



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

**Consent
August 15, 2017**

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

Title: 2017 Action Plan Amendment and Rio Linda Superblock Remediation

Location/Council District: District 2

Recommendation: Pass 1) a **City Council Resolution** authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to (a) amend the 2017 Action Plan and Previous Years' Action Plans; (b) submit the amendment to the United States Department of Housing and Urban Development (HUD); (c) amend its budget as set forth in Exhibit A; and (d) transfer and allocate Neighborhood Stabilization Program (NSP) funds to the Community Development Block Grant (CDBG) Program; and 2) a **Housing Authority Resolution** authorizing the Housing Authority to (a) include 810 Roanoke Avenue as part of the Rio Linda Superblock Site and "Future Opportunity Site" as identified in the previously approved Vacant Lot Disposition Strategy Report and Resolution 2016-0022; (b) authorize the solicitation of bids for remediation of the Rio Linda Superblock site; and (c) execute related documents and agreements as necessary to carry out the proposed projects in compliance with applicable federal laws and regulations.

Contact: La Shelle Dozier, Executive Director, 440-1319; Geoffrey M. Ross, Assistant Director, Development & Federal Programs, 440-1357

Presenters: not applicable

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue Detail: The Rio Linda Superblock includes eleven parcels acquired for development of housing in Del Paso Heights. The site is contaminated and requires remediation estimated at \$1.2 million. Remediation has not proceeded due to the loss of redevelopment funding and two competitive grant applications have been unsuccessful, the most recently in May of this year. Fortunately, in June of this year, a local funding opportunity arose. A potential projects which could have utilized the City of Sacramento's Brownfields Program, Revolving Loan Funds for site remediation, did

not proceed. Due to the expenditure deadline of December 31, 2017, City and SHRA staff identified the opportunity to utilize the remaining funds on the Rio Linda Superblock. As another governmental agency, the Housing Authority qualifies as a sub-grantee. As such, the \$600,000 in United States Environmental Protection Agency (EPA) funding will be a grant, rather than a loan to the project. This report recommends actions necessary to ensure the expenditure of EPA, NSP, and CDBG funds by the end of the year, authorizes the solicitation of bids for remediation, and adds the recently acquired parcel, 810 Roanoke Avenue (APN: 251 0131 016) to the Vacant Lot Disposition Strategy.

Since 2006, SHRA has been undertaking the acquisition of 11 parcels to assemble a contiguous cluster of properties on Rio Linda Boulevard in an effort to eliminate blight through the development of housing. Ten of the eleven parcels were previously purchased by the Redevelopment Agency and subsequently transferred to the Housing Authority, as the Housing Successor Agency. Negotiations with the previous owner, the Sacramento Metropolitan Utility District (SMUD) for the final parcel, 810 Roanoke Avenue, halted when Redevelopment Agencies were eliminated. Discussions later resumed and the parcel was purchased with Neighborhood Stabilization Program (NSP) funds in December 2016. The parcel, which is contiguous to the other 10 parcels, was purchased by the Housing Authority to create unified property ownership with the other 10 parcels (see Attachment 5). SHRA proposes to utilize a combination of funds including Community Development Block Grant (CDBG), NSP, and an EPA sub-grant from the City to complete environmental assessment and toxic remediation of the Rio Linda Superblock site. The EPA funds must be expended by December 31, 2017 requiring an aggressive schedule; therefore this report recommends authorization to solicit bids for site remediation.

On October 13, 2016, the Housing Authority, by Resolution 2016-022, approved the Vacant Lot Disposition Strategy which designated the Rio Linda Boulevard Site as part of the "Future Opportunity Sites", and authorized the Housing Authority to solicit and award contracts required for the environmental review of each of these sites. The Housing Authority was further authorized to apply for grants such as the EPA grant, site planning, and environmental for eligible activities required for "Future Opportunity Sites", and to amend the Agency budget, to accept and expend grant and site planning funding. This report recommends adding 810 Roanoke Avenue to the Rio Linda Boulevard Site project and "Future Opportunity Site" designation as the Vacant Lot Disposition Strategy. Once site planning and remediation are complete, the Resolution authorizes the Housing Authority to issue a Request for Proposals (RFP) for the development of these sites for residential use and to return to the governing board with recommendations for development.

Approval of the proposed activities and CDBG funding related to the Rio Linda Superblock and 810 Roanoke Avenue require an amendment to the 2017 Action Plan and previous years' Action Plans and this report requests authorization to submit the amended plan to HUD. The 2017 Annual Action Plan was approved by Resolution 2016-0370 on November 1, 2016. Exhibit A outlines the proposed funding allocations for this project.

In order to utilize the EPA funding and expend it by the end of 2017, multiple actions need to be accomplished quickly, including 1) allocation of NSP and CDBG funding; 2) solicitation of remediation bids; 3) approval of the remediation contract (estimated to exceed \$1 million) by the Housing Authority Board; and 4) site remediation.

Policy Considerations: The proposed activities are consistent with the adopted Consolidated Plan and include assisting low- and moderate-income persons and areas with the following: community services, housing, facilities and services for homeless individuals, public improvements and facilities, economic development and planning activities. The proposed activities meet the requirements of CDBG and the NSP goal of revitalizing neighborhoods through strategic redevelopment of foreclosed, abandoned, or vacant properties.

Economic Impacts: Not applicable.

Environmental Considerations: Environmental review for project implementation for the Rio Linda Superblock Project is underway and no funds will be committed or spent prior to completion of environmental review and, if required, adoption of environmental findings. If required, environmental findings will be brought back for governing board approval. Soliciting bids is not considered a project pursuant to California Environmental Quality Act (CEQA) Guidelines under 14 California Code of Regulations (CCR) §15378, and is exempt under the National Environmental Policy Act (NEPA) under 24 Code of Federal Regulations (CFR) §58.34(a)(3).

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

Commission Action: At its meeting on August 2, 2017, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

Rationale for Recommendation: As a condition of the receipt of various federal grants provided through HUD, the regulations require the annual submittal of a One-Year Action Plan describing proposed activities and expenditures for the upcoming year using the goals and priorities in the Consolidated Plan. In general, the purpose of the activities is to revitalize lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generate affordable housing opportunities, and stimulate economic development. Newly funded activities are scheduled to be implemented and completed within six months to comply with federal regulations governing the timely expenditure of funds in the current year.

Pursuant to ABX1 26, the disposition of former redevelopment assets must take place. The Rio Linda Boulevard Superblock is currently a blighted and vacant site targeted for the development of affordable single family homes. The cost of remediation and elimination of redevelopment stalled the project. Approval of the proposed activities will ensure the site is remediated for unrestricted use.

Financial Considerations: This report recommends amending the 2017 Action Plan, previous years' Action Plans, and SHRA budget and to allocate funds as outlined in Exhibit A. NSP- and CDBG-related funding allocations maximize the effectiveness of federal funds and leverage additional public and private investments.

LBE - M/WBE and Section 3 requirements: Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable. City Local Business Enterprise will be applied to applicable activities to the extent required by City policies.

Respectfully Submitted by:

Syone Roderick Williams
on behalf of
La Shelle Dozier

LA SHELLE DOZIER
Executive Director

Attachments

- 01 Description/Analysis and Background
- 02 City Council Resolution
- 03 Exhibit A to Resolution
- 04 Housing Authority Resolution
- 05 Rio Linda Superblock Map

BACKGROUND

Rio Linda Superblock

Site acquisition, assessment and remediation of the Rio Linda Superblock were approved by the Redevelopment Agency between 2006 and 2010 by Resolutions 2006-041, 2009-056, and 2010-027. A cleanup plan was previously approved by the local oversight agency, the Sacramento County Environmental Management Department (SCEMD), and a significant amount of contaminated soil was previously removed and stockpiled on-site in 2010-2011. However, further testing determined that the contamination of heavy metals such as lead, arsenic, cadmium and chromium was more extensive than originally anticipated and remediation was halted. Additionally, the ability to use non-housing Tax Increment funds was lost when the Redevelopment Agency was dissolved.

To address the loss of Redevelopment funding, the Housing Authority unsuccessfully applied for an EPA cleanup grant to remediate the site in 2015 and 2016. However, the City of Sacramento Economic Development Department (EDD) received EPA cleanup funds in 2008 and is proposing to use these funds to match the funds SHRA proposes to allocate. This will allow EDD to successfully close out their grant program, which will be detailed in a forthcoming staff report.

As part of the EPA grant applications, community meetings on the cleanup plans were held on December 8, 2015, December 5, 2016, and December 19, 2016. This project has the support of SCEMD, EDD, the California Department of Toxic Substances Control (DTSC), the Del Paso Heights Community Association, Mutual Assistance Network, and the Northern Sacramento Community Coalition.

Remediation Schedule

Require Activity	Date
Housing Authority authorizes solicitation	August 15
Solicitation of bids for remediation (3 weeks)	August 16 – September 6
Bid Selected	September 7
Contract and staff report prepared	September 7 – 28
Housing Authority Board Post Contract for 10 Day Review	October 4, 2017
Housing Authority Board Approval	October 10, 2017
Remediation	October 16 – December 31, 2017

EXHIBIT A
Proposed Funding Allocations

Newly funded and existing activities are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds.

Rio Linda Superblock Estimated Budget	
City of Sacramento EPA RLF Grant	\$600,000
NSP 1 and 3 Property Recycling Program SF Entitlements and PI	\$295,000
CDBG Capital Reserve 2014, 2016, and 2017	\$285,000
Unexpended Remediation Grant Funds (Rio Linda Roanoke Ave, Environ Remediation Reserve)	\$66,500
TOTAL	\$1,246,500

RESOLUTION NO. 2017 -

Adopted by the Sacramento City Council

On date of

AUTHORIZATION TO AMEND THE 2017 ACTION PLAN AND PREVIOUS YEARS' ACTION PLANS; AUTHORIZATION TO SUBMIT TO HUD; AUTHORIZATION TO TRANSFER AND ALLOCATE NEIGHBORHOOD STABILIZATION PROGRAM FUNDS; AUTHORIZATION TO AMEND THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET;

BACKGROUND

- A. The U.S. Department of Housing and Urban Development (HUD) requires adoption of a Five-Year Consolidated Plan and Annual Action Plans, consistent with the Consolidated Plan, to identify programs and projects for expenditure of federal Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), Emergency Solutions Grant (ESG), and Neighborhood Stabilization Program (NSP) funds. Adoption of Amendments to Annual Action Plans or the Consolidated Plan is also required.
- B. Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of City, has served as the public entity designated to efficiently administer the CDBG program and was subsequently designated as the public entity to administer HOME, ESG, HOPWA and NSP funding originating from HUD.
- C. In 2008, the Neighborhood Stabilization Program 1 (NSP1) and the associated programs to carry out NSP1 were approved by Resolutions 2008-691 and 2009-114.
- D. On February 15, 2011, by Resolution 2011-087, the City Council authorized SHRA to submit the 2010 Action Plan Substantial Amendment to HUD and administer the Neighborhood Stabilization Program 3 (NSP3) on behalf of the County and City of Sacramento.
- E. On January 8, 2013 the Consolidated Plan was adopted by Resolutions 2013-001 and 2013-0010.
- F. The proposed projects represent the opportunities for SHRA to utilize NSP1 and NSP3 funds.
- G. The proposed actions meet the goals of NSP and CDBG by revitalizing neighborhoods through strategic redevelopment of foreclosed, abandoned, or vacant properties with the development of affordable housing.
- H. Since 2006, SHRA has been undertaking the acquisition of 11 parcels to assemble a contiguous cluster of properties at the Rio Linda Boulevard Site in an effort to eliminate blight through environmental remediation and the development

of housing. All 11 parcels are owned by the Housing Authority, 10 of which were previously owned by the Redevelopment Agency and subsequently transferred to the Housing Authority, as the Housing Successor Agency.

- I. The City of Sacramento Economic Development Department (EDD) received EPA cleanup funds in 2008 and is proposing to use these funds which allow EDD to successfully close out the EPA grant program.
- J. On October 25, 2016, the Housing Authority, by Resolution 2016-022, approved the Vacant Lot Disposition Strategy designating the Rio Linda Boulevard Site as part of the "Future Opportunity Sites"; and authorized the Housing Authority to solicit and award contracts required for the environmental review of each of these sites; and apply for grant, site planning, and environmental remediation funding for eligible activities required for "Future Opportunity Sites"; and to amend the Agency budget, to accept and expend grant and site planning funding. The Resolution also authorized the Housing Authority to issue a Request for Proposals (RFP) for the development of these sites for residential use and return to the governing board with recommendations for site development.
- K. SHRA's intent is to develop housing at the site once adequate environmental remediation has been completed.
- L. Per 24 Code of Federal Regulations (CFR) §570.489(e), NSP entitlement (EN) funds can only be expended following the obligation of program income (PI). Per HUD Notice 81 FR 38730, NSP grantees are allowed to transfer NSP PI to the Community Development Block Grant (CDBG) program, allowing SHRA to access EN funds and subsequently close out NSP.
- M. A noticed public hearing soliciting comments was held by the Sacramento Housing and Redevelopment Commission (SHRC) on August 2, 2017 in accordance with 24 CFR §91.505 and SHRA's approved Citizen Participation Plan.
- N. Environmental review for project implementation for the Rio Linda Superblock Project is underway and no funds will be committed or spent prior to completion of environmental review and adoption of environmental findings, if required. If required, environmental findings will be brought back for governing board approval. Soliciting bids is not considered a project pursuant to California Environmental Quality Act (CEQA) Guidelines at 14 California Code of Regulations (CCR) §15378, and is exempt under the National Environmental Policy Act (NEPA) regulations at 24 Code of Federal Regulations (CFR) §58.34(a)(3). The Superblock Project is expected to require an Initial Study (IS) pursuant to CEQA Guidelines at 14 CCR §15063 and an Environmental Assessment (EA) pursuant to 24 CFR §58.40.

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

- Section 1. All evidence presented having been duly considered, the findings, as stated in the background above and Exhibit A, are found to be true and correct and are hereby adopted.
- Section 2. SHRA is authorized to amend the 2017 Annual Action Plan and previous years' Action Plans, make any budget adjustments, and execute related documents and agreements as necessary to carry out the proposed projects as described in this resolution and accompanying staff in compliance with applicable federal laws and regulations.
- Section 3. SHRA is authorized to submit the amended Action Plan to HUD.
- Section 4.. SHRA is authorized to amend its Budget to allocate funds as outlined in Exhibit A.
- Section 5.. SHRA is authorized to transfer NSP1 and NSP3 PI to the CDBG program.

Table of Contents:

Exhibit A – Proposed Funding Allocations

RESOLUTION NO. 2017 -

Adopted by the Housing Authority of the City of Sacramento

on date of

MID YEAR ACTION PLAN UPDATE – REMEDICATION OF THE RIO LINDA SUPERBLOCK

BACKGROUND

- A. Pursuant to California Health and Safety Code Section 34176, City Resolution 2012-018, and Housing Authority Resolution 2012-001, the City of Sacramento designated the Housing Authority as the local authority to retain housing asses and housing functions previously performed by its Redevelopment Agency and the Housing Authority elected to serve that role.
- B. On October 25, 2016, the Housing Authority, by Resolution 2016-0022, approved the Vacant Lot Disposition Strategy designating the Rio Linda Boulevard Site as part of the “Future Opportunity Sites” and authorized the Housing Authority to solicit and award contracts required for the environmental review of each of these sites; and apply for grant, site planning, and environmental remediation funding for eligible activities required for “Future Opportunity Sites”; and to amend the Agency budget, to accept and expend grant and site planning funding. The Resolution also authorized the Housing Authority to issue a Request for Proposals (RFP) for the development of these sites for residential use and return to the governing board with recommendations for site development.
- C. One additional parcel (810 Roanoke Avenue) was purchased with Neighborhood Stabilization Program (NSP) funds under the name of the Housing Authority in December 2016 in order to complete the assembly of 11 contiguous parcels at the Rio Linda Superblock site to eliminate blight through environmental remediation and the development of housing. All 11 parcels are owned by the Housing Authority, 10 of which were previously owned by the Redevelopment Agency and subsequently transferred to the Housing Authority, as the Housing Successor Agency.
- D. The City of Sacramento Economic Development Department (EDD) received EPA cleanup funds in 2008 and is proposing to use these funds to match the funds SHRA is allocating. This will allow EDD to successfully close out its grant program.
- E. Consistent with United States Department of Housing and Urban Development (HUD) policies, disposition of a NSP property is required to be brought forward as part of an Annual Action Plan or Mid-Year Action Plan.

- F. Although disposition of the parcel is not being requested at this time, a noticed public hearing soliciting comments was held by the Sacramento Housing and Redevelopment Commission (SHRC) on August 2, 2017 in accordance with California Health and Safety Code §34312.3.

- G. Environmental review for project implementation for the Rio Linda Superblock Project is underway and no funds will be committed or spent prior to completion of environmental review and adoption of environmental findings, if required. If required, environmental findings will be brought back for governing board approval. Soliciting bids is not considered a project pursuant to California Environmental Quality Act (CEQA) Guidelines at 14 California Code of Regulations (CCR) §15378, and is exempt under the National Environmental Policy Act (NEPA) regulations at 24 Code of Federal Regulations (CFR) §58.34(a)(3). The Superblock Project is expected to require an Initial Study (IS) pursuant to CEQA Guidelines at 14 CCR §15063 and an Environmental Assessment (EA) pursuant to 24 CFR §58.40.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

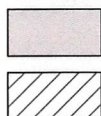
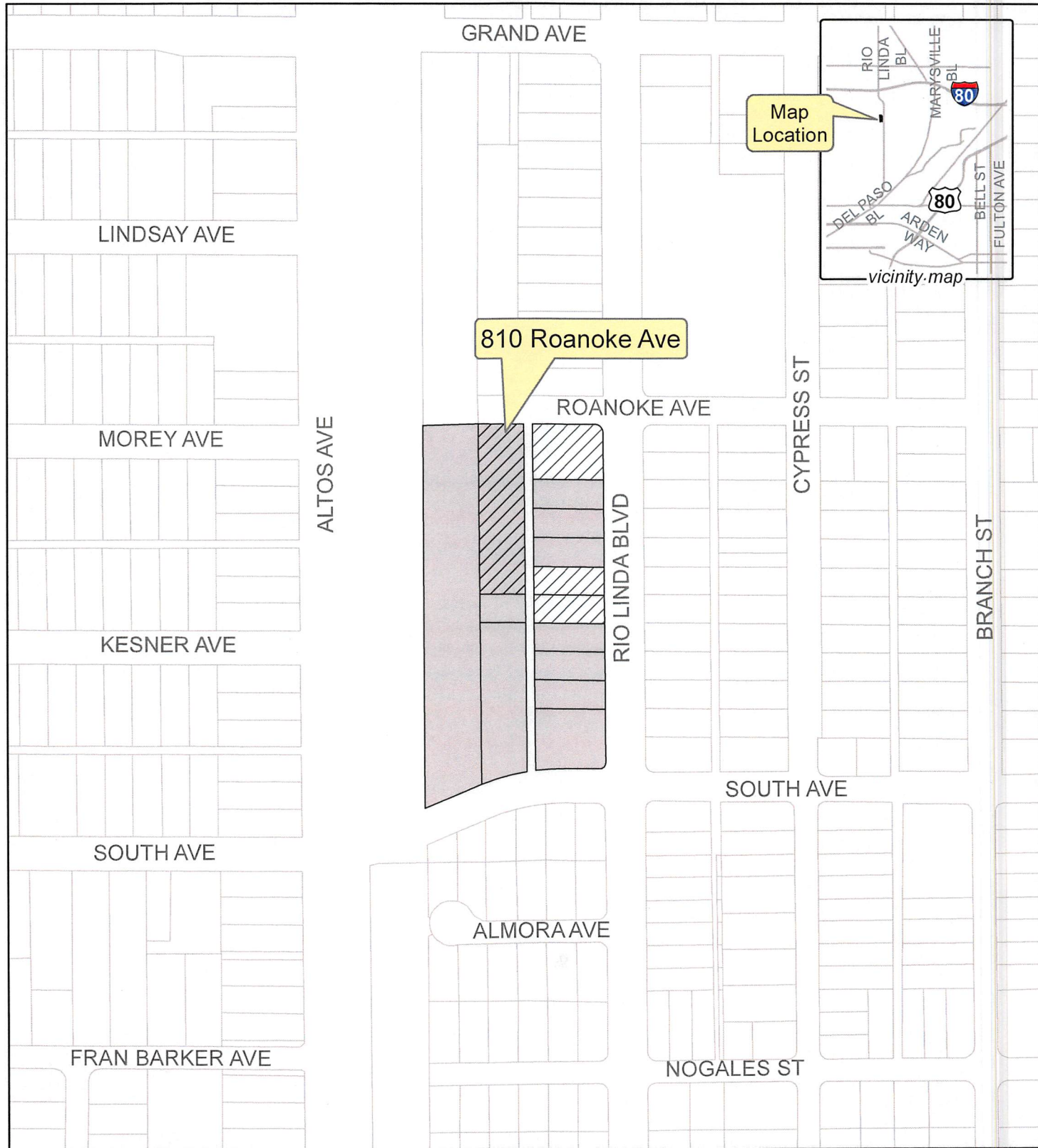
- Section 1. The Housing Authority is authorized to include 810 Roanoke Avenue in the Rio Linda Superblock Site and “Future Opportunity Site” as identified in the previously approved Resolution 2016-0022, dated October 25, 2016.

- Section 2. The Housing Authority is authorized to take all actions reasonably necessary to assess, solicit bids to remediate the Rio Linda Superblock.

- Section 3. The Housing Authority is authorized to execute related documents and agreements as necessary to carry out the proposed projects as described in this resolution in compliance with applicable federal laws and regulations.



Rio Linda Superblock



Rio Linda Superblock

Privately Owned Parcel



SHRA GIS
July 7, 2017

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

August 2, 2017

AUTHORIZATION TO AMEND THE 2017 ACTION PLAN AND PREVIOUS YEARS' ACTION PLANS; AUTHORIZATION TO TRANSFER AND ALLOCATE NEIGHBORHOOD STABILIZATION PROGRAM FUNDS AND CLOSE OUT THE PROGRAM; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS

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

WHEREAS, since 1982 (by Resolutions HA-2342, 82-424, 82-425, 82-650, 82-651, 82-652, RA-94, RA-107, HA-1526, HA-82-006, HA 2013-0001, 2013-0001, 2013-0018, HA-2342), the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the CDBG program, and was subsequently designated as the public entity to administer Neighborhood Stabilization Program (NSP), HOME, and ESG funding originated from HUD on behalf of the City and County of Sacramento.

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

WHEREAS, on October 8, 2008, by Resolution 08-034, the Sacramento Housing and Redevelopment Commission (SHRC) approved the 2009 One-Year Action Plan containing the Substantial Amendment to the Consolidated Plan establishing NSP, specifically NSP1.

WHEREAS, on February 18, 2009, by Resolution 09-05, the SHRC authorized the Agency by Resolution 2009-0104 to amend and submit changes to NSP in the 2009 One-Year Action Plan to HUD and authorized the Agency's Executive Director to execute agreements and contracts with the appropriate entities to carry out NSP.

WHEREAS, on February 2, 2011, by Resolution 11-01, the SHRC authorized the Executive Director to submit the 2010 Action Plan Substantial Amendment to HUD and administer NSP3 on behalf of the County and City of Sacramento.

WHEREAS, on January 8, 2013 the 2013-2017 Consolidated Plan was adopted by Resolution SHRC-13-1.

WHEREAS, on October 5, 2016 authorization to extend the Consolidated Plan and Analysis of Impediments to 2019 was granted by Resolution SHRC-2016-16.

WHEREAS, on October 5, 2016, the 2017 One-Year Action Plan was adopted by Resolution SHRC-2016-16.

WHEREAS, On October 25, 2016, the Housing Authority, by Resolution 2016-022, approved the Vacant Lot Disposition Strategy designating the Rio Linda Boulevard Site as part of the "Future Opportunity Sites" and authorized the Housing Authority to solicit and award contracts required for the environmental review of each of these sites; and apply for grant, site planning, and environmental remediation funding for eligible activities required for "Future Opportunity Sites"; and to amend the Agency budget, to accept and expend grant and site planning funding. The Resolution also authorized the Housing Authority to issue a Request for Proposals (RFP) for the development of these sites for residential use and return to the governing board with recommendations for site development.

WHEREAS, per 24 Code of Federal Regulations (CFR) §570.489(e), NSP entitlement funds can only be expended following the obligation of program income (PI) and per HUD Notice 81 FR 38730, NSP grantees are allowed to transfer NSP PI to the Community Development Block Grant (CDBG) program before program close-out, allowing the Agency to access entitlement funds.

WHEREAS, SHRA purchased 810 Roanoke Avenue through the NSP program and has determined that disposition is an eligible use as it meets a CDBG LMMA national objective and it meets the NSP goal of revitalizing neighborhoods through strategic redevelopment of vacant properties; and

WHEREAS, the Rio Linda Boulevard Superblock is currently a blighted and vacant site targeted for the development of affordable single family homes. The cost of remediation and elimination of redevelopment stalled the project and approval of the proposed activities will ensure the site is remediated for unrestricted use.

WHEREAS, the proposed project represents an opportunity for SHRA to utilize NSP1 and NSP3 funds.

WHEREAS, the proposed actions meet the goals of NSP and CDBG by revitalizing neighborhoods through strategic redevelopment of foreclosed, abandoned, or vacant properties with the development of affordable housing.

WHEREAS, community development grants from HUD administered directly by the recipient are required to secure environmental clearance; SHRA is designated as the agent for the City and County of Sacramento and is the general unit of local government for the purpose of environmental clearance on the City and County's behalf of nonprofit organizations which are sub-grantees; and

WHEREAS, a duly noticed public hearing soliciting comments on the 2017 One-Year Action Plan Substantial Amendment and previous years' Action Plan and the disposition of 810 Roanoke Avenue took place on August 2, 2017 before the Sacramento Housing and Redevelopment Commission.

WHEREAS, Environmental review for project implementation for the Rio Linda Superblock Project is underway and no funds will be committed or spent prior to completion of environmental review and adoption of environmental findings, if required. If required, environmental findings will be brought back for governing board approval. Soliciting bids is not considered a project pursuant to California Environmental Quality Act (CEQA) Guidelines under 14 California Code of Regulations (CCR) §15378, and is exempt under the National Environmental Policy Act (NEPA) under 24 §58.34(a)(3). The Superblock Project is expected to

require an Initial Study (IS) pursuant to CEQA Guidelines at 14 CCR §15063 and an Environmental Assessment (EA) pursuant to 24 CFR §58.40.

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, as set forth in this resolution and accompanying staff report, are found to be true and correct and are hereby adopted.

Section 2. Subject to approval by the Sacramento City Council, the Executive Director, or designee is, authorized to:

- Amend the 2017 Annual Action Plan and previous year's Action Plans, make any budget adjustments, and execute related documents and agreements as necessary to carry out the proposed projects as described in this resolution, staff report, and Exhibit A in compliance with applicable federal laws and regulations.
- Submit the amended Action Plan to HUD.
- Transfer NSP PI to the CDBG program.
- Make any budget adjustments and execute any and all related documents, including reporting, invoicing, contracts and amendments as necessary to carry out activities described in this staff report in compliance with adopted policies, guidelines, regulations and federal law as approved to form by Agency counsel.

CHAIR

ATTEST:

CLERK