shall conduct more in-depth replacement housing searches based on residents' needs and requests prior to relocations as needed. Replacement housing referrals will be focused on units within their current neighborhood and the City of Sacramento. Extensive work will be done to identify affordable units available throughout the Sacramento Area and those accepting Section 8. The Relocation Team will also assist Households pursue housing in locations outside of Sacramento if they specifically request it.

Table 10: Replacement Housing Survey Results

| Unit Size | # Located | # Confirmed Accepting Section 8 | Rental Range |
|-----------|-----------|---------------------------------|-----------------|
| 1 | 65 | 12 | \$705 -\$2,190 |
| 2 | 39 | 15 | \$1,000-\$3,275 |
| 3 | 25 | 8 | \$1,400-\$2,275 |
| 4 | 10 | 2 | \$1,725-\$3,095 |
| 5 | 2 | 0 | \$2,020-\$3,095 |

Relocation Resources

A listing of useful relocation resources will be provided in Appendix F of this Plan including listing of affordable housing properties with open waitlists, properties under construction that are expected to be taking applications, and other resources that households may find useful in addition to working with the Relocation Team.

G. RELOCATION ASSISTANCE PROGRAM

HACOS'S Responsibilities

HACOS is responsible to ensure the proper relocation assistance program is designed and implemented successfully. HACOS's primary responsibilities are as follows.

1. To Provide relocation advisory, moving services and benefits which will provide you with decent, safe and affordable housing.
2. To Provide a minimum 90-Day written notice to vacate prior to requiring possession of the unit.
3. To reimburse for moving expenses.
4. To Provide payments for added cost of renting or purchasing replacement housing.
5. To have a fair and open relocation process.
6. To keep you informed about the process and any changes that may occur.
7. To follow relocation policies and procedures.
8. To Adhere to all laws and regulations while providing the Services mentioned above

In order to meet these responsibilities, HACOS will be supported by a Relocation Team.

Relocation Team Availability and Responsibilities

The Relocation Team will be available to assist any Household with questions about relocation and/or assistance in relocating. The Relocation Team shall provide all Households with the location and hours of operation of the relocation office at a later date. Close personal contact shall be maintained with each Household. Should the Relocation Team contact information change, this Plan shall be updated, and all Households shall receive a notice of the applicable changes.

Specific activities performed by Relocation Team shall include:

1. Interview all Households.
2. Develop a relocation needs assessment to inform them through the relocation process and provide exceptional service to the Households.
3. Deliver the GIN or verify delivery by HACOS.
4. Personally present and explain the Notice of Eligibility where possible.
5. Distribute the 90-Day Notice, and where applicable, a 30-Day Notice and other reminder notices related to the vacate date of each Household.
6. Provide referrals to replacement housing.
7. Provide the Households with relocation counseling services to assist them in making good decisions to plan their move.
8. Coordinate moves to Household's replacement housing.
9. Assist with the completion and filing of any needed relocation claims, rental applications, and appeals forms, if necessary.
10. Provide housing payment assistance as required under the applicable relocation requirements.
11. Other assistance that may be appropriate to ensure that each Household receives services and benefits that are reasonably permitted and/or required under the URA and necessary to ensure that hardships and impacts are reduced as much as possible in the relocation process.
12. Document receipt of all required notices, housing referrals provided, signed claims and receipts of payments, and demonstration of advisory services and relocation assistance provided to Households in the relocation file of each Household.

Household Responsibilities

The household, like HACOS and the Relocation Team have certain responsibilities. These include:

1. Make sure they are in, and remain in, "Good Standing"
2. No lease violations.
3. Report all changes in family composition and income (this can affect your benefits).
4. Update all your contact information.
5. Keep all notices sent to you by HACOS and the Relocation Team regarding relocation
6. Specify a housing preference when asked to do so
7. To move upon noticeduring the specific time period
8. Complete and return all forms sent to you by HACOS and the Relocation Team.
9. Ask questions if you do not understand any part of the relocation process.

Noticing

Notices may be personally served or mailed with a certified return receipt. All notices and proof of service shall be maintained in the Relocation Team's relocation case files. At a minimum, each Household and non-residential occupant shall receive the following from Relocation Team. Samples for certain notices are provided on Appendix E.

1. A relocation assistance informational brochure or statement.
2. Notice of Eligibility ("NOE"). The NOE shall describe the relocation assistance each Household is eligible to receive and the respective rights and responsibilities of the Household and the Developer.
3. Any Household or person not eligible for relocation assistance shall receive a notice of ineligibility. The notice shall state why such Household or person is not eligible to receive relocation assistance. Note that households would have the right to appeal such a decision in accordance with the appeals process of this Plan.
4. A 90-Day Notice prior to the required vacation date. Such notice shall be mailed to each Household via certified mail/return receipt requested and first class mail with directions to contact Relocation Team to review the notice as needed. These

notices may be served concurrently with the NOE or notice of ineligibility. A 30-Day Notice prior to the required vacation date. Such notice shall be mailed to each Household via certified mail/return receipt requested and first class mail with directions to contact the Relocation Team to review the notice as needed. NOTE: A 30-Day Notice shall only be served in cases where a Household is still occupying a unit thirty (30) calendar days prior to the expiration of the 90-Day Notice.

5. A move procedures guide that explains the details of move day activities and post move out procedures. The guide shall be served as needed with the 90-Day Notice, and its procedures shall be developed by Relocation Team at a later date when the final move program is defined.

Notices shall be provided to the Household in the primary language of such Household. All notices shall inform the Household of their right to request a reasonable accommodation.

Replacement Housing

Replacement housing will be comprised of units available on the market at the time the Household shall be relocated. For those households who elect to forfeit their Right-to-Return to Twin Rivers, the Relocation Team shall provide referrals to permanent replacement housing units that meet the needs of the Household.

Should it be needed, the Relocation Team shall provide transportation services to the Households to view potential replacement sites and meet with landlords. HACOS shall also provide residents assistance to be placed on waiting lists for chosen properties and assist them with the application process.

Replacement Housing Assistance Payment:

Households who may be eligible to receive a TPV would be expected to have any increase to their total tenant payment covered by the TPV. However, should the Household realize an increase in out-of-pocket monthly housing cost, the Household would be eligible to receive a rent differential payment.

Should a Household not be eligible to TPV, they would also be eligible to receive a rent differential payment should their monthly out-of-pocket housing costs increase

In either case, where applicable, the rental differential payment shall be based on the monthly differential between the rent for a comparable replacement housing unit and the lesser of 30% of the gross income of such Household (ability to pay), or their displacement rent and utility costs at Twin Rivers. This monthly differential shall then be multiplied by forty-two (42) months to derive the maximum eligible replacement housing benefit. The actual rent differential payment the eligible Household would receive would be based on the differential between the actual contract rent and utilities' costs at the replacement unit and the lesser of 30% of the gross income of the Household or their displacement rent and utility costs. The following Table 11 provides a sample calculation of this payment.

Table 11: Example Computation of Rent Differential Payment *

| | | |
|---|----------------|--|
| 1. Rent of Displacement Unit | \$800 | Displacement Rent plus Utility Costs |
| Or | | |
| 2. Ability to Pay | \$750 | 30% of the Gross Household Income |
| 3. Lesser of lines 1 or 2 | \$750 | |
| Subtracted From: | | |
| 4. Actual New Rent | \$950 | Actual New Rent including Utility Allowance |
| Or | | |
| 5. Comparable Rent | \$1,000 | Determined by Agency; <u>includes</u> Utility Allowance |
| 6. <u>Lesser</u> of lines 4 or 5 | \$950 | |
| 7. Yields Monthly Need: | \$200 | Subtract line 3 from line 6 |
| 8. Rental Assistance | \$8,400 | Multiply line 7 by 42 months |

****Note: This is a sample case only and is not reflective of actual market conditions. Not all Households shall receive this type of relocation assistance. The Household should discuss their eligibility for this type of relocation assistance prior to making any decisions regarding their replacement housing options. This form of payment shall be provided based on need. This payment is***

limited to the forty-two (42) month period prescribed under the URA. Should Section 104(d) be triggered, this period shall be required to cover sixty (60) months versus 42.

Additional Forms of Housing Assistance Payments

Security deposit and application fee assistance will be made available to all eligible households.

Security Deposit Assistance: Eligible households will be offered assistance to pay for the security deposit assistance at their relocation housing unit. The deposit amount cannot exceed twice the contract rent for the unit. The deposit is expected to be made directly the tenants new landlord on their behalf. Both the tenant and landlord will be required to sign a promissory note that would return the deposit to HACOS upon the tenants move out of that unit in accordance with the terms of their lease at their relocation housing unit. Households will be responsible for paying any required pet deposits and/or non-refundable pet fees. All requests for deposits will be verified through review of lease documents, applications, or direct contact to the landlord. Undocumented deposit requests will not be assisted.

Application Fee Assistance: Eligible households may receive reimbursement of up to \$250 for application fees including background checks required by a new landlord. The household must provide receipts for all fees up to \$250 that they seek reimbursement for. Undocumented fees will not be reimbursed.

Moving Assistance

Under the URA, all Households are considered to be permanently relocated from Twin Rivers. Households will be able to choose between having a professional moving company perform their move at the Authority's expense, or receive a fixed payment to conduct a self-move. The Relocation Team shall meet with each Household to explain the moving assistance services that shall be made available to them. This section of the Plan may be expanded to serve additional needs identified in the relocation interview process.

Fixed Payment In-lieu of Actual and Reasonable Move Costs: As stated above, each Household shall have the option to receive a fixed move payment (the "FMP") based on the current number of moveable rooms containing personal property in their

existing unit to conduct a self-move in lieu of having a professional mover relocate their personal property. The current federal FMP schedule for the state of California is presented in the following Table 12. A Household that elects to receive the FMP shall not receive moving compensation for costs such as labor, boxes and other packing materials, utility transfers, or other costs related to the physical move, because the intent of the FMP is to provide funds to the Household to pay for all costs associated with the move per the URA.

Table 12: Federal Fixed Move Payment Schedule

| # of Moveable Rooms | Typical Unit Size Equivalent | Payment Amount |
|---------------------|------------------------------|----------------|
| 3 Rooms | Typical 1 BR | \$1,165 |
| 4 Rooms | Typical 2 BR | \$1,375 |
| 5 Rooms | Typical 3 BR | \$1,665 |
| 6 Rooms | Typical 4 BR | \$1,925 |
| 7 Rooms | Typical 5 BR | \$2,215 |
| Additional Rooms | i.e. outdoor storage | \$265 |

Non-residential Occupant Moving Expense Payments

Relocation benefits shall be provided to any displaced non-residential occupants pursuant to federal and state relocation law. Eligible non-residential occupants may receive a relocation payment to cover the reasonable cost of moving their personal property from Twin Rivers to their replacement site.

The non-residential displacees shall have 2 options:

(A) A payment for actual reasonable and necessary moving and related expenses;

Or,

(B) A fixed payment in lieu not to exceed Forty Thousand and No/100ths Dollars (\$40,000).

Payment for Actual Reasonable and Necessary Moving and Related Expenses

This payment may include the following:

- a) Transportation of persons and property from the present location to the replacement location (transportation costs are limited to a distance of fifty (50) miles);
- b) Packing, crating, uncrating, and unpacking personal property;
- c) Disconnecting, dismantling, removing, reassembling, and installing relocated and substitute machinery, equipment and other personal property. This includes connection to utilities available nearby, and modifications necessary to adapt such property to the replacement structure, or to the utilities, or to adapt the utilities to the personal property;
- d) Storage of personal property generally for up to 12 months, at the Developer's discretion;
- e) Insurance of personal property while in storage or transit and, the replacement value of property lost, stolen, or damaged (though not through the fault or negligence of the displaced person) in the process of moving;
- f) Subject to certain limitations, any license, permit or certification required by the displaced business, to the extent that the cost is necessary for reestablishment at the replacement location;
- g) Subject to certain limitations, reasonable and pre-authorized professional services, including architects', attorneys', engineers' fees and consultants' charges, necessary for: (1) planning the move of the personal property; (2) moving the personal property; or, (3) installing the relocated personal property at the replacement location;
- h) Subject to certain limitations, the purchase and installation of substitute personal property limited to the lesser of: (1) the estimated cost to move the item to the replacement location; or, (2) the replacement cost, less any proceeds from its sale;
- i) Subject to certain limitations, modifying the machinery, equipment or other personal property to adapt it to the replacement location or to utilities available at the replacement location or modifying the power supply.

- j) Actual direct losses of tangible personal property resulting from moving, or discontinuing a business or non-profit organization, *not-to-exceed the lesser of*.
- k) The fair market value of the tangible, personal property for continued use at its location prior to displacement; *or*,
An amount equal to the reasonable expenses that would have been required to relocate the property, as determined by HACOS, subject to certain limitations;
- l) Actual, and reasonable expenses incurred in searching for a replacement business location, *not-to-exceed* Two Thousand Five Hundred and No/100ths Dollars (\$2,500.00).
- m) Actual, and reasonable expenses necessary to reestablish a displaced small business at its new location, *not-to-exceed* Twenty-Five Thousand and No/100ths Dollars (\$25,000.00). Examples of expenses that may be considered for reimbursement include advertising, redecoration and certain increased costs of operation at the new location.

Fixed Payment In Lieu of a Payment for Actual Reasonable Moving and Related Expenses

The amount of this payment shall be based on the *average, annual net* earnings of the business. The payment to an eligible business may neither be less than One Thousand and No/100ths Dollars (\$1,000.00), nor more than Forty Thousand and No/100ths Dollars (\$40,000.00). To qualify for this payment a displaced business:

- A) *Cannot* be a part of a commercial enterprise having *at least* 3 other establishments which are *not* being displaced as part of the Project, and which is under the *same ownership* and engaged in the *same, or similar* business activities;
- B) *Must not* be able to relocate without substantial loss of patronage; and,
- C) *Must* have contributed *at least* thirty-three percent (33%) of the owner's total gross income during *each* of the 2 taxable years *prior to* displacement, *or* meet specific earnings criteria.

H. PAYMENT OF RELOCATION BENEFITS

Payment of relocation assistance to the Households or non-residential occupants shall be made expeditiously. In order to receive any applicable replacement housing payments, the Household must rent and occupy a decent, safe and sanitary replacement housing unit within 12 months after they vacate Twin Rivers. All Households eligible to receive a payment must submit claims and supporting documentation for relocation benefits to the Relocation Team no later than eighteen (18) months after the date they vacate the Twin Rivers in order to remain eligible for payment.

The procedure for the preparation and filing of claims and the processing and delivery of payments shall be as follows:

1. Claimant(s) shall provide all necessary documentation to substantiate eligibility for assistance;
2. Relocation Team shall review all necessary documentation before reaching a determination as to which expenses are eligible for compensation;
3. Required claim forms shall be prepared by Relocation Team and be presented to the claimant for review and signature. Signed claims and supporting documentation shall be returned to Relocation Team for processing of payment;
4. Relocation Team shall review and approve claims for payment or request additional information;
5. Relocation Team shall issue benefit checks to claimants in the most secure, expeditious manner possible;
6. Receipts of payment and all claims materials shall be maintained in the relocation case file;
7. In cases where the displacee disputes the amount of payment they are awarded in the claim, they may make a written appeal in accordance with the appeals process defined in Section L of this plan. Further details regarding the appeals process and a sample appeals request form is provided in Appendix G of this Plan.

J. LAWFUL PRESCENCE IN THE UNITED STATES

Federally-funded relocation projects require that all persons self-certify their lawfully present status in the United States in order to receive relocation assistance under the URA.

All eligible Households shall receive relocation assistance. In cases where a Household includes persons not lawfully present in the United States, such Household shall receive relocation assistance under the CRAL and the Guidelines.

K. EVICTION POLICY

It is recognized that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction shall only take place in cases of nonpayment of rent; a serious violation of the rental agreement; a dangerous or illegal act in the unit; violation of federal, state, or local laws; or, if the Household refuses all reasonable offers to move.

L. APPEALS POLICY

The appeals policy and grievance procedures shall follow the standards described in the URA. Briefly stated, a displaced Household shall have the right to ask for review when there is a perceived grievance regarding the Household's rights to relocation assistance including the determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral. Appendix F provides a full description of the appeals process.

M. PROJECTED RELOCATION SCHEDULE AND PHASING PLAN

Phasing Plan

Relocations shall occur in 2 phases. Figure 3 below provides a graphic description of the preliminary order of the phasing.



**Figure 3: Project Phase Map
General Relocation Schedule**

The general relocation planning and implementation schedule is shown below and will be updated as information becomes available. The relocation schedule is subject to change and shall be updated in future updates to this Plan.

- Relocation Plan Development: January - June 2017
- Plan Public Comment Period: June 12- July 12, 2017
- Relocation Team Household Interviews: June 16 – July 16, 2017
- Issue Notices of Eligibility for Advanced Relocations – July 2017
- Board of Commissioners Public Hearing: July 27, 2017
- Board of Supervisors Approval of Relocation Plan at Public Hearing: August 8, 2017
- Issue Relocation Phase I 90-day Notices to Vacate – August 14, 2017
- Phase I Relocation: September 1 2017 – December 31 2017
- Phase II Relocations: June 2018 – September 2018

Households at Twin Rivers shall be relocated in phases ahead of the commencement of each demolition phase.

The relocation schedule shall be developed in greater detail by the Relocation Team upon greater detail being learned. The Relocation Team shall provide periodic schedule

updates to the Households to keep them advised and informed of upcoming relocation activity that may affect them.

This Plan shall be updated if regulatory changes occur that impact the Project and relocation of the Households. The Relocation Team shall prepare phase specific relocation plans, which plans shall serve as the primary form of update and expansion of the content of this Plan.

N. ESTIMATED RELOCATION COSTS

The estimated relocation budget provided below is based on the best current available data related to the overall project schedule, potential number of relocations, and the estimated vendor costs as of June 1, 2017.

The budget is considered conservative at this time and should remain as such until certain factors are better understood and more easily controlled, including the number of permanent off-site relocations that may require additional relocation payments and the number of off-site long-term-temporary relocations that may be needed.

The approval of this Plan does not constitute the approval of the relocation budget for the purposes of determining maximum levels of eligible compensation. These maximums shall be based on actual data at the time of the preparation of an NOE in accordance with the URA. HACOS cannot offer lesser relocation payments than those required by the URA, the Guidelines or the CRAL in order to conform to the parameters of the preliminary budget that is included in the approved relocation plan.

This is an important Section of this Plan to be monitored and periodically updated. A twenty percent (20%) contingency has been used to mitigate against potential cost increases, including the provision of services not yet considered in this Plan, permanent relocations that require rent differential payments, moving cost increases based on formal bids and ultimate vendor contracts, and other unforeseen factors that could increase the cost of implementing this Plan. A twenty percent (20%) contingency is used, because there is a lengthy time horizon between its approval and actual implementation of relocation.

As the project variables become more reliable, updates to the budget shall be prepared. Table 13 below provides the preliminary proforma cost estimate for the Project. As

stated, the cost estimate is subject to change as the project details are solidified in greater detail.

Table 13: Proforma Relocation Cost Estimate *

| Cost Estimate Line Item | Estimated Cost |
|---------------------------------------|-----------------------|
| Residential Relocation Costs | \$4,078,176 |
| Non-residential Relocation Costs | \$40,000.00 |
| Total Relocation Cost Estimate | \$4,118,776 |

**Cost estimate is subject to change. Estimate is not an assumption of any cash payout to any Household.*

O. RESIDENT PARTICIPATION/PLAN REVIEW

In accordance with the Guidelines, this Plan will be circulated for a thirty (30)-day public review and comment period.

This Plan will be made available to each Household for a thirty (30)-day review and comment period, and written comments will be collected and evaluated by the Authority. Households will receive a notice of this Plan's availability and a summary of this Plan. This notice will be provided in English, Spanish, Arabic, and Vietnamese. Non-Twin Rivers residents, including public agencies, advocacy groups and other interested parties, shall also be invited to provide written comments to this Plan.

A copy of this Plan will be made available for review at the following locations (all in Sacramento):

Twin Rivers Office at 321 Eliza Street

This Plan will be presented to the Board for approval. Written comments or questions received will be included in Appendix H of the Plan.

APPENDICES

A. RELOCATION TERMS GLOSSARY

GLOSSARY OF RELOCATION TERMS

90-Day Notice This is a notice that may be given to a person who shall be required to move a residence, business or personal property as a result of the agency's project. It informs the person that he or she must move the residence, business or personal property ninety (90) calendar days from the date of the notice. This notice can only be given after a relocation plan is approved and a Notice of Eligibility or other form of eligibility notice for relocation benefits has been given to the displaced person(s).

30-Day Notice This is a notice that may be given to a person who shall be required to move a residence, business or personal property as a result of the agency's project. It informs the person that he or she must move the residence, business or personal property thirty (30) calendar days from the date of the notice. This notice can only be given after a 90-Day Notice is given to the displaced person(s).

Comparable Replacement Dwelling The term *comparable replacement dwelling* means a dwelling which is:

(i) Decent, safe and sanitary; (ii) Functionally equivalent to the displacement dwelling. The term *functionally equivalent* means that it performs the same function, and provides the same utility. While a comparable replacement dwelling need not possess every feature of the displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to the displacement dwelling, the Agency may consider reasonable trade-offs for specific features when the replacement unit is equal to or better than the displacement dwelling; (iii) Adequate in size to accommodate the occupants; (iv) In an area not subject to unreasonable adverse environmental conditions; (v) In a location generally not less desirable than the location of the displaced person's dwelling with respect to public utilities and commercial and public facilities, and reasonably accessible to the person's place of employment; (vi) On a site that is typical in size for residential development with normal site improvements, including customary landscaping. The site need not include special improvements such as outbuildings; (vii) Currently available to the displaced person on the private market; and (viii) Within the financial means of the displaced person: A replacement dwelling rented by an eligible displaced person is considered to be within his or her financial means if, after receiving rental assistance under this part, the

person's monthly rent and estimated average monthly utility costs for the replacement dwelling do not exceed the person's base monthly rental for the displacement dwelling; For a displaced person who is not eligible to receive a replacement housing payment because of the person's failure to meet length-of occupancy of occupancy requirements, comparable replacement rental housing is considered to be within the person's financial means if an Agency pays that portion of the monthly housing costs of a replacement dwelling which exceeds the person's base monthly rent for the displacement dwelling. Such rental assistance must be paid under Replacement housing of last resort. (ix) For a person receiving government housing assistance before displacement, a dwelling that may reflect similar government housing assistance. In such cases any requirements of the government housing assistance program relating to the size of the replacement dwelling shall apply.

Decent, Safe, and Sanitary Dwelling The term *decent, safe, and sanitary dwelling* means a dwelling which meets local housing and occupancy codes. However, any of the following standards which are not met by the local code shall apply unless waived for good cause by the Federal Agency funding the project. The dwelling shall: (i) Be structurally sound, weather tight, and in good repair; (ii) Contain a safe electrical wiring system adequate for lighting and other devices; (iii) Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system; (iv) Be adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced person. The number of persons occupying each habitable room used for sleeping purposes shall not exceed that permitted by local housing codes or, in the absence of local codes, the policies of the displacing Agency. In addition, the displacing Agency shall follow the requirements for separate bedrooms for children of the opposite gender included in local housing codes or in the absence of local codes, the policies of such Agencies; (v) There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator; (vi) Contains unobstructed egress to safe, open space at ground level; and (vii) For a displaced person with a disability, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person.

Displacement The act of requiring a displaced person to move permanently from the dwelling in which they occupy for a federally or State funded or sponsored project.

Displacement Dwelling The term displacement dwelling means the dwelling unit on the real property that the displaced person moves from or moves his or her personal property from the real property.

Displacing Agency The term displacing Agency means any Federal Agency carrying out a program or project, and any State, State Agency, or person carrying out a program or project with federal financial assistance, which causes a person to be a displaced person.

Displaced Person (i) *General* the term *displaced person* means any person who moves from the real property or moves his or her personal property from the real property. This includes a person who occupies the real property prior to its acquisition, but who does not meet the length of occupancy requirements. (A) As a direct result of a written notice of intent to acquire, the initiation of negotiations for, or the acquisition of, such real property in whole or in part for a project; (B) As a direct result of rehabilitation or demolition for a project. (ii) *Persons not displaced*. The following is a nonexclusive listing of persons who do not qualify as displaced persons under this part: (A) A person who moves before the initiation of negotiations, unless the Agency determines that the person was displaced as a direct result of the program or project; (B) A person who initially enters into occupancy of the property after the date of its acquisition for the project; (C) A person who has occupied the property for the purpose of obtaining assistance under the Uniform Act; (D) A person who is not required to relocate permanently as a direct result of a project. Such determination shall be made by the Agency in accordance with any guidelines established by the Federal Agency funding the project, or as a result of the rehabilitation or demolition of the real property. (However, the displacement of a tenant as a direct result of any acquisition, rehabilitation or demolition for a federal or federally assisted project is subject to this part.); (E) A person who, after receiving a notice of relocation eligibility, is notified in writing that he or she shall not be displaced for a project. Such written notification shall not be issued unless the person has not moved and the Agency agrees to reimburse the person for any expenses incurred to satisfy any binding contractual relocation obligations entered into after the effective date of the notice of relocation eligibility.

Eligible Household/Resident A Household eligible for relocation assistance in accordance with the Uniform Relocation Act and/or the California Relocation Assistance Guidelines/Law.

Fixed Residential Moving Cost Schedule A schedule is used to calculate the amount of reimbursement that displaced persons may be eligible to receive if they decide to move their own personal property. The Federal Highways Administration periodically updates and distributes this schedule. A copy can be found on our web site at: <http://www.fhwa.dot.gov/realestate/index.htm> in the section *Relocation Assistance*. Payment per this schedule is also known as a fixed move payment.

General Information Notice (GIN) A required notice under the Uniform Relocation Act (URA) that provides the household of their general relocation rights and advises them not to move or vacate from their unit until they receive a notification of their relocation eligibility.

Household means one or more persons occupying an existing housing unit at Twin Rivers.

In-Eligible Household/Resident Household not eligible for relocation assistance in accordance with the Uniform Relocation Act and/or the California Relocation Assistance Guidelines/Law.

Low-income Families means families whose annual incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Notice of Eligibility (NOE) The term Notice of Eligibility, also referred to as an NOE, is the written description of the type of permanent relocation benefits and the monetary amount(s) of those benefits a displaced person is eligible to receive under the appropriate relocation statutes or laws (for example the URA.) This notice can be given prior to the approval of the relocation plan as deemed appropriate by the displacing agency.

Relocation The act of moving permanently or temporarily from a dwelling unit as a result of a federally or State funded or sponsored project where the URA or other relocation statutes or laws are triggered.

Rent Differential Payment Amount of assistance paid to a displaced person, who is a renter, to compensate for the difference between the monthly rent and utility payment that they shall pay at the replacement dwelling unit and what was paid for rent and utilities at the displacement dwelling. This difference is calculated over a forty-two (42) month period. If Tenant-based Rental Assistance such as Section 8 Housing Choice Voucher is available to the displaced person, that amount of assistance shall offset a portion of the difference and any un-met portion of the difference is eligible to be paid a rent differential payment. The payment must be claimed within eighteen (18) months after the displaced person moves from the displacement dwelling. Also referred to as a Rental Assistance Payment (RAP) or Replacement Housing Payment (RHP).

Replacement Dwelling A replacement dwelling is the unit the displaced person elects to move to from the displacement dwelling. A displaced person must locate and move into a replacement dwelling within twelve (12) months of the date they vacate the displacement dwelling to claim a RAP.

Right to Return The right to return to Twin Rivers upon completion of a new unit long as the Household meets all eligibility requirements.

Tenant-based Rental Assistance is a form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. Tenant-based rental assistance under this part also includes security deposits for rental of dwelling units. A common form of Tenant Based Rental Assistance is a Section 8 Housing Choice Voucher and Tenant Protection Vouchers.

Uniform Act Relocation (URA) The term *Uniform Act* means the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Pub. L. 91-646, 84 Stat. 1894; 42 U.S.C. 4601 *et seq.*), and amendments thereto. Also known as the URA.

B. APPLICABLE RELOCATION REGULATIONS

Permanent Relocation Assistance for Displaced Public Housing Tenants: Federal and State of California Relocation Requirements¹

| | URA | Section 18 | California Law |
|-----------------|---|---|---|
| Relocation Plan | <p>Must plan for relocation which may include conducting a survey of needs including:</p> <ul style="list-style-type: none"> • Estimate of the number of households to be displaced including information such as owner/tenant status, estimated value and rental rates of properties to be acquired, family characteristics, and special consideration of the impacts on minorities, the elderly, large families, and persons with disabilities when applicable • Estimate of comparable replacement housing available (including price ranges and rental rates). • Consideration of any special relocation advisory services that may be necessary from the housing authority and other cooperating agencies. <p>No formal plan documents are required, and no approval process is required.</p> | <p>Relocation Plan must include:</p> <ul style="list-style-type: none"> • The number of individual residents to be displaced; • The type of counseling and advisory services the PHA plans to provide; • What housing resources are expected to be available to provide housing for displaced residents; and • An estimate of the costs for counseling and advisory services and resident moving expenses, and the expected source for payment of these costs. <p>Relocation must be executed on a nondiscriminatory basis</p> <p>PHA must provide in disposition application the following information:</p> <ul style="list-style-type: none"> • The number of occupied units; • A schedule for relocation on a month-to-month basis; | <p>As soon as possible following initiation of negotiation PHA must prepare relocation plan and submit for approval of PHA board of Head of PHA. Plan must be available for public comment and review at least 30 days prior to approval. Plan must contain -</p> <ul style="list-style-type: none"> • Analysis of relocation needs • Projected dates of displacement • Analysis of comparable housing resources • Description of relocation advisory services • Description of relocation payments • Cost of carrying out relocation plan • Last resort housing plan if necessary • Temporary relocation plan if applicable • Plans for citizens participation • Comments from relocation committee if applicable. |
| Moving & | <p>PHA choice!</p> | <ul style="list-style-type: none"> • Actual and reasonable relocation expenses | |

¹ California Relocation Law (California Government Code Section 7260 et seq. (the CRAL)), and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 15, CCR, Section 6000 et seq. (the "Guidelines") (collectively, the "California Relocation Law"); Section 18 of the U.S. Housing Act of 1937, and implementation regulations at 24 CFR Part 970) (collectively, "Section 18"); the Uniform Relocation Act (46 U.S.C. §4600 et seq.), and its implementation regulations (49 CFR Part 24)(collectively, "URA"); RAD is subject to the URA.