

TWIN RIVERS - MASTER RELOCATION PLAN

	URA	Section 18	California Law
Related Expenses (PHA unit move to a PHA unit)	<ul style="list-style-type: none"> <li>PHA move resident with force account staff or contractor (\$100 allowance to resident), or allow resident to choose:                             <ul style="list-style-type: none"> <li>Payment for actual costs of a self-move, or</li> <li>Payment for self-move at DOT schedule amount</li> </ul> </li> <li>Or</li> <li>A combination of both</li> </ul>	<ul style="list-style-type: none"> <li>Actual and reasonable relocation expenses</li> </ul>	<ul style="list-style-type: none"> <li>Actual and reasonable moving costs including costs for                             <ul style="list-style-type: none"> <li>Transportation not to exceed a distance of 50 miles except where justified</li> <li>Packing and unpacking</li> <li>Storage of personal property if necessary</li> <li>Replacement value of property lost, stolen or damaged</li> </ul> </li> </ul>
Moving & Related Expenses (PHA unit move to non-public housing—with or without Voucher assistance)	<p><b>Resident's choice!</b></p> <ul style="list-style-type: none"> <li>Payment for actual costs of a Self-move, or</li> <li>Payment for self-move at DOT schedule amount, or</li> <li>A combination of both.</li> </ul> <p>(Optional) PHA may offer to move resident with force account staff or contractor (\$100 allowance to resident)</p>		
Replacement Housing	<ul style="list-style-type: none"> <li>Offer comparable replacement dwelling which may be:                             <ul style="list-style-type: none"> <li>Tenant based assistance (voucher)</li> <li>Project-based assistance</li> <li>Public housing unit</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Provide comparable housing which may be:                             <ul style="list-style-type: none"> <li>Tenant based assistance (voucher)</li> <li>Project-based assistance</li> <li>Public housing unit</li> </ul> </li> <li>No Replacement Housing Payment</li> <li>No provisions for "gap" payments</li> </ul>	<ul style="list-style-type: none"> <li>Provide at least three offers of comparable replacement housing – no specific provisions regarding the use of subsidized housing as an offer of comparability.</li> <li>Computed on 42-month period</li> <li>Amount needed to reduce new rent/utility costs to the lower of old rent/utility costs or 30% of gross monthly income</li> <li>"Gap" payments may be necessary even between old PHA rent/utilities and new</li> </ul>
Replacement Housing Payment (RAP)	<ul style="list-style-type: none"> <li>Computed on 42-month period</li> <li>Amount needed to reduce new rent/utility costs to the lower of old rent/utility costs or (for low income persons only, 30% of gross monthly income)</li> <li>"Gap" payments may be necessary even between old PHA rent/utilities and new subsidized rent/utilities</li> </ul>		

**TWIN RIVERS - MASTER RELOCATION PLAN**

	URA	Section 18	California Law
Notices	<ul style="list-style-type: none"> <li>• General Information Notice (GIN)</li> <li>• Notice of Eligibility or Non-displacement at ION</li> <li>• 90 day notice to vacate</li> </ul>	<ul style="list-style-type: none"> <li>• 90 day notice to move</li> </ul>	<ul style="list-style-type: none"> <li>• General Information Notice (GIN) within sixty days of Initiation of Negotiations</li> <li>• Notice of Eligibility</li> <li>• 90 day notice to vacate</li> </ul>
Services	<ul style="list-style-type: none"> <li>• <b>Advisory services</b> <ul style="list-style-type: none"> <li>○ Determine resident needs and preferences</li> <li>○ Explain payments and assistance</li> <li>○ Current and continuing information on comparable housing</li> <li>○ Inspection of replacement housing</li> <li>○ Assistance filling out claim forms</li> <li>○ Mobility counseling</li> <li>○ Transportation to inspect replacement housing</li> <li>○ Advice on other assistance sources</li> <li>○ Information on federal and state housing programs</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Necessary counseling</b></li> <li>• <b>Mobility counseling</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Advisory services</b> <ul style="list-style-type: none"> <li>○ Determine resident needs and preferences</li> <li>○ Explain payments and assistance</li> <li>○ Current and continuing information on comparable housing</li> <li>○ Inspection of replacement housing</li> <li>○ Assistance filling out claim forms and applications</li> <li>○ Mobility counseling</li> <li>○ Transportation to inspect replacement housing</li> <li>○ Advice on other assistance sources</li> </ul> </li> <li>• Information on federal and state housing programs</li> <li>• Inform all persons about eviction policies</li> </ul>
Aliens not lawfully present in country	<ul style="list-style-type: none"> <li>• Aliens not lawfully in the country are not eligible for relocation benefits</li> </ul>	<ul style="list-style-type: none"> <li>• No prohibition on benefits for illegal aliens</li> </ul>	<ul style="list-style-type: none"> <li>• No prohibition on benefits for illegal aliens</li> </ul>

**TWIN RIVERS - MASTER RELOCATION PLAN**

	URA	Section 18	California Law
Impact of eviction on eligibility	<ul style="list-style-type: none"> <li>Persons who are evicted before or after initiation of negotiation are ineligible for benefits</li> </ul>	<ul style="list-style-type: none"> <li>No provisions</li> </ul>	<ul style="list-style-type: none"> <li>Eviction does not impact eligibility for benefits. Displaced persons do not include unlawful occupants (those persons evicted by court order or who vacated after receipt of a termination notice) unless persons was occupant of permanently affordable housing.</li> </ul>

The following documents applicable to tenant relocation will be available for review at the Relocation Office

- Uniform Relocation Act, its implementing regulations (49 Code of Federal Regulations, Part 24).
- HUD Handbook 1378, Tenant Assistance, Relocation and Real Property Acquisition Act of 1970.
- California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et. seq. (the Guidelines)
- California Relocation Assistance Law, California Government Code Section 7260, et. seq (the CRAL)
- Other funding program related relocation guidelines and regulations as necessary.
- Uniform Federal Accessibility Standards (UFAS)
- Government Code Section 12955.3 (Definition of disability)
- Admissions and Continued Occupancy Policy of the Authority (ACOP)
- Current proposed Architectural drawings
- Current proposed Project schedule
- Copies of all financing commitments obtained to date as received
- Phasing Plan

**C. RESIDENT MEETING MATERIALS**



STAY CONNECTED

Choice Neighborhoods Initiative (CNI)



FAMILY  
SUPPORT

## Twin Rivers Community Meeting

# June 8, 2017

5:30 PM to 7:00 PM

❖ **General Information Notice (G.I.N)**

By Chad Wakefield, OPC

❖ **Community Suggestions**

### **DINNER WILL BE SERVED**

**Community Room**  
321 Eliza Street  
Sacramento, CA 95811

**URBAN**  
STRATEGIES



**D. RESIDENT MEETING DOCUMENTATION**

**E. SAMPLE RELOCATION FORMS**





INVESTING IN COMMUNITIES

**General Information Notice**

Residential Occupant

<<DATE>>

<<HEAD-OF-HOUSEHOLD>> and All Other Occupants

<<MAILING ADDRESS>>

<<CITY, STATE ZIP>>

Dear <<Head of Household> and all Other Occupants:

The Housing Authority of the County of Sacramento ("HACOS") is moving forward with the planning of the redevelopment of the Twin Rivers Public Housing Community (Potential Project). HACOS and its development partner are planning for a substantial transformation of the property to modernize the housing and infrastructure at the site. The Potential Project has received federal assistance through the US Department of Housing and Urban Development (HUD) Choice Neighborhood Initiative (CNI) program.

This notice is to inform households of their rights under Federal and or State relocation law if the Potential Project moves forward as a fully approved project. Households are defined as families or individuals who have been approved by HACOS to reside in their current unit. If those households are required to relocate permanently or temporarily, they will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended and California Relocation Assistance Law (Sec 7260 et. seq. of the CA Government Code).

**However, you do not have to move now.**

**This is not a notice to vacate the premises or a notice of relocation eligibility.**

Should the Potential Project move forward, households will be required to move from their current unit. The Potential Project may take multiple years to complete. In accordance with the URA, this would be considered a permanent displacement. However, HACOS wants to make every opportunity available for residents to return to the site once a unit becomes available. All households in good standing pursuant to the terms of their lease agreements will have a Right-to-Return to a new unit at Twin Rivers

should a unit be available that meets the household's needs within the occupancy standard.

Households in good standing will be eligible to receive the following assistance:

- Relocation advisory services including written explanation of the relocation assistance program and in person meetings with a relocation specialist as needed to assist households with the relocation process.
- A Memorandum of Agreement (MOA) that explains the household's right to return to a new unit at Twin Rivers.
- A written Notice of Eligibility (NOE) for the relocation assistance households are eligible to receive. Households that voluntarily transfer to other housing prior to receiving an NOE will have the assistance they will receive documented in an MOA.
- Choice of housing options as provided below:
  - Temporary transfer to another comparable HACOS unit. Upon availability of a new comparable unit at Twin Rivers, the household would be transferred to that unit.
  - Temporary relocation to other housing utilizing a Housing Choice Voucher or Tenant Protection Voucher. Upon availability of a new unit that accommodates the household's needs at Twin Rivers, the household would be transferred to that unit.
  - Direct permanent transfer to another comparable HACOS unit. This would be a one-time transfer. The Right-to-Return will not be retained.
  - Permanent relocation to a comparable non-HACOS unit. This would be a one-time relocation. The Right-to-Return will not be retained.
- Assistance with packing and moving household goods and other personal property to the temporary and/or permanent housing unit.
- A minimum of 90-days Written Notice and referral to at least one comparable housing unit including but not limited another HACOS unit.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Please note that households should continue to pay their monthly rent to their landlord because failure to pay rent and meet their obligations as a tenant under the terms of their lease may be cause for eviction and loss of relocation assistance. Households are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. ***If households move or are evicted before receiving such notice, they will not be eligible to receive relocation assistance. Please contact us before making any moving plans.***

HACOS will make all efforts to resolve any issues that may arise to avoid the need for a formal appeal and resolve grievances. However, any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Relocation Assistance Program may have the appeal application reviewed by HACOS in accordance with its appeals procedure. Complete details on appeal procedures will be available upon request from HACOS should the project move forward. Households will be provided with all necessary appeals forms for their use. Any party requiring a reasonable accommodation should contact Marisela Fuller, Site Manager of the Twin Rivers Community.

Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance.

Sincerely,

La Shelle Dozier  
Executive Director

\_\_\_\_\_ Delivered on/by: \_\_\_\_\_ / \_\_\_\_\_  
*Received by*

X \_\_\_\_\_ Posted on/by: \_\_\_\_\_ / \_\_\_\_\_  
*Recipient's Signature*

\_\_\_\_\_ Mailed/receipt received on: \_\_\_\_\_ / \_\_\_\_\_  
*Date*

**Relocation Assistance  
Informational Statement  
for Families and Individuals**

(Federal)

Displacing Agency:

**Housing Authority of the County of Sacramento (HACOS)**

Project Name:

**Twin Rivers Relocation Project**

Displacing Agency Representative:



**Overland, Pacific & Cutler, Inc.  
7901 Oakport St, Unit 4800  
Oakland, CA 94621  
Phone: 800-400-5673**

Informational Statement Content:

1. General Information
2. Assistance In Locating A Replacement Dwelling
3. Moving Benefits
4. Replacement Housing Payment - Tenants And Certain Others
5. Public Housing and Section 8 Tenants
6. Qualification For And Filing Of Relocation Claims
7. Last Resort Housing Assistance
8. Rental Agreement
9. Evictions
10. Appeal Procedures – Grievance
11. Tax Status of Relocation Benefits
12. Legal Presence Requirement
13. Non-Discrimination and Fair Housing
14. Additional Information And Assistance Available

Spanish speaking agents are available. Si necesita esta información en español, por favor llame a su agente.

## Informational Statement for Families and Individuals

(Federal)

### 1. GENERAL INFORMATION

The dwelling in which you now live is in a project area to be improved by, or financed through, the Displacing Agency using federal funds. If and when the project proceeds, and it is necessary for you to move from your dwelling, you may be eligible for certain benefits. You will be notified in a timely manner as to the date by which you must move. Please read this information, as it will be helpful to you in determining your eligibility and the amount of the relocation benefits you may receive under the federal law. You will need to provide adequate and timely information to determine your relocation benefits. The information is voluntary, but if you don't provide it, you may not receive the benefits or it may take longer to pay you. We suggest you save this informational statement for reference.

The Displacing Agency has retained the professional firm of **Overland, Pacific & Cutler, Inc. (OPC)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

**PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING.** However, if you desire to move sooner than required, you must contact your representative with Overland, Pacific & Cutler, Inc., so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Displacing Agency's relocation assistance program.

**Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once the Displacing Agency acquires the property, you will also be required to pay rent to the Displacing Agency.**

### 2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Displacing Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself. When a suitable replacement dwelling unit

has been found, your relocation agent will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

**3. MOVING BENEFITS**

If you must move as a result of displacement by the Displacing Agency, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**
- A combination of both (in some cases).

For example, you may choose a Self-Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case, there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

**A. Fixed Moving Payment (Self-Move)**

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Displacing Agency, and ranges, for example, from \$475.00 for one furnished room to \$2,505.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation agent will inform you of the amount you are eligible to receive, if you choose this type of payment.

If you select a fixed payment, you will be responsible for arranging for your own move, and the Displacing Agency will assume no liability for

<b>Fixed Moving Schedule CALIFORNIA (Effective 2015)</b>	
<b>Occupant Owns Furniture:</b>	
1 room	\$725
2 rooms	\$930
3 rooms	\$1,165
4 rooms	\$1,375
5 rooms	\$1,665
6 rooms	\$1,925
7 rooms	\$2,215
8 rooms	\$2,505
Each additional room	\$265
<b>Occupant does NOT Own Furniture:</b>	
1 room	\$475
Each additional room	\$90

any loss or damage of your personal property. A fixed payment also includes utility hook-ups and other related moving fees.

**B. Actual Moving Expense (Commercial Move)**

If you wish to engage the services of a licensed commercial mover and have the Displacing Agency pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation agent will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a "mover" scope of services for Displacing Agency approval.

**4. REPLACEMENT HOUSING PAYMENT – TENANTS AND CERTAIN OTHERS**

You may be eligible for a payment up to \$7,200.00 to assist in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant or owner who has occupied the present dwelling for at least 90 days immediately prior to the initiation of negotiations.

**A. Rental Assistance.** If you **wish to rent** your replacement dwelling, your maximum rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or thirty percent (30%) of your monthly household income if your total gross income is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for Public Housing and Section 8 Programs. You will be required to provide your relocation agent with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

**B. Down-payment Assistance.** If you qualify, and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. Your relocation agent will clarify procedures necessary to apply for this payment.

**5. PUBLIC HOUSING AND SECTION 8 TENANTS**

When you do move, you may be eligible to transfer to another public housing unit or transfer your Section 8 eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation agent will provide counseling and other advisory services along with moving

benefits. In most cases your Total Tenant Payment would continue to be 30% of your household's income.

## **6. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS**

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the following:**

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
  - a. The date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court; **or**
  - b. The date the Displacing Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Displacing Agency **within eighteen (18) months** from the date on which you receive final payment for your property, or the date, on which you move, whichever is later.

## **8. LAST RESORT HOUSING ASSISTANCE**

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Displacing Agency will provide Last Resort Housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort Housing assistance is based on the individual circumstances of the displaced person. Your relocation agent will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and Last Resort eligibility must be applied toward the down-payment and eligible incidental expenses of the home you intend to purchase.

## **9. RENTAL AGREEMENT**

As a result of the Displacing Agency's action to purchase the property where you live, you may become a tenant of the Displacing Agency. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

## **10. EVICTIONS**



Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of initiation of negotiations is presumed to be entitled to relocation benefits, unless the Displacing Agency determines that:

- The person received an eviction notice prior to the initiation of negotiations and, as a result, was later evicted; or
- The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease; and
- The eviction was not undertaken for the purpose of evading relocation assistance regulations.

Except for the causes of eviction set forth above, no person lawfully occupying property to be purchased by the Displacing Agency will be required to move without having been provided with at least 90 days written notice from the Displacing Agency.

### **11. APPEAL PROCEDURES - GRIEVANCE**

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Displacing Agency's Relocation Assistance Program may have the appeal application reviewed by the Displacing Agency in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

### **12. TAX STATUS OF RELOCATION BENEFITS**

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

*(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)*

### **13. LAWFUL PRESENCE REQUIREMENT**

In order to be eligible to receive relocation benefits in federally-funded relocation projects, all members of the household to be displaced must provide information regarding their lawful presence in the United States. Any member of the household who is not lawfully present in the United States or declines to provide this information may be denied relocation benefits, unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child, any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the Displacing Agency to negatively affect the alien's spouse, parent or child. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US.

### **14. NON-DISCRIMINATION AND FAIR HOUSING**

No person shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under the Displacing Agency's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination and fair housing laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact the Displacing Agency.

### **15. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE**

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation agent at Overland, Pacific & Cutler.







**Residential 90-Day Notice to Vacate**

<<DATE>>

<b>Your OPC Relocation Agent</b>	
Name:	<<AGENT NAME>>
Phone:	<<OFFICE PHONE>>
Case ID:	<<CASE ID>>

<<HEAD-OF-HOUSEHOLD>> and All Other Occupants

<<MAILING ADDRESS>>

<<CITY, STATE ZIP>>

Dear Occupants:

On <<APPROVAL DATE>> the **Housing Authority of the County of Sacramento** (called here the "Displacing Agency") received all approvals to move forward with the Redevelopment of the Twin Rivers Pubic Housing property (Project). The property which you occupy at <<SITE ADDRESS>> (called here the "Premises") will be affected by this Project. The Displacing Agency has now determined that it will be necessary for you to vacate the Premises.

**Notice is hereby given that the Displacing Agency elects to terminate your tenancy in ninety (90) days beginning <<90DAY START>> and ending <<90DAY END>> and you are hereby to quit and deliver up possession of the property you occupy on or before <<90DAY END>>. If you do not vacate the Premises by that date, the Displacing Agency will initiate legal proceedings to recover possession of the Premises, along with any rents and damages.**

During this period, **Overland, Pacific & Cutler, Inc.** will be available to provide assistance with referrals to replacement sites, coordination with movers and other vendors, the processing of relocation benefit claim forms, and other tasks to help facilitate your relocation. Please contact your relocation agent listed below if you have any questions regarding this notice or the relocation process. Upon vacating your unit,

you are responsible for removing all of your personal property, delivering the Premises in satisfactory condition and turning in the keys to your relocation agent.

Sincerely,

<<AGENT NAME>>

<<AGENT TITLE>>

Overland, Pacific & Cutler, Inc.

<<OFFICE ADDRESS>>

Phone <<OFFICE PHONE>>

\_\_\_\_\_

*Received by*

X \_\_\_\_\_

*Recipient's Signature*

\_\_\_\_\_

*Date*

Delivered on/by: \_\_\_\_\_ / \_\_\_\_\_

Posted on/by: \_\_\_\_\_ / \_\_\_\_\_

Mailed/receipt received on: \_\_\_\_\_ / \_\_\_\_\_



## Notice of Eligibility and Conditional Entitlement

Tenant-Occupant (Federal)

<<DATE>>

<<ALL ELIGIBLE OCCUPANTS>>

<<MAILING ADDRESS>>

<<CITY, STATE ZIP>>

Your OPC Relocation Agent	
Name:	<<AGENT NAME>>
Phone:	<<OFFICE PHONE>>
Your Case ID:	<<CASE ID>>

Dear Occupants:

The **Housing Authority of the County of Sacramento** (called here the "Displacing Agency") is proceeding with the project known as **Twin Rivers Redevelopment Project**. To carry out this project, it will be necessary for you to relocate from your dwelling at **321 Eliza St., Sacramento, CA**.

**You will not be required to move without at least 90 days advance written notice of the day by which you must vacate. However, you can contact us at any time for assistance with your move and to receive the benefits for which you are eligible.**

**This is a notice of eligibility for relocation assistance.** The effective date of your eligibility, known as the "initiation of negotiations", is <<INIT OF NEGOTIATIONS DATE>>. You are eligible for relocation assistance and benefits under the Displacing Agency's Relocation Assistance Program.

Additional information about your benefits was previously provided to you in the Informational Statement. You are eligible to receive the following benefits:

- 1. RELOCATION ADVISORY ASSISTANCE:** provided by **Overland, Pacific & Cutler, Inc. (OPC)**, a professional firm hired by the Displacing Agency to provide relocation assistance to you, such as referrals to replacement housing and help with filing for benefits.
- 2. MOVING EXPENSES:** You will receive a payment to assist in moving your personal

property. You may select one of the following payments:

- A. A Fixed Moving Payment based on the number of rooms you occupy (from Informational Statement). Your entitlement under this option for <<ROOM COUNT>> rooms is \$<<FIXED MOVING AMOUNT>>; or
- B. A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; or
- C. A combination of both (in some cases).

3. **REPLACEMENT HOUSING ASSISTANCE:** You may receive the following financial assistance to purchase or to rent replacement housing:

- A. If you RENT replacement housing, you may file a claim for a **RENTAL ASSISTANCE** payment, equal to the difference between the monthly rent and utilities necessary to rent a comparable replacement dwelling (as determined by the Displacing Agency) and the base monthly rent, multiplied by 42 months (see table below).

A study was completed to determine the cost of a comparable replacement dwelling most nearly representative of your current dwelling. The study indicated that the dwelling located at <<COMP ADDRESS>>, with a monthly rent and estimated utilities of \$<<COMP AMT>> (rent of \$<<COMP RENT AMT>> and utilities of \$<<COMP UTIL AMT>>) was the most representative of your current dwelling.

Base monthly rent is defined as the lesser of:

- (1) \$<<DISPL AMT>>, which represents the average monthly rent (\$<<DISPL RENT AMT>>) and average monthly utilities (\$<<DISPL UTIL AMT>>) at your displacement dwelling (if you are paying little or no rent, the amount is based on the economic rental value of your dwelling); or
- (2) \$<<INCOME30 AMT>>, which represents thirty (30) percent of your gross monthly household income if your household income is classified as "low income" by the U. S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 Programs. (If "N/A", income was not used in the calculation because you have been determined to not be "low income" and/or are a dependent, or the income information provided was insufficient evidence of income.)

Based on the above, your base monthly rent amount is \$<<BASE RENT AMT>>, and your maximum rental assistance payment is calculated as follows:

<b>Maximum Rental Assistance Payment Calculation</b>
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1	Comparable Dwelling Cost	\$0.00
2	Base Monthly Rent	\$0.00
3	Monthly Difference (Line 1 minus Line 2)	\$0.00
4	<b>Maximum payment (difference times 42 months)</b>	<b>\$0.00</b>

**Your actual payment depends on the cost of the replacement dwelling you decide to rent.** If you rent and occupy a replacement dwelling that rents for **less** than the comparable dwelling, your rental assistance payment will be based on the actual cost of your replacement dwelling. If you rent and occupy a replacement dwelling that rents for **more** than the comparable dwelling, your rental assistance payment will be limited by the cost of the comparable dwelling.

Please find attached a listing of other available comparable replacement dwellings that you may want to consider renting. If you need any assistance or transportation to inspect these referrals, please contact the relocation agent identified below.

- B.** If you **BUY** replacement housing, you may file a claim for **DOWNPAYMENT ASSISTANCE** payment. You may then use the full amount of your rental assistance payment, as calculated above (**\$<<MAX RENTAL AMT>>**), for a down payment and incidental expenses (typically known as "closing costs") associated with the purchase of a replacement dwelling. All amounts used as a down-payment and incidental expenses must be applied to the purchase of the replacement dwelling. Any payments you may have received as rental assistance will be deducted from your down payment assistance. Let us know if you prefer to buy a replacement home, and we will help you find such housing.

To be eligible for a replacement housing payment described above, you must rent or purchase and occupy a decent, safe and sanitary replacement dwelling **within 12 months**, as well as file claims for replacement housing or moving payments **within 18 months** from the date you move from your displacement dwelling. **Failure to occupy the replacement dwelling or to submit claims within the above time limits could result in loss of moving and/or replacement housing benefits.**

You do not have to accept any dwelling referred to you by the Displacing Agency. You may choose your own replacement, but to qualify for relocation assistance payments it must first be inspected to assure that it meets the "decent, safe and sanitary" standards. For this reason, **DO NOT MOVE from your home and DO NOT CONTRACT to rent or purchase a replacement dwelling without first contacting your relocation agent.** The "decent, safe and sanitary" inspection is **not** a substitute for a professional housing inspection.

If you remain in occupancy of your present dwelling after the Displacing Agency has completed the purchase, you must continue to pay your rent to the Displacing Agency for the period of your tenancy, as well as meet all other conditions stated in your lease or rental agreement.

The Relocation Assistance Program is very complex. It is important that you carefully read and understand the matters explained in this notice and in the Informational Statement which was provided to you. Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Displacing Agency's Relocation Assistance Program may have the appeal application reviewed by the Displacing Agency in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

If at any time you have questions or need assistance, please contact your OPC relocation agent:

**<<AGENT NAME>>**  
**<<AGENT TITLE>>**  
**Overland, Pacific & Cutler, Inc.**  
**<<OFFICE ADDRESS>>**  
**Phone <<OFFICE PHONE>>**

Sincerely,

**<<MANAGER NAME>>**  
**<<MANAGER TITLE>>**  
Overland, Pacific & Cutler, Inc.

Attachment (referrals)

**ACKNOWLEDGMENT BY OCCUPANTS**

I was personally contacted by the Relocation Agent for the Displacing Agency. I have been given a copy of this notice and I have had the available services and entitlements explained to me. I have been advised that the Relocation Agent will be available to assist me if any questions arise or assistance is needed.

**Name:**

**Signature:**

**Date:**

## Notice of Eligibility and Conditional Entitlement

Section 8 Tenant-Occupant

<<DATE>>

<<ALL ELIGIBLE ADULTS>>  
<<MAILING ADDRESS>>  
<<CITY, STATE ZIP>>

Your OPC Relocation Agent	
Name:	<<AGENT NAME>>
Phone:	<<OFFICE PHONE>>
Your Case ID:	<<CASE ID>>

Dear Occupants:

The **Housing Authority of the County of Sacramento** (called here the "Displacing Agency") is proceeding with the project known as **Twin Rivers Redevelopment Project**. To carry out this project, it will be necessary for you to relocate from your dwelling at **321 Eliza St., Sacramento, CA**.

**You will not be required to move without at least 90 days advance written notice of the day by which you must vacate. However, you can contact us at any time for assistance with your move and to receive the benefits for which you are eligible.**

**This is a notice of eligibility for relocation assistance.** The effective date of your eligibility, known as the "initiation of negotiations", is **<<INIT OF NEGOTIATIONS DATE>>**. You are eligible for relocation assistance and benefits under the Displacing Agency's Relocation Assistance Program.

Additional information about your benefits was previously provided to you in the Informational Statement. You are eligible to receive the following benefits:

- 1. RELOCATION ADVISORY ASSISTANCE:** provided by **Overland, Pacific & Cutler, Inc. (OPC)**, a professional firm hired by the Displacing Agency to provide relocation assistance to you, such as referrals to replacement housing and help with filing for benefits.
- 2. MOVING EXPENSES:** You will receive a payment to assist in moving your personal property. You may select one of the following payments:

- A. A Fixed Moving Payment based on the number of rooms you occupy (from Informational Statement). Your entitlement under this option for <<ROOM COUNT>> rooms is \$<<FIXED MOVING AMOUNT>>; or
  - B. A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; or
  - C. A combination of both (in some cases).
- 3. SECURITY DEPOSIT AND CREDIT CHECKS:** The Displacing Agency may pay the cost of any security deposit required to rent a Section 8 approved replacement dwelling unit, and the Displacing Agency may also cover any required credit checks fees.
- 4. REPLACEMENT HOUSING ASSISTANCE:** Based on information you have provided us, you have been receiving rental assistance through the <<HOUSING AUTHORITY NAME>> Housing Authority's Section 8 Housing Assistance Payments program. You may continue using your Section 8 Voucher to apply as a tenant for other comparable replacement dwellings.

If comparable rentals are not available within the Housing Authority's payment standard for your replacement housing needs, and there is a difference between your current rent and your new rent at a replacement dwelling, you will be eligible to receive a gap differential paid to you over a 42 month period.

To be eligible for a replacement housing payment described above, you must rent or purchase and occupy a decent, safe and sanitary replacement dwelling **within 12 months**, as well as file claims for replacement housing or moving payments **within 18 months** from the date you move from your displacement dwelling. **Failure to occupy the replacement dwelling or to submit claims within the above time limits could result in loss of moving and/or replacement housing benefits.**

As part of our advisory services, we have also enclosed referrals to available replacement units on the market in your area, which accept Section 8 tenants. Please notify us, if you identify a unit that you would be interested in securing as a replacement dwelling.

You do not have to accept any dwelling referred to you by the Displacing Agency. You may choose your own replacement, but to qualify for relocation assistance payments it must first be inspected to assure that it meets the "decent, safe and sanitary" standards. For this reason, **DO NOT MOVE from your home and DO NOT CONTRACT to rent or purchase a replacement dwelling without first contacting your relocation agent and the Housing Authority.** The "decent, safe and sanitary" inspection is **not** a substitute for a professional housing inspection.

If you remain in occupancy of your present dwelling after the Displacing Agency has completed the purchase, you must continue to pay your rent to the Displacing Agency for the period of your tenancy, as well as meet all other conditions stated in your lease or rental agreement.

The Relocation Assistance Program is very complex. It is important that you carefully read and understand the matters explained in this notice and in the Informational Statement which was provided to you. Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Displacing Agency's Relocation Assistance Program may have the appeal application reviewed by the Displacing Agency in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

If at any time you have questions or need assistance, please contact your OPC relocation agent:

**<<AGENT NAME>>**  
**<<AGENT TITLE>>**  
**Overland, Pacific & Cutler, Inc.**  
**<<OFFICE ADDRESS>>**  
**Phone <<OFFICE PHONE>>**

Sincerely,

**<<MANAGER NAME>>**  
**<<MANAGER TITLE>>**  
Overland, Pacific & Cutler, Inc.

Attachment (referrals)

**ACKNOWLEDGMENT BY OCCUPANTS**

I was personally contacted by the Relocation Agent for the Displacing Agency. I have been given a copy of this notice and I have had the available services and entitlements explained to me. I have been advised that the Relocation Agent will be available to assist me if any questions arise or assistance is needed.

<b>Name:</b>	<b>Signature:</b>	<b>Date:</b>
--------------	-------------------	--------------

**F. RELOCATION RESOURCES**

**NOTE: The following information is forthcoming and will be added to the plan once available:**

- List of Open Waitlist Properties**
- List of "Coming Soon Properties"**
- List of Housing Search Resources**
- List of Social Service Providers**

**G. RELOCATION APPEAL / GRIEVANCE PROCEDURES**



## **Purpose**

The purpose of this procedure is to set forth the guidelines of the San Francisco Housing Authority ("Authority") for processing appeals to determinations as to relocation eligibility, the amount of a relocation payment, or the failure to provide comparable replacement housing referrals.

## **Right of Review**

(a) Any appellant, that is any person who believes him/herself aggrieved by a determination by the Authority as to eligibility, the amount of a relocation payment or failure to provide comparable replacement housing referrals, may, at his or her election, have his/her claim reviewed and reconsidered by the Authority in accordance with the procedures set forth herein, as supplemented by the procedures the Authority may establish for the conduct of hearings.

(b) A person or organization directly affected by the relocation project may petition the California Department of Housing and Community Development ("HCD") to review the Authority's final relocation plan to determine if the plan is in compliance with state laws and guidelines, or to review the implementation of the relocation plan to determine if the Authority is acting in compliance with its relocation plan.

## **Notification to Appellant**

If the Authority denies or refuses to consider a claim, the Authority's notification to the appellant of its determination shall inform the appellant of its reasons, and the applicable procedures for obtaining review of the decision. If necessary, such notification shall be printed in a language other than English.

## **Stages of Review by the Authority**

(a) **Request for Further Written Information.** An appellant may request the Authority to provide him or her with a full written explanation of its determination and the basis therefore, if he/she feels that the explanation of the Authority's determination accompanying the payment of the claim or notice was incorrect or

inadequate. The Authority shall provide such an explanation to the appellant within three (3) weeks of its receipt of his or her request.

(b) **Informal Oral Presentation.** An appellant may request an informal oral presentation before seeking formal review and reconsideration. A request for an informal oral presentation shall be filed with the Authority within the period described in subsection (d) of this section. The Authority shall afford the appellant the opportunity to make such presentation before a management-level Housing Authority staff person designated by the Executive Director and who has not previously participated in the relocation decision. The appellant may be represented by an attorney or other person of his/her choosing at his/her expense.

This oral presentation shall enable the appellant to discuss the claim with the designated Housing Authority staff person. The designated Housing Authority staff person shall make a summary of the matters discussed in the oral presentation to be included as part of the Authority's file on the appellants relocation. The right to formal review and reconsideration shall not be conditioned upon requesting an oral presentation.

(c) **Written Request for Review and Reconsideration.** At any time within the period described in subsection (d) below, an appellant may file a written request with the Authority for formal review and reconsideration. The appellant may include in the request for review any statement of fact within the appellant's knowledge or belief or other material that may have a bearing on the appeal. If the appellant requests more time to gather and prepare additional material for consideration or review and demonstrates a reasonable basis therefore, the Authority may grant the appellants request by granting the appellant a definite period of time to gather and prepare materials.

(d) **Time Limit for Requesting Review.** An appellant desiring either an informal oral presentation or seeking formal review and reconsideration, shall make a request to the Authority within eighteen (18) months following the date he/she moves from the property.

### **Formal Review and Reconsideration by SFHA**

(a) **General.** The Authority shall consider the request for formal review and shall decide whether a modification of its initial determination is necessary. This formal review shall be conducted by an independent arbitrator (the "Arbitrator"). The Arbitrator shall consider the appeal regardless of form, and the Authority staff shall, if necessary, provide assistance to the claimant in preparing the written claim. When a claimant seeks review, Authority staff shall inform him/her that he/she has the right to be represented by an attorney at the claimant's expense, to present his/her case by oral or documentary evidence, to submit rebuttal evidence, to conduct such cross-examination as may be required for a full and true disclosure of facts, and to seek judicial review once he/she has exhausted the administrative appeal.

(b) **Scope of Review.** The Arbitrator shall review and reconsider the initial determination of the claimant's case in light of: (1) all material upon which the Authority based its original determination, including all applicable rules and regulations, except that no evidence shall be relied upon where a claimant has been improperly denied an opportunity to controvert the evidence or cross-examine the witness(es); (2) the reasons given by the claimant for requesting review and reconsideration of the claim; (3) any additional written or relevant documentary material submitted by the claimant; (4) any further information which the Arbitrator, in its discretion, obtains by request, investigation, or research, to ensure fair and full review of the claim.

(c) **Determination on Review.** The determination on review by the Arbitrator shall include, but is not limited to: (1) the Arbitrator's decision on reconsideration of the claim; (2) the factual and legal basis upon which the decision rests, including any pertinent explanation or rationale; and (3) a statement to the claimant that administrative remedies have been exhausted and judicial review may be sought. The determination shall be in writing with a copy provided to the claimant. The Arbitrator's decision shall be binding on the Authority.

(d) **Time Limits.** The Authority shall issue its determination on review as soon as possible but no later than six weeks from the date of the hearing. In the case of appeals dismissed for un-timeliness or for any other reason not based on the merits of the claim, the Authority shall furnish a written statement to the claimant

stating the reason for the dismissal of the claim as soon as possible but not later than two weeks from receipt of the last material submitted by the claimant, or the date of the hearing, whichever is later.

### **Refusals to Waive Time Limitation**

Whenever the Authority rejects a request by a claimant for a waiver of the time limits, the claimant may file a written request for reconsideration of this decision, except that such written request for reconsideration shall be filed within ninety (90) calendar days of the claimant's receipt of the Authority's determination.

### **Extension of Time Limits**

The time limits specified may be extended for good cause by the Authority.

### **Recommendations by Third Party**

Upon agreement between the claimant and the Authority, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the Authority for its final determination. In reviewing the claim and making recommendations to the Authority, the third party or parties shall be guided by the provisions of this Appeals/Grievance Procedure.

### **Review of Files by Claimant**

Except to the extent the confidentiality of material is protected by law or its disclosure is prohibited by law, the Authority shall permit the claimant to inspect all files and records bearing upon his or her claim or the prosecution of the appellant's grievance.

If an appellant is improperly denied access to any relevant material bearing on his or her claim, such material may not be relied upon in reviewing the initial determination.

### **Effect of Determination on Other Persons**

The principles established in all determinations by the Authority shall be considered as precedent for all eligible persons in similar situations regardless of whether or not a person has filed a written request for review. All written determinations shall be kept on file and available for public review.

### **Right to Counsel**

Any aggrieved party has a right to representation by legal or other counsel at his or her expense at any and all stages of the proceedings set forth in this procedure.

### **Stay of Displacement Pending Review**

If an appellant seeks to prevent displacement, the Authority shall not require the appellant to move until at least twenty (20) calendar days after the Authority has made a determination and the appellant has had an opportunity to seek judicial review. In all cases the Authority shall notify the appellant in writing, twenty (20) calendar days prior to the proposed new date of displacement.

### **Joint Appellants**

Where more than one person believes themselves aggrieved by the failure of the Authority to refer them to comparable permanent replacement housing, the appellants may join in filing a single written request for review. A determination shall be made by the Authority for each of the appellants.

### **Judicial Review**

Nothing in this Appeals/Grievance Procedure shall in any way preclude, or limit a claimant or the Authority from seeking judicial review of a claim upon exhaustion of such administrative remedies as are available herein.

**RELOCATION ASSISTANCE APPEAL FORM**

**INSTRUCTIONS:** This is an appeal of a determination made by the Displacing Agency under the California Relocation Assistance Law (Government Code, Section 7260 et seq.) or Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 USC §§4601 et. seq.). Complete this document, explaining the nature of your complaint and reasons for this appeal below. Attach extra pages if needed. You will be notified of the date when your complaint will be considered.

<b>Claimant:</b>		<b>Agency:</b>	
<b>Site Address:</b>		<b>Project:</b>	
<b>Mailing Address:</b>		<b>Consultant:</b>	
<b>Phone number:</b>		<b>Case ID:</b>	

<b>Claimant Type:</b> Residential Tenant	<b>This appeal is based on:</b> <input type="checkbox"/> Eligibility only <input type="checkbox"/> Amount of Payment only <input type="checkbox"/> Eligibility amount
<b>Appeal Type:</b> <input type="checkbox"/> Request for Further Written Information <input type="checkbox"/> Informal Oral Presentation <input type="checkbox"/> Formal Review and reconsideration	
<b>Will you be present at the hearing?:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Will you be represented by counsel?:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No

... continued next page.

**Claimant's Statement:**

[Empty box for Claimant's Statement]

*I certify that the information provided on this form is accurate and complete.*

\_\_\_\_\_  
**Claimant Signature**

\_\_\_\_\_  
**Date**

**H. COMMENTS & RESPONSES TO PLAN & COMMENT PERIOD DOCUMENTS**



**[END OF DOCUMENT]**  
**SPACE AVAILABLE FOR USER REMARKS**



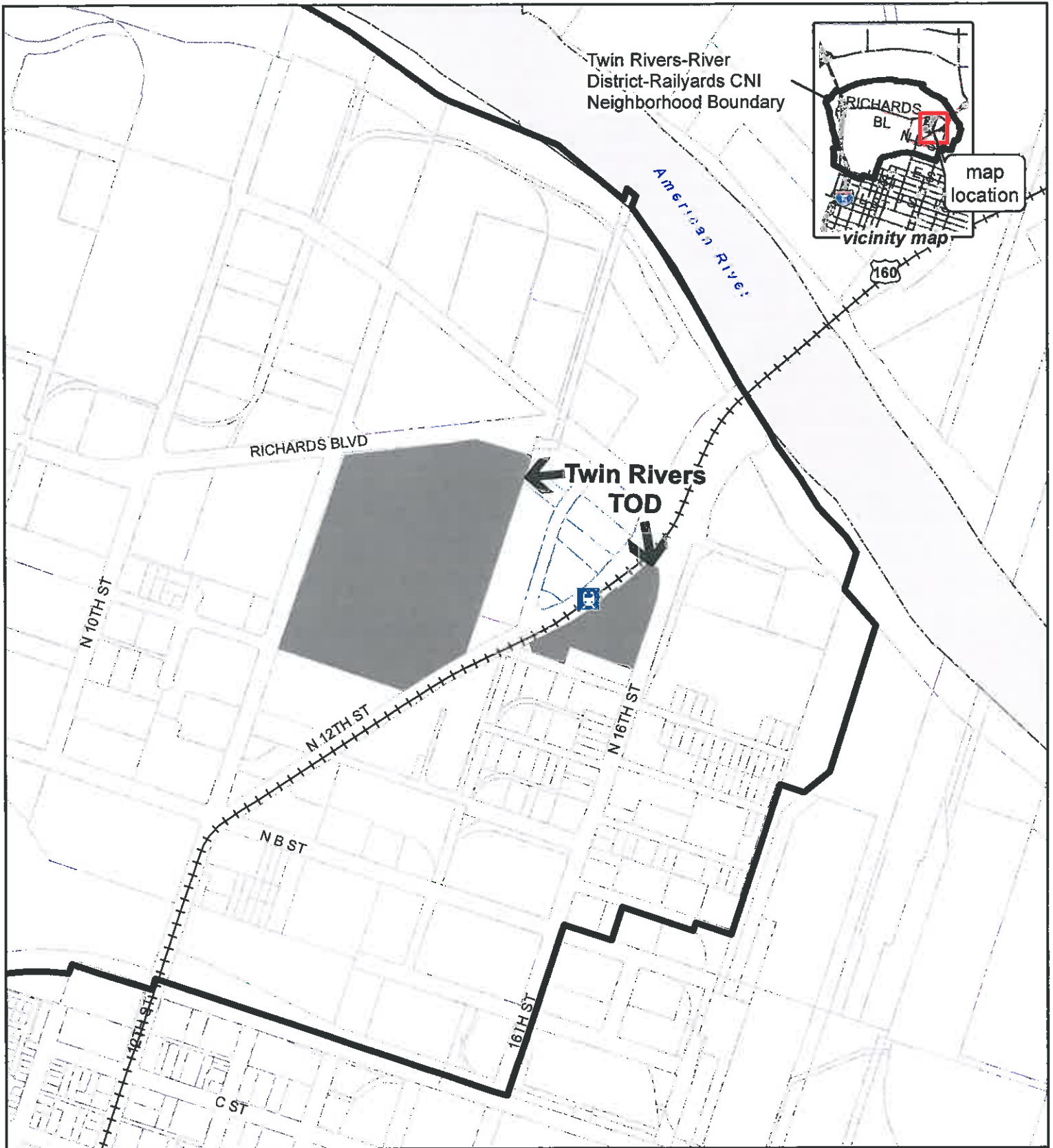
**County of Sacramento  
Proposed Transfers and Approved Project Description**

All remaining unexpended and unencumbered funds previously allocated to the Twin Rivers (Dos Rios) TOD and Light Rail Station shall be amended to include the following:

<b>Proposed Description</b>	<b>Amount</b>
<b>Twin Rivers Transit Oriented Development and Light Rail Station Project:</b> - delivery, environmental review/clearance, real property acquisition, environmental remediation, predevelopment costs, infrastructure analysis and planning, relocation, demolition, design, engineering, and construction of residential, commercial, and public facility, and the proposed light rail station.	<b>\$346,557.77</b>
<b>Total Appropriations</b>	<b>\$346,557.77</b>



# 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

**UNIT COUNT BY TYPE**

Unit Type	1BR	2BR	3BR	4BR	5BR	Total	sq/acre
A	17	36	49	1	1	104	35.6
B	6	24	31	4	1	66	39.8
C	12	27	33	6	3	81	29.5
D	4	30	41	4	2	81	26.8
E	3	24	32	2	1	62	53.9
F	15	57	27			99	36.9
<b>Total</b>	<b>4</b>	<b>59</b>	<b>198</b>	<b>17</b>	<b>8</b>	<b>499</b>	<b>34.6</b>

0.8% 11.8% 39.7% 42.7% 3.4% 1.6%

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

SMYTHE ACADEMY  
SCHOOL SITE

Richards Boulevard

TO  
INTERSTATE 5

TO DOWNTOWN  
SACRAMENTO

**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



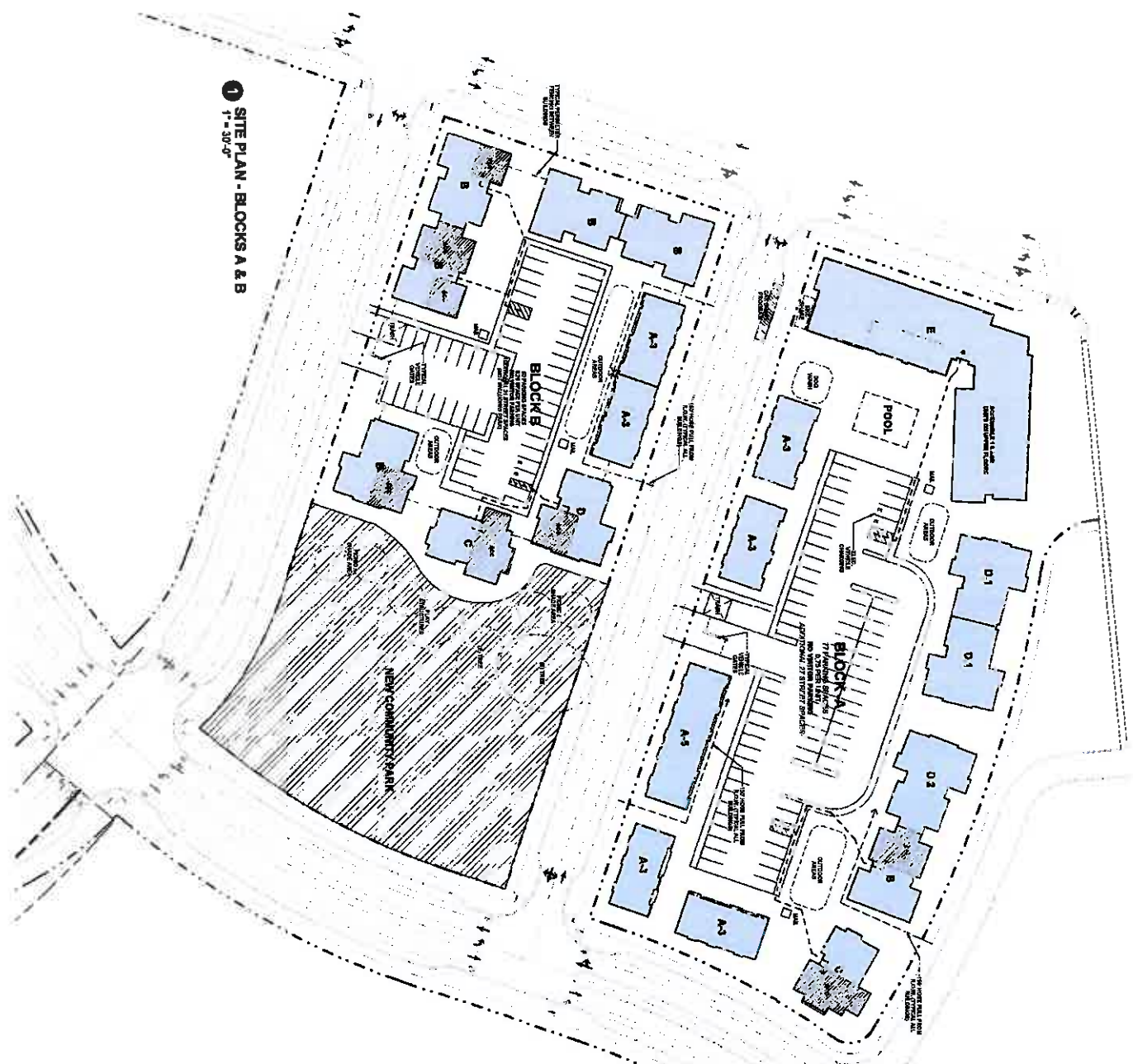
SCALE IN FEET



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



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



**UNIT & AREA CALCULATIONS**

Block	Unit Type	Count	sq ft/unit	sq ft	sq ft/unit	sq ft
Block A	1BR / 1BA	612	612	373,440	612	373,440
	2BR / 2BA	297	297	182,106	297	182,106
	3BR / 3BA	21	21	12,783	21	12,783
	4BR / 4BA	10	10	6,120	10	6,120
	5BR / 5BA	2	2	1,224	2	1,224
	6BR / 6BA	1	1	612	1	612
	7BR / 7BA	1	1	612	1	612
	8BR / 8BA	1	1	612	1	612
	9BR / 9BA	1	1	612	1	612
	10BR / 10BA	1	1	612	1	612
Block B	1BR / 1BA	612	612	373,440	612	373,440
	2BR / 2BA	297	297	182,106	297	182,106
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	6BR / 6BA	1	1	612	1	612
	7BR / 7BA	1	1	612	1	612
	8BR / 8BA	1	1	612	1	612
	9BR / 9BA	1	1	612	1	612
	10BR / 10BA	1	1	612	1	612
<b>Total</b>				<b>3,900</b>		<b>2,370,000</b>

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Block A	1BR / 1BA	612	612	373,440	612	373,440
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	7BR / 7BA	1	1	612	1	612
	8BR / 8BA	1	1	612	1	612
	9BR / 9BA	1	1	612	1	612
	10BR / 10BA	1	1	612	1	612
<b>Total</b>				<b>3,900</b>		<b>2,370,000</b>

**OWNER:** MCCORMACK BARON SALAZAR  
**PROJECT NAME:** TWIN RIVERS REDEVELOPMENT BLOCKS A+B  
**CLIENT ADDRESS:** SACRAMENTO, CA

**DATE DRAWN:** 05/20/2017  
**PROJECT NO.:** 2017-00113  
**SCALE:** 1" = 30'-0"  
**SHEET NUMBER:** A01.1  
**SHEET TOTAL:** 11  
**SITE PLAN**



## RESOLUTION NO. SHRC-\_\_\_\_\_

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

ON DATE OF

**JULY 19, 2017**

### **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**

**WHEREAS**, 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.

**WHEREAS**, 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.

**WHEREAS**, 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.

**WHEREAS**, 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.

**WHEREAS**, a Mitigated Negative Declaration (MND) has been prepared and disseminated pursuant to 14 CCR §§15070-15073 for the proposed project.



**WHEREAS**, a Finding of No Significant Impact (FONSI) has been prepared and disseminated pursuant to 24 CFR §§58.40-58.45 for the proposed project.

**WHEREAS**, pursuant to 14 CCR §15073 the City addressed and incorporated public comments.

**WHEREAS**, 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.

**WHEREAS**, a Notice of Determination (NOD) has been filed by the City pursuant to 14 CCR §15075.

**WHEREAS**, the Sacramento Housing and Redevelopment Agency (SHRA), is a Responsible Agency for the Project, and pursuant to CEQA Guidelines at 14 CCR §15096 a Responsible Agency shall consider the environmental document prepared by the Lead Agency and make findings required by 14 CCR §15091.

**WHEREAS**, SHRA has considered the environmental document and reached its own independent decision to accept the environmental documentation prepared for the project.

**WHEREAS**, SHRA 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.

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

Section 1. After due consideration of the facts presented in the recitals above and the staff report, the findings, including the environmental findings, regarding this action, are true and correct and are hereby approved and 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 for the Project in accordance with 14 CCR §15070 and circulated for public review in accordance with 14 CCR §15073. The

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  
Page 3

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 SHRC.

Section 3. The Executive Director, or her designee, is directed to file a Notice of Determination pursuant to 14 CCR §15075.

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CHAIR

ATTEST:

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CLERK

## RESOLUTION NO. SHRC-\_\_\_\_\_

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

ON DATE OF  
JULY 19, 2017

### **TWIN RIVERS: APPROVAL OF THE TWIN RIVERS TRANSIT ORIENTED DEVELOPMENT AND LIGHT RAIL STATION PROJECT; AUTHORIZE EXECUTIVE DIRECTOR TO AMEND TO SHRA BUDGET; ALLOCATE CDBG FUNDS TO TWIN RIVERS TRANSIT ORIENTED DEVELOPMENT AND LIGHT RAIL STATION PROJECT (PROJECT); AUTHORIZE EXECUTIVE DIRECTOR OR DESIGNEE TO ENTER INTO AGREEMENTS NECESSARY TO IMPLEMENT PROJECT ACTIVITIES; ENVIRONMENTAL FINDINGS**

WHEREAS, 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) program funds originating from the U.S. Department of Housing and Urban Development (HUD).

WHEREAS, 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.

WHEREAS, on January 31, 2012, the Housing Authority of the County of Sacramento (the 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.

WHEREAS, 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).

WHEREAS, on October 22, 2013, the City Council (Council) approved the 2014 One-Year Action Plan by City Resolution 2013-1002-02.

WHEREAS, on November 6, 2014, HUD issued the Choice Neighborhoods Notice of Funding Availability (NOFA) for Implementation Grants for the Fiscal Years 2014 and 2015.

Twin Rivers: Approval Of The Twin Rivers Transit Oriented Development And Light Rail Station Project; Authorize Executive Director To Amend To SHRA Budget; Allocate CDBG Funds To Twin Rivers Transit Oriented Development And Light Rail Station Project (Project); Authorize Executive Director Or Designee To Enter Into Agreements Necessary To Implement Project Activities; Environmental Findings  
Page 2

Implementation Grants are intended to assist communities with a NTP to continue building the support necessary for the NTP to be successfully implemented.

**WHEREAS**, 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.

**WHEREAS**, 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.

**WHEREAS**, the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Project (Project) is located in a low-income community which includes the severely distressed Twin Rivers public housing development.

**WHEREAS**, 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 (Commission) on July 19, 2017.

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

**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 Executive Director, or her designee, is authorized to amend SHRA’s budget to allocate CDBG funds to the Twin Rivers Transit Oriented Development and Light Rail Station Project and enter into any agreements and contracts as may be necessary to carry out these activities. These activities shall be carried out in accordance with SHRA’s procurement policies.

Twin Rivers: Approval Of The Twin Rivers Transit Oriented Development And Light Rail Station Project; Authorize Executive Director To Amend To SHRA Budget; Allocate CDBG Funds To Twin Rivers Transit Oriented Development And Light Rail Station Project (Project); Authorize Executive Director Or Designee To Enter Into Agreements Necessary To Implement Project Activities; Environmental Findings  
Page 3

Section 4: SHRA and the Executive Director, or her designee, are authorized to take all actions necessary as project manager to implement the activities as approved above.

Section 5: SHRA Staff is directed to return at a later date with a negotiated Master Developer Agreement with McCormack Baron Salazar for your consideration and approval.

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CHAIR

ATTEST:

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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 County of Sacramento.

**RECOMMENDATION**

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

Respectfully submitted,

*Syrene Rodriquez Williams  
on behalf of LaShelle Dozier*

LA SHELLE DOZIER  
Executive Director

Attachment

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
August 8, 2017  
10:15 am.

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

**From:** Sacramento Housing and Redevelopment Agency

**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

**Supervisory District:** Serna

**Contact:** La Shelle Dozier, Executive Director, 440-1319  
Tyrone Roderick Williams, Director of Development, 440-1316  
Geoffrey Ross, Assistant Director of Development, 440-1357

**Overview**

This report recommends the adoption of the Environmental Findings for the Twin Rivers Transit Oriented Development and Light Rail Station Project (Project) and requests authorization to amend current and previous years Action Plans to reflect revisions to the project description in order to continue the use of previously allocated funds for the Project. The report also recommends various actions related to funding, demolition, and resident relocation to facilitate the full implementation of the Project.

**Recommendations**

Adopt the attached Resolution of the **Board of Supervisors** that:

1. Approves the environmental findings regarding this action, all evidence presented having been duly considered and found true and correct.
2. After preparation and review of the Initial Study/Environmental Assessment (IS/EA) for the Project, prepared in accordance with 14 California Code of Regulations (CCR) §15063, a draft Mitigated Negative Declaration (MND) has been prepared for the

Project 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 Board of Supervisors.

3. Directs the Sacramento Housing and Redevelopment Agency (Agency) to file a Notice of Determination pursuant to 14 CCR §15075.

Adopt the attached Resolution of the **Board of Supervisors** that will:

1. Adopts the findings regarding this action, including the environmental findings, as found to be true and correct, all evidence presented having been duly considered.
2. Authorizes the Sacramento Housing and Redevelopment Agency (SHRA) to amend the 2017 One-Year Action Plan, previous year's Action Plans, and the SHRA budget is revised and amended as set forth in Exhibit C.
3. Approves the revised project description to previous year's projects as described in Exhibit C.
4. Authorizes SHRA to submit amendments to the 2017 One-Year Action Plan and previous Action Plans to U.S. Department of Housing and Urban Development (HUD) and execute all necessary contracts, agreements and related documents to carry out the recommended activities described in this report and amend its budget accordingly.
5. Authorizes the County Executive, or designee, to execute agreements with SHRA to carry out Action Plan activities in compliance with adopted policies, guidelines, regulations and federal law as approved to form by County Counsel.
6. Authorizes SHRA to 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 (HACS), the Housing Authority of the County of Sacramento (HACOS), or the City of Sacramento (City).
7. Authorizes SHRA, as the Project Manager for the development of the Twin Rivers Transit Oriented Development and Light Rail Station Project, to administer funds previously allocated to the planning and predevelopment of the Twin Rivers Choice Neighborhoods Initiative (CNI) for the development of the Project.

Adopt the attached Resolution of the **Housing Authority** that:

1. Approves the environmental findings regarding this action, all evidence presented having been duly considered and found true and correct.
2. After preparation and review of the Initial Study/Environmental Assessment (IS/EA) for the Project, prepared in accordance with 14 California Code of Regulations (CCR) §15063, a draft Mitigated Negative Declaration (MND) has been prepared for the Project 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 Board of Supervisors.

3. Directs the Executive Director, or her designee, to file a Notice of Determination pursuant to 14 CCR §15075.

Adopt the attached Resolution of the **Housing Authority** that will:

1. Adopts the findings regarding this action, including the environmental findings, as found to be true and correct, all evidence presented having been duly considered.
2. Approves 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.
3. Authorizes the Executive Director, or designee, 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 SHRA Legal Counsel.
4. Authorizes to the extent necessary during the implementation of the Relocation Plan, the Executive Director or her designee to accept, process, and approve relocation claims, to 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 under the Relocation Plan.
5. Approves and authorizes the submission of an application to HUD for the: 1) demolition of the improvements comprising the Twin Rivers Public Housing site, including unit/structures and infrastructure, 2) subdivision and dedication of land for public benefit, 3) disposition, and 4) execution of leases at Twin Rivers, (CA00-7000-201) located at 321 Eliza Street in Sacramento, which may commit the HACOS to plans outlined in this resolution.
6. Authorizes the Executive Director, or her designee, to execute all necessary documents and to take all other necessary steps to provide for the submission and approval by HUD of the disposition application and application for replacement vouchers.
7. Authorizes the Executive Director, or her designee, to take action necessary to demolish Twin Rivers once HUD approves the request. Actions may include, but are not limited to, remediation and demolition of the site.
8. Authorizes the use of Twin Rivers – River District- Railyards CNI funds to implement relocation and site demolition activities for the Twin Rivers Transit Oriented Development and Light Rail Station project. The Executive Director, or designee, is authorized to carry out all actions reasonably necessary to accomplish demolition of the site, including planning, bidding and contract execution.
9. Authorizes the Executive Director, or designee, to submit an application to the Statewide Community Infrastructure Program (SCIP) for infrastructure funding from the California Statewide Communities Development Authority (CSCDA).
10. Authorizes the Executive Director, or designee, to submit applications for any local, state and federal funds and to private foundations that would support the Project.
11. Authorizes the Executive Director, or designee, to enter into a lease with Urban Strategies for a portion of the Twin Rivers management offices located at 321 Eliza Street in Sacramento, California in a form to be approved by SHRA Legal Counsel.
12. Authorizes HACOS to take all actions necessary to implement the activities as approved above or to delegate those activities to either HACS or SHRA as project manager.

13. Authorizes SHRA, as the Project Manager for the development of the Twin Rivers Transit Oriented Development and Light Rail Station Project, to administer funds previously allocated to the planning and predevelopment of the Twin Rivers CNI to now administer those funds for the implementation of the project.
14. Authorizes SHRA staff to return at a later date with a negotiated Master Development Agreement with McCormack Baron Salazar for consideration and approval.

#### **Measures/Evaluation**

The actions contained in this report will be measured by the completion of the Twin Rivers Transit Oriented Development and Light Rail Station Project (Attachment 1) as envisioned in the Twin Rivers Neighborhood Transformation Plan and completed in phases over the next five years. The Notice of Funding Availability (NOFA) for the CNI grant 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 educational programs, transportation, and employment. 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.

#### **Fiscal Impact**

The actions identified in this report amend the project description for the remaining unexpended and unallocated Community Development Block Grant (CDBG) funds previously awarded to the Twin Rivers (Dos Rios) TOD and Light Rail Initiative in the amount of \$346,557. This report also recommends authorization to utilize the CDBG funds to fully implement relocation, demolition, and construction-related activities that support the \$30,000,000 CNI Grant awarded by HUD on September 28, 2015, to HACOS and the City of Sacramento.

### **BACKGROUND**

In August of 2007, the HACOS and HACS adopted the Repositioning Strategy Guiding Principles (Strategy) as a 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 needed repairs and improvements for its public housing stock.

Twin Rivers is the oldest development in HACOS' public housing inventory. It 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 transit to the rest 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.

Adoption Of Environmental Findings And Action Plan Amendment For The Twin Rivers Choice Neighborhoods Initiative (CNI) Implementation Grant

Page 5

In response to these conditions and to work toward addressing these issues, on January 31, 2012, HUD awarded the Housing Authority a \$300,000 CNI planning grant to develop a Neighborhood Transformation Plan (NTP) for the Twin Rivers - River District/Railyards neighborhood. The purpose of the grant was to develop a vision to guide the improvement of severely distressed public housing, identify resident self-sufficiency opportunities, and 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.

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 of 2015 HACOS, as the lead applicant, and the City of Sacramento (City), as co-applicant, submitted an 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 which have completed a comprehensive local planning process and are positioned to implement their NTP to redevelop public housing, provide well-functioning services, and improve/revitalize the surrounding neighborhood. 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 sets forth a comprehensive blueprint of the people, neighborhood, and housing strategies essential to realize the collective vision for this pivotal community.

Since submission of the NTP to HUD in January 2014, SHRA and its partners have been actively working to implement the strategies identified in the Plan. Grounded in a case management approach and utilizing a comprehensive service provider network, HACOS contracted with Urban Strategies to link residents in the community to existing programs. HACOS is seeking authority to lease non-residential space at Twin Rivers to Urban Strategies for use in conjunction with these services. In support of this activity, Twin Rivers residents are provided transportation assistance to access programs. For adults, a "Work First" approach 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.

The NTP also focuses on short-and mid-term community improvements that address the immediate concerns of existing residents and supports future development. Working in conjunction with SHRA staff, the City, as the Neighborhood lead, (Twin Rivers is located within the City's jurisdiction) has 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 that complement the housing development and improve the neighborhood. The projects must be reviewed and approved by HUD, which is anticipated in late summer of 2017. The projects address three neighborhood needs including: 1) reducing the effects 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.

Twin Rivers was constructed over 70 years ago, so many of its systems and infrastructure 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 for today's families. The housing strategy for the River District-Railyards NTP recommended replacement of all 218 public units at Twin Rivers with a 486-unit mixed-income, mixed-use community (Attachment 2) 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 units for public housing 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.

## **DISCUSSION**

Environmental Review for the project has been finalized by the City and is attached to this report for reference. Public notice was issued on June 9, 2017, for the final environmental report and the document was made available for the 30-day public comment period beginning June 12, 2017. After 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 City of Sacramento Planning Commission will adopt the environmental report by at its meeting on July 27, 2017. Once adopted by the Board, implementation can officially begin on the Twin Rivers Transit Oriented Development and the Dos Rios Light Rail Station Project.

Relocation and demolition of Twin Rivers will occur in two phases (Attachment 3). 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 January 2018. The estimated cost for relocating these residents is \$2.7 million. Phase 1 demolition will be managed by HACOS and will begin as soon as January 2018. Phase 1 demolition will include 61 residential buildings. 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 and the existing community center. Phase 2 demolition costs are currently estimated at \$2.0 million.

All state and federal relocation laws and regulations have been and will continue to be adhered to throughout the implementation of the Project. The required General Information Notice (GIN) informing the residents of the potential need to relocate was issued May 17, 2017, and a follow-up meeting was held June 8, 2017, with Twin Rivers' residents to discuss the GIN. The Relocation Plan (Exhibit B) 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. Once adopted 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) that are part of the first phase of demolition. It is expected that all residents in the first phase of demolition will be relocated prior to the end of the year so that abatement and demolition can begin as early as January 2018.

Offsite infrastructure required for the project is estimated at \$14.5 million. Construction of infrastructure will likely begin in May 2018, shortly before demolition is complete. Upon approval of the actions recommended in this report, HACOS will submit an application to HUD requesting authorization for the demolition and disposition of Twin Rivers. Once HUD approval is obtained, this report authorizes HACOS to proceed with these actions. In addition, HUD approval is 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 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 HACOS to the proposed plan as further summarized below. SHRA staff members presented the proposed demolition, disposition, and relocation plans to the Housing Authority Resident Advisory Board (RAB) and to Twin Rivers residents on July 19, 2017, and have garnered support for the plans.

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 (Attachment 2). All blocks will include mixed-income rental housing units from one to four bedrooms in size. The first phase of new construction will begin July 2018 starting with Block A and Block B (Attachment 4). 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 units of housing 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 occur in overlapping phases. All phases of new construction will come back before the governing boards for approval in future staff reports.

HACOS seeks approval to apply for the Community Infrastructure Program, and to submit applications for any local, state, federal, or private foundation funds that support, and be consistent with the Project.

The offsite parcel directly across from Twin Rivers on 12<sup>th</sup> 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 anticipated 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.

### **COMMISSION ACTION**

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

AYES:

NOES:

ABSENT:

### **MEASURES/EVALUATIONS**

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 NTP and completed in phases over the next five years. The initial actions and funding contained within the report allow for the relocation of approximately 336 current Twin Rivers residents, the demolition of 61 structures and facilities. Upon the completion of relocation and demolition, construction can commence and will include the installation 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 CNI NOFA 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 site's transformation from poverty to a mixed-income community with access to services, quality educational programs, transportation, and employment. Measures include tracking crime rates, resident demographics, the unit types and bedroom configurations constructed, educational attainment rates, employment, and health/physical wellbeing 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 staff reports containing relevant actions pertaining to the completion of the project.

## **FINANCIAL ANALYSIS**

The actions identified in this report amend the project description for the remaining unexpended and unallocated CDBG funds previously awarded to the Twin Rivers (Dos Rios) TOD and Light Rail Initiative in the amount of \$346,557.77. This report recommends authorization to use CDBG funds to fully implement relocation, demolition, and construction activities that support the \$30,000,000 CNI Grant awarded by HUD to HACOS and the City on September 28, 2015.

The utilization of the remaining CDBG funds will leverage the following initial activities of the Twin Rivers TOD and Light Rail Project: 1) \$2.7 million in relocation assistance, 2) \$2.5 million in demolition, 3) \$10 million in offsite infrastructure, 4) \$71 million in Block A development, and 5) \$33.2 million in Block B development. In addition to County CDBG, additional funding sources include the previously mentioned CNI funds, City funds, AHSC, SCIP, and tax credits.

## **POLICY CONSIDERATIONS**

HUD has approved a five-year Public Housing Authority Plan affirming Twin Rivers as a public housing development designated for demolition and/or disposition. The recommended actions in this report are also consistent with the County's commitment to the Housing Authority Asset Repositioning Guidelines and the County's executed CNI Grant Agreement for the Twin Rivers/River District-Railyards Initiative. The proposed Project will not only preserve and improve 218 affordable housing units, but will create additional affordable housing units, market rate units, new amenities and access to services, as well as new mobility options to include the development of a light rail station.

## **ENVIRONMENTAL REVIEW**

California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA): A combined IS/EA was prepared pursuant to CEQA requirements under 14 CCR §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, it is anticipated that the SHRA Commission will approve the final environmental document on behalf of SHRA at its meeting on July 19, 2017. Along with site entitlements, it is anticipated that the City Planning and Design Commission will make findings pursuant to CEQA and adopt the MND and related Mitigation Monitoring and Reporting Program (MMRP) 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.

The County is a Responsible Agency for the Project pursuant to 14 CCR §15096. That section provides that a Responsible Agency must consider the environmental document prepared by the Lead Agency and make findings required by 14 CCR §15091 and reach its own independent decision to accept the environmental documentation prepared for the project and make its own environmental findings.

**M/WBE/SECTION 3 CONSIDERATIONS**

Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

Respectfully submitted,

*Dyrone Rodrick Williams  
on behalf of Lashelle Dozier*

\_\_\_\_\_  
LASHELLE DOZIER, Executive Director  
Sacramento Housing and Redevelopment Agency

APPROVED  
NAVDEEP S. GILL  
County Executive

By: \_\_\_\_\_  
ADMINISTRATOR  
Deputy County Executive

Attachments:

- RES – County BOS Resolution - Environmental Findings
- RES – County BOS Resolution – Project Implementation
- RES – HACOS Resolution – Environmental Findings
- RES – HACOS Resolution – Project Implementation
- EX A – Environmental Report
- EX B – Relocation Plan
- EX C – One Year Plan Amendment
- ATT 1 – Location Map
- ATT 2 – New Site Plan
- ATT 3 – Demolition and Relocation Phasing
- ATT 4 – Blocks A and B Map



**RESOLUTION NO. \_\_\_\_\_**

**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**

**WHEREAS**, the Twin Rivers Transit-Oriented Development and Light Rail Station Project (Project) is a proposed development of a mixed-income, mixed-use housing 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 include public housing and undeveloped land; and

**WHEREAS**, 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; and

**WHEREAS**, pursuant to the 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 Certifying Officer for the Project; and

**WHEREAS**, 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; and

**WHEREAS**, a Mitigated Negative Declaration (MND) has been prepared and disseminated pursuant to 14 CCR §§15070-15073 for the proposed project, and

**WHEREAS**, a Finding of No Significant Impact (FONSI) has been prepared and circulated pursuant to 24 CFR §58.40-58.45 for the proposed project, and

**WHEREAS**, pursuant to 14 CCR §15082, the City addressed and incorporated public comments, and

**WHEREAS**, 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, and

**WHEREAS**, a Notice of Determination (NOD) has been filed by the City pursuant to 14 CCR §15075, and

**WHEREAS**, The County of Sacramento (County), is a 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 required by 14 CCR §15091, and

**WHEREAS**, the County has considered the environmental document and reached its own independent decision to accept the environmental documentation prepared for the project; and

**WHEREAS**, the County made the following findings: (1) mitigation measures that avoid the significant environmental effects as identified in the MND are now incorporated as part of the Project, and (2) these mitigation measures are within the responsibility and jurisdiction of the City as the Lead Agency.

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

Section 1: All evidence presented having been duly considered, the environmental findings regarding this action, as state above, are 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 for the Project 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 Board of Supervisors.

Section 3: The Sacramento Housing and Redevelopment Agency is directed to file a Notice of Determination pursuant to 14 CCR §15075.

On a motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California this 8<sup>th</sup> day of August, 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSAL:

(PER POLITICAL REFORM ACT ( § 18702.5))

---

Chair of the Board of Supervisors  
of Sacramento County, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk, Board of Supervisors

**RESOLUTION NO. \_\_\_\_\_**

**TWIN RIVERS: APPROVALS FOR 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 AND RELATED ENVIRONMENTAL FINDINGS**

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

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

**WHEREAS**, on October 16, 2012, the Housing Authority of the County of Sacramento (Housing Authority or HACOS) authorized the selection of McCormack Barron Salazar as the Master Developer to serve as Housing Lead for the Twin Rivers – River District/Railyards Choice Neighborhoods Initiative (CNI); and

**WHEREAS**, on January 8, 2013, the 2013-2017 Consolidated Plan was adopted by County Resolutions 2013-0018 and HA-2342; and

**WHEREAS**, on November 4, 2014 the 2015 One-Year Action Plan was adopted by County Resolution 2014-0869 allocating \$950,000 of CDBG funding to the Twin Rivers (Dos Rios) TOD and Light Rail Station Initiative to support the implementation of the vision for Twin Rivers-River District-Railyards Neighborhood Transformation Plan (NTP); and

**WHEREAS**, On September 28, 2015, HUD awarded the Housing Authority of the County of Sacramento (HACOS) a \$30 million CNI Implementation Grant to implement the Twin Rivers-River District-Railyards NTP; and

**WHEREAS**, On December 15, 2015, HACOS authorized execution of the FY 2014-2015 CNI Implementation Grant Agreement with HUD; and

**WHEREAS**, 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 §§ 4601–4655 and its implementing regulations at 49 Code of Federal Regulations Part 24, and (ii) the California Relocation Assistance Act at Government Code §§7260-7277 and its implementing regulations at 25 CCR §§6000, et seq. (collectively, Relocation Law and Regulation); and

**WHEREAS**, the Relocation Plan for Twin Rivers residents, which was prepared for McCormack Baron Salazar (Developer) and HACOS per the Resolution adopted by HACOS, is in accordance with applicable Relocation Law and Regulation; and

**WHEREAS**, Developer will assume all financial and administrative responsibilities to carry out the Relocation Plan and will pay for the relocation assistance and benefits to Twin Rivers residents; and

**WHEREAS**, on October 27, 2015, the 2016 One-Year Action Plan was adopted by County Resolution 2015-0842; and

**WHEREAS**, a duly noticed public hearing soliciting comments on the 2017 One-Year Action Plan Substantial Amendment and previous years' Action Plans was held on July 19, 2017 by the Sacramento Housing Redevelopment Commission; and

**WHEREAS**, the Twin Rivers will be redeveloped, requiring subdivision of the property and dedication of land for right-of-ways for public streets and public parks; and

**WHEREAS**, on July 27, 2017, the City Planning and Design Commission certified the joint National Environmental Policy Act and California Environmental Quality Act review.

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

Section 1: All evidence presented being duly considered, including the environmental findings, regarding this action are found to be true and correct and are hereby adopted.

Section 2: The Sacramento Housing and Redevelopment Agency (SHRA) is authorized to amend the 2017 One-Year Action Plan, previous year's Action Plans, and the Agency Budget is revised and amended as set forth in Exhibit C.

Section 3: The Board approves the revised project description to previous year's projects as described in Exhibit C.

Section 4: SHRA is authorized to submit amendments to the 2017 One-Year Action Plan and previous Action Plans to HUD and is authorized to execute all necessary contracts, agreements and related documents to carry out the recommended activities described in this report, and amend its budget accordingly.

Section 5: The County Executive, or designee, is authorized to execute agreements with SHRA to carry out Action Plan activities in compliance with adopted policies, guidelines, regulations and federal law as approved to form by County Counsel.

Section 6: SHRA is authorized to take all actions necessary as project manager to implement the activities as approved above or to delegate those activities to either the Housing Authority of the City of Sacramento, HACOS, or the City of Sacramento.

Section 7: SHRA, as the Project Manager for the development of the Twin Rivers Transit Oriented Development and Light Rail Station Project, is authorized to administer previously allocated funds for the planning and predevelopment of the Twin Rivers CNI.

On a motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California this 8<sup>th</sup> day of August, 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSAL:  
(PER POLITICAL REFORM ACT ( § 18702.5))

---

Chair of the Board of Supervisors  
of Sacramento County, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk, Board of Supervisors

**RESOLUTION NO. \_\_\_\_\_**

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

**WHEREAS**, the Twin Rivers Transit-Oriented Development and Light Rail Station Project (Project) is the 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 include public housing and undeveloped land; and

**WHEREAS**, 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; and

**WHEREAS**, pursuant to the 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 Certifying Officer for the Project; and

**WHEREAS**, 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; and

**WHEREAS**, a Mitigated Negative Declaration (MND) has been prepared and disseminated pursuant to CEQA guidelines at 14 CCR §§ 15070-15073 for the proposed project; and

**WHEREAS**, a Finding of No Significant Impact (FONSI) has been prepared and disseminated pursuant to 24 CFR §§ 58.40-58.45 for the proposed project; and



**WHEREAS**, pursuant to 14 CCR §15073, the City addressed and incorporated public comments; and

**WHEREAS**, 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; and

**WHEREAS**, the City filed a Notice of Determination (NOD) in accordance with 14 CCR §15075; and

**WHEREAS**, HACOS is a Responsible Agency for the Project under CEQA and pursuant to 14 CCR §15096, a Responsible Agency must consider the environmental document prepared by the Lead Agency and make findings required by 14 CCR §15091; and

**WHEREAS**, HACOS has considered the environmental document and reached its own independent decision to accept the environmental documentation prepared for the project; and

**WHEREAS**, HACOS makes the following findings: (1) mitigation measures which avoid significant environmental effects are identified in the MND and are now incorporated as part of the project, and (2) these mitigation measures are within the responsibility and jurisdiction of the City, as the Lead Agency for the project.

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

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 in accordance with 14 CCR §15063, a draft MND has been prepared for the Project in accordance with 14 CCR §15070 and has been circulated for public review in accordance with 14 CCR §15073. The MND and its resulting public comments have 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 HACOS.

Section 3: The Executive Director, or her designee, is directed to file a Notice of Determination pursuant to 14 CCR §15075.

On a motion by Member \_\_\_\_\_, seconded by Member \_\_\_\_\_, the foregoing Resolution was passed and adopted by the Housing Authority of the County of Sacramento, State of California this 8th day of August, 2017, by the following vote, to wit:

AYES: Members,  
NOES: Members,  
ABSENT: Members,  
ABSTAIN: Members,

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Chair of the Housing Authority  
of Sacramento County, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk

**RESOLUTION NO. \_\_\_\_\_**

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

ON DATE OF

**TWIN RIVERS: APPROVAL OF THE TWIN RIVERS TRANSIT ORIENTED DEVELOPMENT AND LIGHT RAIL STATION PROJECT; APPROVAL OF THE RELOCATION PLAN AND AUTHORIZATION TO RELOCATE TWIN RIVERS PUBLIC HOUSING RESIDENTS; AUTHORIZE SUBMISSION OF AN APPLICATION FOR DISPOSITION AND DEMOLITION OF TWIN RIVERS; AUTHORIZE SUBMISSION OF APPLICATION FOR REPLACEMENT HOUSING VOUCHERS; AUTHORIZE DEMOLITION OF TWIN RIVERS; ALLOCATE FUNDS FOR RELOCATION AND DEMOLITION; AUTHORIZE SUBMISSION OF APPLICATION FOR INFRASTRUCTURE FINANCING; AUTHORIZATION TO APPLY FOR FUNDING GRANTS OR FOUNDATIONS; AUTHORIZE EXECUTION OF A LEASE WITH URBAN STRATEGIES; AUTHORIZE THE HOUSING AUTHORITY TO IMPLEMENT OR DELEGATE ACTIVITIES; AUTHORIZE FUNDS FOR THE TWIN RIVERS TRANSIT ORIENTED DEVELOPMENT (TOD) AND LIGHT RAIL STATION**

**WHEREAS**, On October 16, 2012, the Housing Authority of the County of Sacramento (Housing Authority or HACOS) 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; and

**WHEREAS**, On September 28, 2015, the U.S. Department of Housing and Urban Development (HUD) awarded the Housing Authority of the County of Sacramento a \$30 million Choice Neighborhoods Initiative (CNI) Implementation Grant to implement the Twin Rivers-River District-Railyards Neighborhood Transformation Plan; and

**WHEREAS**, On December 15, 2015, the Housing Authority authorized execution of the FYs 2014-2015 CNI Implementation Grant Agreement with HUD; and

**WHEREAS**, 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) funds;

- (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); and

**WHEREAS**, 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- 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; and

**WHEREAS**, the following relocation laws and regulations apply to the 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); and

**WHEREAS**, the Relocation Plan has been prepared in accordance with the applicable Relocation Law and Regulation requirements and was prepared for Developer and HACOS; and

**WHEREAS**, 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 (Board), and general notice thereof was provided in a manner designed to reach the residents and the larger community, including:

- (i) posting of the Notice of Availability of the Relocation Plan (Notice) on the Sacramento Housing and Redevelopment (SHRA) website at [www.shra.org](http://www.shra.org);
- (ii) posting the Notice at the Sacramento 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;
- (v) making copies available to the public at the front desk of SHRA's Administrative Offices at 801 12<sup>th</sup> Street, Sacramento, CA 95814 and at the

Twin Rivers on-site manager's office, all for not less than the past 30 days, which encouraged citizen participation in the relocation process; and

**WHEREAS**, the Relocation Plan presents, among other provisions, the plans for permanently relocating Twin Rivers residents; and

**WHEREAS**, prior to the draft Relocation Plan being made available to the residents and the public generally, General Information Notice letters were prepared and issued to all current households at Twin Rivers; and

**WHEREAS**, 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 during demolition and construction.

**WHEREAS**, once the Relocation Plan is approved and one or more resident households are determined to be over-income, or otherwise become or are deemed permanently displaced, then each such over-income household or other permanently displaced tenant will be provided permanent relocation assistance based upon the applicable requirements of Relocation Law and Regulations, and, if any of the above described protections for households temporarily displaced fail, then a household may be determined to be permanently displaced and the applicable relocation assistance and benefits for permanent displacement will be provided; and

**WHEREAS**, Developer will assume all financial and administrative responsibilities to carry out the Relocation Plan and to pay relocation assistance and benefits to Twin Rivers residents; and

**WHEREAS**, the Sacramento Housing Redevelopment Commission held a duly noticed public hearing on July 19, 2017; and

**WHEREAS**, the Housing Authority has prepared a Relocation Plan for the relocation of Twin Rivers residents, a copy of which is attached hereto as Exhibit B.

**WHEREAS**, the Twin Rivers site will be redeveloped, requiring subdivision of the property and dedication of land for right-of-ways for public streets and public parks.

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

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, fully considered, and adopted, the Twin Rivers Transit Oriented Development and Light Rail Station Project is hereby approved.

Section 3: The Executive Director, or designee, is authorized to enter into and implement the draft Relocation Plan attached hereto as Exhibit B with and execute all other documents and agreements as approved to form by Agency Counsel.

Section 4: The Executive Director, or her designee, 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 under the Relocation Plan.

Section 5: The submission of an application to HUD for: 1) demolition of the improvements comprising the Twin Rivers Public Housing site, including unit/structures and infrastructure; 2) subdivision and dedication of land for public benefit; 3) disposition; and 4) execution of leases, for the Twin Rivers public housing community (CA00-7000-201), which is located at 321 Eliza Street in Sacramento, which may commit the Housing Authority to plans outlined in this resolution, is hereby approved.

Section 6: The Executive Director, or her designee, is authorized to execute all necessary documents and to take all other necessary steps to provide for the submission and approval by HUD of the disposition application and application for replacement vouchers.

Section 7: The Executive Director, or her designee, is authorized take action necessary to demolish the Twin Rivers site once HUD approves the request. Actions may include, but are not limited to, remediation and demolition of the site.

Section 8: Twin Rivers /River District /Railyards CNI funds are authorized to implement relocation and site demolition activities for the Twin Rivers Transit Oriented Development and Light Rail Station project. The Executive Director, or her designee, is authorized to carry out all actions reasonably necessary to accomplish demolition of the site, including planning, bidding and contract execution.

Section 9: The Executive Director, or her designee, is authorized to submit an application to the Statewide Community Infrastructure Program for infrastructure funding from the California Statewide Communities Development Authority.

Section 10: The Executive Director, or her designee, is authorized to submit applications for any local, state, federal, and private foundation funds that would support the Project.

Section 11: The Executive Director, or her designee, is authorized to enter into a lease with Urban Strategies for a portion of the Twin Rivers management offices located at 321 Eliza Street in Sacramento, California in a form to be approved by SHRA Legal Counsel.

Section 12: HACOS is authorized to take all actions necessary to implement the activities as approved above or to delegate those activities to either HACS or SHRA as project manager.

Section 13: SHRA, as the Project Manager for the development of the Twin Rivers Transit Oriented Development and Light Rail Station Project, is authorized to administer previously allocated funds for the planning and predevelopment of the Twin Rivers CNI.

Section 14: SHRA staff is directed to return at a later date with a negotiated Master Developer Agreement with McCormack Barron Salazar for your consideration and approval.

On a motion by Member \_\_\_\_\_, seconded by Member \_\_\_\_\_, the foregoing Resolution was passed and adopted by the Housing Authority of the County of Sacramento, State of California this 8th day of August, 2017, by the following vote, to wit:

AYES: Members,  
NOES: Members,  
ABSENT: Members,  
ABSTAIN: Members,

---

Chair of the Housing Authority  
of Sacramento County, California

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk





July 19, 2017

Sacramento Housing and Redevelopment Commission  
Sacramento, California

Honorable Members in Session:

**SUBJECT**

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

**RECOMMENDATION**

Staff recommends adoption of the attached resolution, which authorizes the Executive Director or her designee to: 1) receive \$165,398 in Bringing Families Home grant funds from the County of Sacramento and 2) amend the Sacramento Housing and Redevelopment Agency (Agency) budget, make any budgetary adjustments if BFH funds are less than or greater than anticipated, and execute any and all related documents, including contracts, amendments, or agreements as approved to form by agency counsel.

**CONTACT PERSONS**

La Shelle Dozier, Executive Director, 440-1319  
Geoffrey M. Ross, Assistant Director, 440-1357

**SUMMARY**

The Sacramento County Department of Health and Human Services (DHHS) received approval to accept Bringing Families Home (BFH) funding on June 14, 2017. BFH, established by Assembly Bill 1603 (Stats. 2016. Ch. 25), is a new state program for homeless families involved with the child welfare system. The BFH program has a county-match requirement for participating counties to provide housing-related support to eligible families served by the child welfare system. The goal of the BFH Program is to significantly reduce the number of families in the child welfare system experiencing

## **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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homelessness, increase the number of families reunifying, and prevent foster-care placement. This program covers two fiscal years (2017/2018 and 2018/2019), ending June 30, 2019.

The Sacramento Housing and Redevelopment Commission (Commission) approved the 2017 Action Plan (Plan) and Various Years' amendment on May 17, 2017. The Sacramento County Board of Supervisors (Board) issued its approval of the Plan and its amendments on July 11, 2017.

### **BACKGROUND**

The Sacramento County Child Protective Services (CPS) BFH program administrator has requested federal Emergency Solutions Grant (ESG) funds to cover a portion of the County-match requirement. This report requests authorization to accept BFH funds and execute one contract for service between the Agency and Volunteers of America (VOA), the Agency's previously procured ESG Rapid Re-Housing Program provider, to fund a BFH Housing Specialist and minimal housing start-up costs (e.g., furniture, dishes, and appliances).

Staff from the County of Sacramento (including CPS), the Agency, and Sacramento Steps Forward (Continuum of Care lead entity), met to discuss the ESG-match request, and agreed to amend the existing ESG Rapid Re-Housing Program to assist CPS to refer ESG-eligible households (households meeting U.S. Department of Housing and Urban Development's [HUD] definition of households that are literally homeless or at risk of homelessness) to VOA through Sacramento Steps Forwards' Coordinated Entry system. CPS and/or VOA will enter households into the Homeless Management Information System (HMIS) for reporting purposes and conduct the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT). Utilizing the HMIS, VOA will supply the Agency and County with requested data for annual performance reports.

### **FINANCIAL CONSIDERATIONS**

## **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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\$390,000 (\$195,000 in Year 1 – 2017/2018 and \$195,000 in Year 2 – 2018/2019) in ESG funds will be used as BFH Program match for 30 families annually to obtain affordable housing and/or retain housing during the two-year funding term. The contract amendment with VOA includes a modified scope of work, budget for costs associated with BFH program, and client financial assistance, as well as a new Housing Specialist position. The BFH Housing Specialist will be a VOA employee and will work solely with BFH clients. The Housing Specialist will provide intake, intensive case management and housing stabilization services per ESG regulations at 24 Code of Federal Regulations (CFR) Part 576. BFH will fund this position for two fiscal years with \$145,398 (\$73,199 in Year 1- 2017/2018, and \$72,199 in Year 2 – 2018/2019). Additionally, \$20,000 (\$10,000 in Year 1 and \$10,000 in Year 2) in BFH funds will be used for housing start-up costs (e.g. basic furniture items and housing necessities) for a total of \$165,398. There is no continued funding for the BFH Housing Specialist position or housing start-up costs at the conclusion of the BFH grant.

### **POLICY CONSIDERATIONS**

The actions recommended in this report are consistent with previously approved policies and federal requirements.

### **ENVIRONMENTAL REVIEW**

California Environmental Quality Act (CEQA): The recommended activity is considered an administrative activity and therefore is determined not to be a project subject to provisions of CEQA per 14 California Code of Regulations (CCR) §15378(b). Activities under the BFH and ESG Programs are either not considered to be projects per CCR 15378(b), or exempt per CCR §15061(b)(3)..

National Environmental Policy Act (NEPA): The recommended activity is considered an administrative and management activity and therefore is determined to be Exempt from NEPA per 24 CFR § 58.34(a)(3), “administrative and management activities”. Activities under the BFH and ESG Programs are either exempt per 24 CFR § 58.34(a)(3) or (a)(4), or categorically excluded per 24 CFR § 58.35(b)(2).

### **M/WBE AND SECTION 3 CONSIDERATIONS**

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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**M/WBE AND SECTION 3 CONSIDERATIONS**

The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE or Section 3 requirements.

Respectfully submitted,

  
LA SHELLE DOZIER  
Executive Director

**Attachments**

Resolution – Page 5

## **RESOLUTION NO. SHRC-\_\_\_\_\_**

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

ON DATE OF

**July 19, 2017**

### **AUTHORIZATION FOR THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY TO ACCEPT BRINGING FAMILIES HOME GRANT FUNDS; AMEND AGENCY BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF THE FEDERAL ENTITLEMENT EMERGENCY SOLUTIONS GRANT PROGRAMS AND OTHER ENVIRONMENTAL AND RELATED FINDINGS**

**WHEREAS**, Bringing Families Home (BFH), established by AB 1603 (Stats. 2016. Ch. 25), is a new state program for homeless families involved with the child welfare system.

**WHEREAS**, the Sacramento County Department of Health and Human Services (DHHS) recently received approval to accept BFH funding on June 14, 2017.

**WHEREAS**, BFH has a county match requirement, and the County of Sacramento's Child Protective Services (CPS) has requested Emergency Solutions Grant (ESG) be utilized for a portion of the grant match requirement.

**WHEREAS**, CPS will administer the BFH program.

**WHEREAS**, the County of Sacramento, including CPS, the Sacramento Housing and Redevelopment Agency (Agency), and Sacramento Steps Forward (Continuum of Care lead entity) met and agreed to amend the existing ESG Rapid Re-Housing Program for CPS to refer ESG-eligible households to Volunteers of America (VOA) for intensive case management, housing stabilization, and placement assistance.

**WHEREAS**, VOA administers the federal entitlement ESG Rapid Re-Housing Program.

**WHEREAS**, BFH funds will be administered by the Agency to create a single contract for a complete scope of service to VOA to fund a BFH Housing Specialist and provide housing start-up costs (e.g. basic furniture items and housing necessities) to ESG and CPS eligible participants.

**WHEREAS**, the Sacramento Housing and Redevelopment Commission (Commission) approved the 2017 Action Plan and Various Years' Amendment on May 17, 2017.

**WHEREAS**, the Sacramento County Board of Supervisors approved the 2017 Action Plan and Various Years' Amendment on July 11, 2017.

**WHEREAS**, the recommended activity is considered an administrative activity and therefore is determined not to be a project subject to provisions of the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) § 15378(b). Activities under

Authorization For The Sacramento Housing And Redevelopment Agency To Accept Bringing Families Home Grant Funds; Amend Agency Budget; Execute Documents For The Administration Of The Federal Entitlement Emergency Solutions Grant Programs And Other Environmental And Related Findings

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the BFH and ESG Programs are either not considered to be projects per CCR 15378(b), or exempt per CCR §15061(b)(3); and

**WHEREAS**, the recommended activity is considered an administrative and management activity and therefore is determined to be Exempt from the National Environmental Policy Act (NEPA) per 24 CFR § 58.34(a)(3). Activities under the BFH and ESG Programs are either exempt per 24 CFR § 58.34(a)(3) or (a)(4), or categorically excluded per 24 CFR § 58.35(b)(2).

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

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

Section: 2. The Executive Director, or her designee, is authorized to receive \$165,398 in BFH grant funds from DHHS.

Section: 3. The Executive Director, or her designee, is authorized to amend the Agency budget, make any budgetary adjustments if BFH funds are less than or greater than anticipated, and execute any and all related documents, including contracts, amendments, or agreements as approved to form by agency counsel.

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CHAIR

ATTEST:

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CLERK



INVESTING IN COMMUNITIES

## MEMORANDUM

TO: Members of the Sacramento Housing and Redevelopment Commission

FROM: Geoffrey Ross, Assistant Director, Development & Federal Programs

DATE: July 19, 2017

SUBJECT: Electric Car Share Update

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As of the end of June, 54 residents at the Alder Grove and Edgewater communities had registered for the Electric Car Share program. Over 150 trips consisting of 2500 miles traveled had been conducted, totaling over 400 hours of usage. Over the past few weeks a flyer campaign was conducted to continue to expand the program to residents of these two communities and 16 additional participants are known to be going through the registration process. It is anticipated that there will be over 70 registered users by the end of July. Likewise, Kiosks are in the process of being installed to allow households without cellphones to access the program.

The feedback received regarding the program, to date, include the following highlights:

- A neighbor utilized the program to drive another neighbor to the Emergency Room;
- Cars are used to pick up kids from school;
- 100% of users have remembered to plug cars in to date; and
- One minor accident and one car that ran out of energy, ZIP Car was able to immediately handle and there were no additional issues.

It is anticipated that the installation of the fast chargers at the Sacramento Valley Station, across the street from Edgewater, will be completed by September and that additional electric vehicles will be available to support expanded usage by area residents to include those living at the Riverview and 7<sup>th</sup> and H communities in October. Outreach to these communities has begun by our partners at the Sacramento Air Quality Management District and will continue over the next couple of months. Once a definitive time table has been established to expand the usage of the program to additional communities staff will make a formal announcement to ensure that maximum participation can be achieved. Part of the considerations for expansion involve feedback from the current rollout as well as the timing of a second round of Cap and Trade funding to support the program from the California Air Resources Board.