



INVESTING IN COMMUNITIES

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

Wednesday, October 5, 2016 – 6:00 pm
801 12th Street
2nd Floor Commission Room
Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

CITIZENS COMMENTS

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

1. **APPROVAL OF MINUTES** - September 21, 2016 Meeting

INFORMATIONAL PRESENTATION

2. Railyards Specific Plan Amendment related to the Mixed Income Housing Strategy

PUBLIC HEARING

3. Adoption of the 2017 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Year Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing (AFFH) Contract; Amendment of the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Related Actions and Findings – city report
4. Adoption of the 2017 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Year Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing (AFFH) Contract; Amendment of the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Related Actions and Findings – county report

BUSINESS/DISCUSSION ITEMS

5. Approval Of Exclusive Right To Negotiate Agreement With Carson/Craig Partnership For Property Located At 510 N. 12th Street, Sacramento, CA
6. Updated Agency and Housing Authority Maintenance Schedule of Fees and Charges

WORKSHOP

7. SHRA Budget Workshop – Housing Authority

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

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

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



INVESTING IN COMMUNITIES

MINUTES

Sacramento Housing and Redevelopment Commission (SHRC) Meeting

September 21, 2016

Meeting noticed on September 19, 2016

ROLL CALL

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

MEMBERS PRESENT: Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

MEMBERS ABSENT: Painter, Ríos, Simas

STAFF PRESENT: La Shelle Dozier, David Levin, Tina McKinney, Tyrone Williams, Celia Yniguez, Jim Shields, Anne Nicholls, Lira Goff, James Shields, Angela Hall, Asa Standfeldt, Tanya Tran, Cecette Hawkins

APPROVAL OF AGENDA – The agenda was approved as submitted.

CITIZENS COMMENTS – none

1. **APPROVAL OF MINUTES** – September 7, 2016 meeting - The meeting minutes were approved unanimously as submitted.

SPECIAL PRESENTATION

2. **City/County Discussion on Homelessness**

LaShelle Dozier introduced City and County elected officials Phil Serna, Jeff Harris and Patrick Kennedy to discuss a recent meeting they had related to the homeless issues and the developing City and County partnership. Several members spoke in favor of the partnership and indicated their willingness to be a part of the effort and also thanked the officials for their attendance at the meeting.

CONSENT

3. Approval of 4501 9th Avenue (Donner Field) Interim Lease

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

AYES: Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSENT: Painter, Rios, Simas

BUSINESS/DISCUSSION ITEMS

4. 2017 Annual Plan for the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento; Submission of the 2017 Annual Plan to the Department of Housing and Urban Development

MaryLiz Paulson presented the item.

Chair Creswell requested a report back on the progress of proving receipts to clients within 6 months.

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

AYES: Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSENT: Painter, Rios, Simas

5. Approval of Vacant Lot Disposition Strategy - City Report

6. Approval of Vacant Lot Disposition Strategy - County Report

Celia Yniguez presented the item.

Xiong Lee, Jane Mantee, Katie Valenzuela Gonzales and Tamika Lecluse provided comments about the item.

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

AYES: Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSENT: Painter, Rios, Simas

7. Adopt Ordinance Amending Chapter 18.20 of the Sacramento City Code, relating to the Residential Hotel Unit Withdrawal, Conversion and Demolition and the Annual Report on Residential Hotels

Christine Weichert presented the item.

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

AYES: Alcalay, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSTAIN: Creswell

ABSENT: Painter, Rios, Simas

INFORMATIONAL PRESENTATIONS

8. SHRA Budget Workshop - Overview

Tina McKenney presented the item.

9. SHRA Budget Workshop - Development

Tyrone Williams presented the item.

ITEMS AND QUESTIONS OF COMMISSION MEMBER

Commissioner Griffin indicated that staff needs to ensure that chronic long term homeless individuals are included in any plans made related to their housing

EXECUTIVE DIRECTOR REPORT

The Executive Director reviewed the following:

1. The next meeting is scheduled for October 5, 2016 at 6:00 pm.
2. Commission chambers audio/visual systems will be getting an upgrade early in 2017.

COMMISSION CHAIR REPORT

Chair Creswell thanked the Agency for the homeless presentation and also for the proforma workshop.

ADJOURNMENT

As there was no further business to be conducted, Chair Creswell adjourned the meeting at 8:10 p.m.

Clerk

STAFF REPORT
October 6, 2016

To: Members of the Planning and Design Commission

Subject: Railyards Specific Plan Amendment related to the Mixed Income Housing Strategy and Overview of Policy Documents (P15-040)

Location/Council District: Generally east of Sacramento River, south of City Water Treatment Plant and North B Street, west of 12th Street, north and west of the Alkali Flat neighborhood, north of H Street between 5th and 7th, and northwest of 5th and I Street

APNs: 002-0010-023-0000, 002-0010-027-0000, 002-0010-028-0000, 002-0010-044-0000, 002-0010-049-0000, 002-0010-052-0000, 002-0010-054-0000, 002-0010-056-0000, 002-0010-058-0000, 002-0010-061-0000, 002-0010-062-0000, 002-0010-063-0000

Council District 3

Recommendation: Staff recommends the Commission provide review and comment on the Mixed Income Strategy and project-related policy documents.

Contact: Teresa Haenggi, Associate Planner, (916) 808-7554
thaenggi@cityofsacramento.org
Evan Compton, Senior Planner, (916) 808-5260
ecompton@cityofsacramento.org
Richard Rich, Railyards Project Manager, (916) 808-2519
rrrich@cityofsacramento.org

Applicant: Jay Heckenlively, Downtown Railyard Ventures, LLC

Owners: Downtown Railyards Ventures, LLC
3140 Peacekeeper Way, McClellan, CA 95652
(LLC Members: Larry D. Kelley, Denton Kelley, Jay Heckenlively, Frank Myers, and Alan Hersh)
City of Sacramento, 915 I Street, Sacramento, CA 95814
State of California, 455 Golden Gate Ave. #8, San Francisco, CA 94102
SMUD, P.O. Box 15830, Sacramento, 95852

Summary: Staff is seeking review and comment from the Planning and Design Commission on entitlements related to the following components of the proposed Sacramento Railyards project:

- I. Mixed Income Housing Strategy;
- II. Sacramento Railyards Specific Plan;
- III. Sacramento Railyards Design Guidelines;
- IV. Special Planning District;
- V. Rezones to various properties; and
- VI. Amendments to the General Plan Land Use and Urban Form Diagram.

All documents related to this project are provided on the City's website at:

<http://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/Railyards-Project/Sacramento-Railyards>

Entitlement Background: In June 2015, an application was submitted for the Railyards, including a request to modify the land use plan to allow for a soccer sports complex and a major medical center. Due to the complexity of the proposal, different aspects of the project have been presented to the Planning and Design Commission for review and comment on seven occasions, including a joint commission meeting with the Preservation Commission.

Public/Neighborhood Outreach and Comments: Staff sent a hearing notice to owners of properties within a 500-foot radius of the project site and to various neighborhood groups and associations, including the Alkali and Mansion Flat Neighborhood Association, Dreher Tract Neighborhood Association, River District, Preservation Sacramento, Downtown Sacramento Partnership, Midtown Business Association, China Mall Committee, Old Sacramento Business Association, Sacramento Housing Alliance, Walk Sacramento, and Sacramento Area Bicycle Advocates.

The applicant is conducting an extensive outreach effort, which will continue throughout the entitlement process.

Preservation Commission Comments. On September 21, 2016, the Preservation and Design Commission reviewed and took action on entitlements relating to Historic and Cultural Resources within the Railyards project area. The motion included the addition of two guidelines to the Railyards Design Guidelines and a modification to the Special Planning District. These modifications are summarized below:

- New for Chapter 5 (Historic Resources) of the Design Guidelines: The addition of landscaping should respect the original industrial character of the Central Shops District.
- New for Chapter 6 (Signage) of the Design Guidelines: Ensure each historic structure within the Central Shops District and the Water Tower has a landmark sign that defines the year of construction and the original use of the structure.

- **Special Planning District:** Modify the language to broaden the Preservation Review of development on Lot 4d which is adjacent to Lot 4e where the nominated Water Tower Landmark is located.

These Preservation Commission changes will be incorporated into the respective documents when the Preservations Commission's motion comes before the Planning and Design Commission at the October 20, 2016, hearing when the Commission makes a final recommendation to Council.

Environmental Considerations: The City Council certified an environmental impact report (EIR) as part of its approval of the Railyards Specific Plan in 2007. Amendments to the Railyards Specific Plan, Design Guidelines, and Special Planning District, and the Kaiser Permanente and MLS sports complex project proposals for development will be evaluated in a Subsequent Environmental Impact Report (SEIR) that includes a complete project description, identification of potential significant effects, mitigation requirements, and an evaluation of alternatives. The draft SEIR has been circulated for a public review period which ended July 27, 2016. Certification of the SEIR is required before approval of any project component.

ENTITLEMENT DISCUSSION

I. Mixed Income Housing Strategy

A revised Mixed Income Housing ordinance was adopted by the City Council on November 1, 2015. The ordinance is intended to require residential projects to contribute toward the construction of affordable housing, and to implement the policies of the City's General Plan Housing Element of the General Plan. A component of the new ordinance is the requirement of a mixed income housing strategy for projects exceeding 100 gross acres in size and that include residential development. The Railyards project, therefore, requires a mixed income housing strategy.

A mixed income housing strategy, which requires Council approval, must demonstrate how the project provides housing for a variety of income levels and family types consistent with the policies of the General Plan Housing Element. When reviewing a mixed income housing strategy, the City Council shall also take into account the amount of regulated affordable housing in the vicinity. The Central City Community Plan area has a higher percentage of affordable housing than anywhere in the City. However, given the size of the Railyards area, affordable housing would be a welcome component of the development.

Per the ordinance, the Planning Director reviews the proposed mixed income housing strategy in consultation with the Executive Director of the Sacramento Housing and Redevelopment Agency (SHRA). The Planning Director shall recommend approval, modification, or denial of the proposed mixed income housing strategy to the Planning and Design Commission in conjunction with the development project's earliest planning approvals. The Planning and Design Commission recommendation is then forwarded to the City Council for final approval.

The Railyards Mixed Income Housing Strategy is premised on the following four components:

1. **Affordable Units.** The applicant will build the first 300 affordable units as part of an initial phase of 3,000 housing units. Up to an additional 300 units will be built either by the applicant, or through land dedications to SHRA as follows:

Table 1			
Phase	Housing Units Per Phase	Affordable Units Developed (at 40% to 60% AMI) or land dedicted	Commulative Housing Units Developed
1	3,000	300 units	3,000
2	1,500	100 units and/or land dediction	4,500
3	1,500	100 units and/or land dediction	6,000
4	2,000	100 units and/or land dediction	8,000
5	2,000	No additional units	10,000

2. **Workforce Housing.** This housing segment is intended to benefit the middle-income cohort; this middle income stratum of the market has been the least served. In order to accommodate this need, the Railyards Specific Plan and design guidelines for Railyards will provide for the following benefits to reduce the cost per residential unit:
 - Higher density development;
 - Smaller and more efficient design;
 - Close proximity to transit;
 - Access to amenities; and
 - Shared or public parking.
3. **Product Type Variation by Tenure (Ownership and Rental).** This housing segment includes rental and condominium housing, ranging from units similar to existing mid-rise or high-rise apartment projects within the Central City to executive condominiums on the riverfront.
4. **Product Innovation.** Over the life of the Railyards development, the housing market will undergo various changes, unforeseen today, based on changes in technology, demographics, construction materials and methods, and personal lifestyle choices. Areas where product innovation is expected to have a near term impact are as follows:
 - Micro units and other product lines to broaden affordability;
 - Design efficiencies to reduce structured parking; and
 - Sustainability, i.e. proximity to public transit and amenities, a highly walkable environment, building materials, and reduction in energy consumption.

Projected Buildout. The following tables provide a recap of the range of possibilities that result from this Strategy.

Table 2 Projected Build out									
6,000 Residential Unit Scenario									
	Estimated Household Size	Percent of Total		Range of Units		Current Price Range (\$)		Estimated Range of Income (\$)	
Affordable Housing	1 - 6		8.33%		500	486	1,083	19,440 (VLI)	48,360 (LI)
Micro and Studio Units	1 - 2	5.00%	-	300	900	1,157	1,467	34,704	58,680
One Bedroom Units	1 - 3	45.00%	-	2,700	3,900	1,380	2,400	41,400	96,000
Two Bedroom + Units	1 - 4	25.00%	-	1,500	2,400	2,045	4,300	61,350	172,000
For Sale Housing	1 - 6	15.00%	-	900	1,800	340,000	540,000	55,000	172,000

Table 3 Projected Build out									
10,000 Residential Unit Scenario									
	Estimated Household Size	Percent of Total		Range of Units		Current Price Range (\$)		Estimated Range of Income (\$)	
Affordable Housing	1 - 6		-		600	486	1,083	19,440 (VLI)	48,360 (LI)
Micro and Studio Units	1 - 2	5.00%	-	500	1,500	1,157	1,467	34,704	58,680
One Bedroom Units	1 - 3	45.00%	-	4,500	6,500	1,380	2,400	41,400	96,000
Two Bedroom + Units	1 - 4	25.00%	-	2,500	4,000	2,045	4,300	61,350	172,000
For Sale Housing	1 - 6	15.00%	-	1,500	3,000	340,000	540,000	55,000	172,000

II. Sacramento Railyards Specific Plan

The Railyards Specific Plan is the overarching policy document that guides development within the Railyards Project area. The purpose of the Specific Plan is to establish goals and policies that are specific to the Railyards, while advancing the vision of the General Plan.

Amendments to the Railyards Specific Plan are required to incorporate the 2035 General Plan goals and policies and to allow the proposed changes in land use assumptions that will increase the square footage of commercial uses and decrease the number of dwelling units. Other Specific Plan amendments proposed address revisions in the project's circulation plan, open space plan, district boundaries, and zoning. While the policies and goals in the proposed Specific Plan were revised to reflect the General Plan, the project-specific goals and policies remain largely the same as the 2007 Railyards project.

The proposed Specific Plan was presented to the Planning and Design Commission on May 12, 2016. The modifications to the proposed Specific Plan since that date include minor changes to language for clarification and an update to Chapter 9 (Hazards). Attachment 2 provides a summary of the proposed changes to the Specific Plan and Attachment 3 provides the draft Specific Plan.

III. Sacramento Railyards Design Guidelines

The Railyards Design Guidelines supplements the Central Core Design Guidelines by providing additional design guidance in written and graphic form for private and public projects undertaken in the Railyards. The Guidelines aim to promote the improved aesthetic and functional quality of the future Railyards community.

The Railyards is viewed as an extension of the City's Central Business District. Therefore, the applicant, with staff's support, is proposing to remove information in the Railyards Design Guidelines that is duplicated in the Central Core Design Guidelines while retaining only what is unique to the project area. In doing so, both documents would be used to review projects within the Railyards: The Central Core Design Guidelines will be used as a basis for design review, and the Railyards Design Guidelines will be used to identify any development characteristics specific to the Railyards vision. This will ensure the consistency in quality of project throughout the downtown area.

The proposed Design Guidelines was presented to the Planning and Design Commission on May 12, 2016. The modifications to the proposed Design Guidelines since that date include minor changes. A summary of the proposed changes to the Railyards Design Guidelines is provided in Attachment 4 and the proposed Railyards Design Guidelines are provided in Attachment 5.

IV. Special Planning District

The purpose of the SPD is to implement the planning principles, goals, and policies of the Specific Plan by establishing necessary procedures and standards through zoning. The changes to the project review process and the maximum height and required street wall are discussed below. The rezones proposed with this project are addressed in the next section.

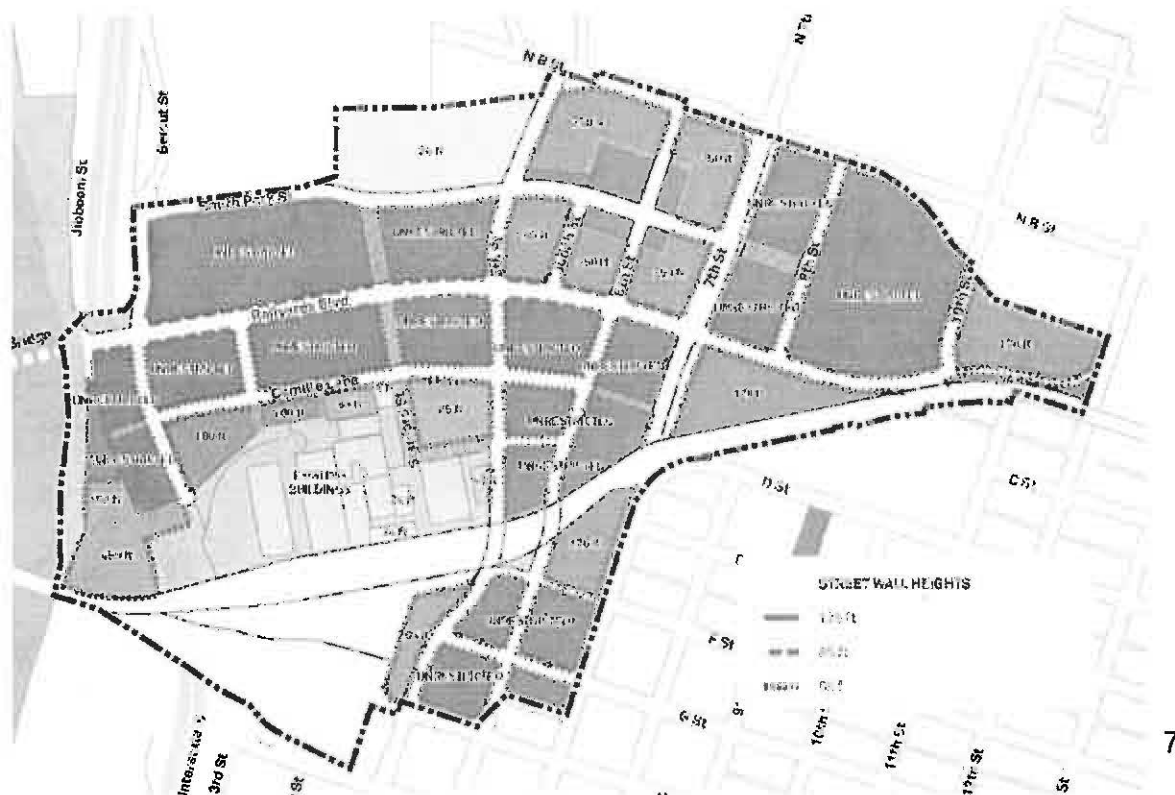
Project Review Process

The project proposes to replace the Planning Director Urban Design Permit with the citywide Site Plan and Design Review process. In doing so, development projects within the Railyards will be subject to the same review process that is conducted citywide. Using the Site Plan and Design review process will result in consistency of review as well as opportunities for a project to deviate from development standards per 17.808 of the Planning and Development Code.

Building Height and Street Wall Height

The map in Figure 1 shows the proposed maximum building height and maximum street wall height in the Railyards. In general, generous heights consistent with the C-3 zone are allowed throughout most of the Railyards site to encourage higher intensity of development. However, lower height is required around areas where visual intrusion should be minimized, including adjacent to Vista Park, the riverfront, the historic shops and Alkali Flat neighborhood. Attachment 6 provides summary of the proposed Railyards Special Planning District.

Figure 1: Building Height Map



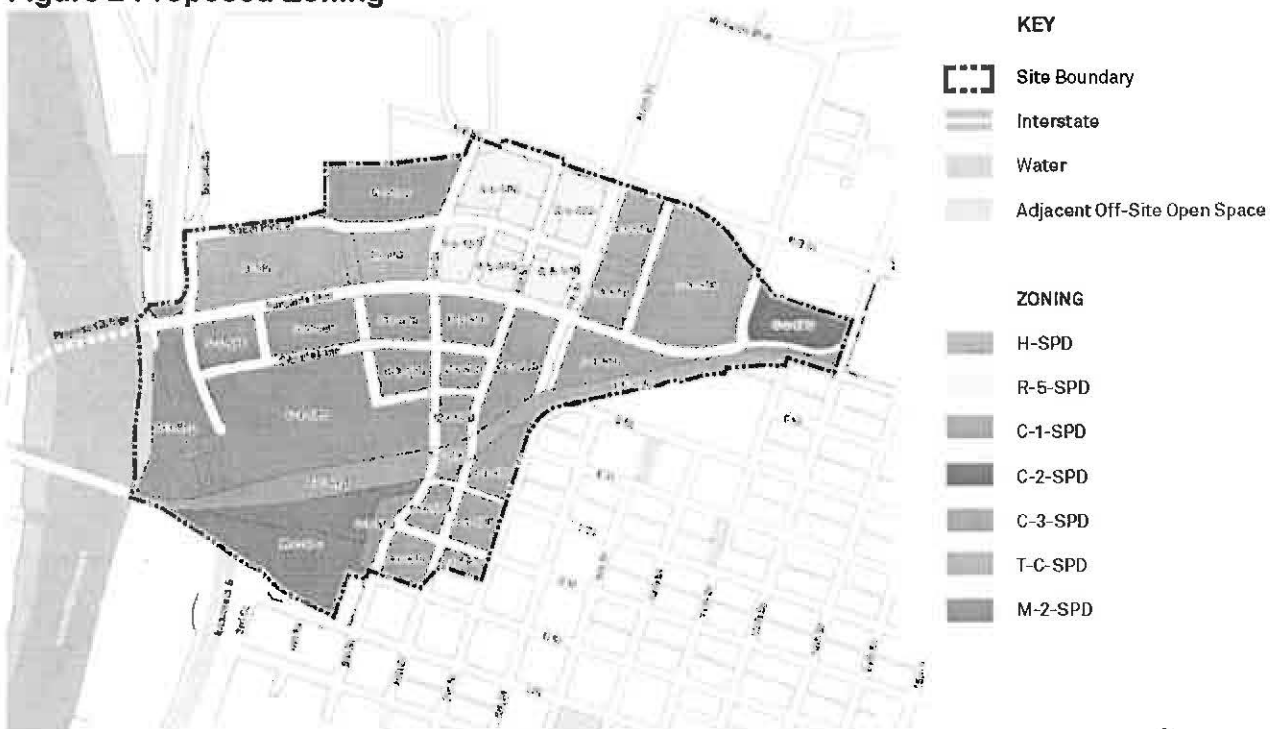
V. Zoning

On March 24, 2016, the Planning and Design Commission provided review and comment on proposed amendments to the General Plan land use designations and redesignation to citywide zoning categories, which are provided in Figure 2 provided below. With the adoption of the new Planning and Development Code, the proposed citywide zones now offer the flexibility and development standards needed for the Railyards.

The Railyards Special Planning District provides additional restrictions or allowances for each zone within the Railyards area. The following list provides a brief summary of the restrictions or allowances to zoning districts proposed in the Railyard Special Planning District:

- The Hospital (H) zone is proposed to permit a major medical center, residential care facilities and non-residential care facilities without a conditional use permit, but restrict the campus size and parking of the use. The helistop will require a conditional use permit which is consistent with the citywide process;
- Non-residential uses are limited to the ground level in the R-5 zone;
- Maximum building height, maximum street wall height, and minimum percentage of build-to frontage are defined for specific areas within the Railyards;
- Specific uses allowed in the citywide zones are not allowed in the Railyards, e.g. cemeteries, mini storage, gas stations, and check-cashing centers; and
- Increases the allowed density by amending the General Plan designation to be consistent with the downtown core.

Figure 2 Proposed Zoning



A summary of each zone proposed in the Sacramento Railyards is provided below.

Central Business District (C-3) Zone

The C-3 zone provides for the most intense residential, retail, commercial, and office developments in the city. The Railyards is contiguous to the downtown core and the continuation of the C-3 zone into the Railyards Specific Plan Area is consistent with the plans for development with intense urban uses. Additionally, the C-3 zone is one of the two zones in the city which allows the issuance of a conditional use permit for a "Sports Complex." (The other zone is the Sports Complex (SPX) zone which is the designation for the current Sleep Train Arena in Natomas.)

Staff believes the C-3 zone is appropriate for a majority of the parcels in the Railyards which include the Major League Soccer (MLS) stadium and the Central Shops Historic District. The approved 2007 plan provided for unlimited heights in many portions of the site and permitted by right a wide mixture of urban uses. The approved plan, through the regulations with specialized zoning districts and flexible height standards, operated very similarly to the C-3 zone.

The intent with a rezone of a majority of the site to C-3 would be to continue to allow a wide range of urban uses, fold the site into the downtown core, and also continue to restrict heights as appropriate similar to the approved plan around the Central Shops and to add some height restrictions along the east portion of the plan as a buffer to the Alkali Mansion Flat neighborhood.

As part of the master level entitlements, the Planning and Design Commission will be reviewing the Conditional Use Permit and the Site Plan and Design Review entitlements for the proposed soccer stadium. These plans will be provided to the Planning and Design Commission at a future review and comment hearing.

Hospital (H) Zone

The H zone is to provide primarily for medical-type uses, such as hospitals and convalescent homes, and group care facilities for the physically and mentally challenged; offices, laboratories, and pharmacies are also permitted.

Staff believes the H zone is appropriate for the proposed Kaiser Medical Campus. Most, if not all, the major medical facilities within the city limits are zoned H including the Kaiser on Bruceville Road, Mercy General Hospital, Sutter Midtown, and Shriners Hospital.

General Commercial (C-2) Zone

The purpose of the C-2 zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging.

Staff recommends that the site on the east side of 10th Street have a General Commercial (C-2 SPD) zone. This is consistent with the adjoining parcel in the River District which is on the south side of North B Street and currently operating as SIMS metal recycling. By providing a consistent General Plan designation and zoning for this block bounded by North B, Railyards, 10th, and 12th Street, it will assist in future redevelopment of the site. Additionally, the reduction in anticipated intensity and height for this site is an appropriate transition and buffer moving east which abuts the Alkali Mansion neighborhood.

Limited Commercial (C-1) Zone

The purpose of the C-1 zone is to provide for certain commercial establishments that are compatible with residential developments. This zone is intended to be applied to small lots that are surrounded by a residential neighborhood.

Staff recommends that the Vista Park site have a Limited Commercial (C-1 SPD) zone. This would allow small scale commercial within the park similar to the restaurant at Cesar Chavez Park across from City Hall. This type of business could be an asset to providing an active use in the park. It is still too early to predict how the park will be master planned in the future, but this zone provides flexibility to the future creative process.

High Rise Residential (R-5) Zone

The purpose of the R-5 zone is to permit high density dwellings and limited commercial services serving the surrounding neighborhood.

Staff recommends the area south of North B Street, east of 5th Street, west of 7th Street, and north of Railyards have a High Rise Residential (R-5 SPD) zone. This area is across the street from Vista Park which will be a great recreational asset for future residents. It will also abut existing R-5 zoning in the River District on the north side of North B Street. This assists to focus density and create the sense of a neighborhood. Staff believes that by rezoning a portion of the Railyards site to high density residential, it will ensure that this area will be devoted to residential dwellings and encourage a better jobs/housing balance within the district.

Transportation Corridor (TC) Zone

The purpose of the TC zone is to regulate land uses within, above, and below public agency transportation corridors to ensure that development is consistent with the general plan, and to provide uniform standards for development of ground rights and air rights within the corridor. The rail lines will continue to be zoned TC-SPD and no changes are necessary.

Heavy Industrial (M-2) Zone

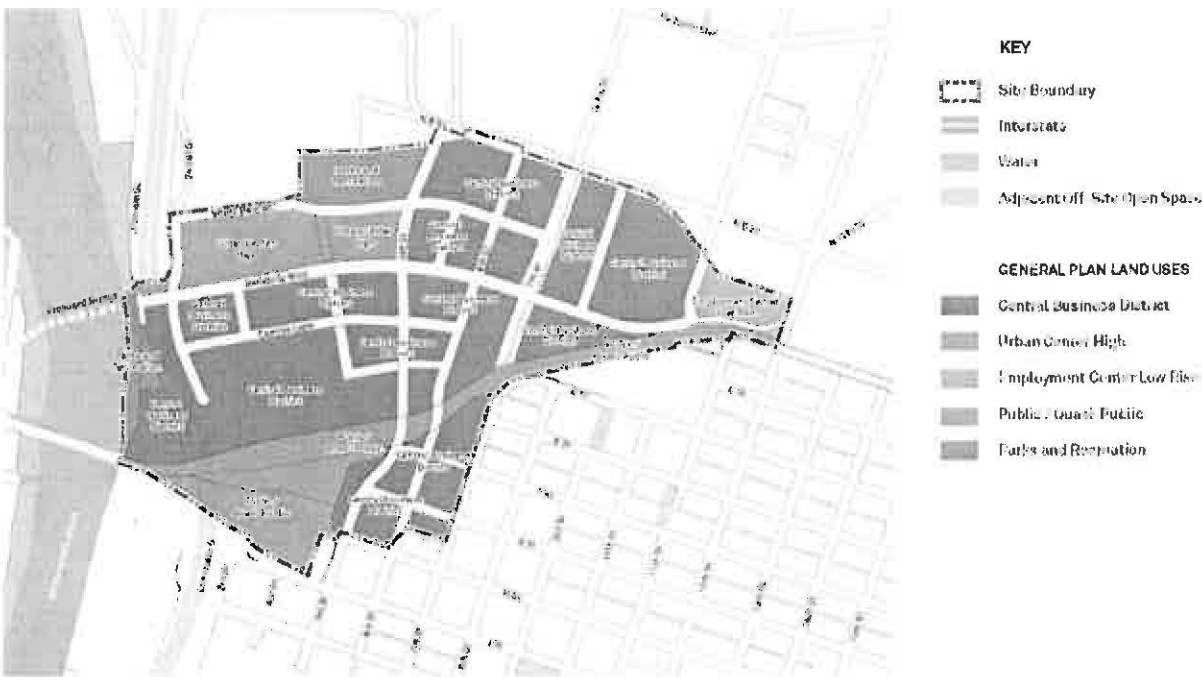
The purpose of the M-2 zone is to permit the manufacture or treatment of goods. The Sacramento Valley Station site, which is owned by the City of Sacramento, will remain as M-2 SPD and no changes are proposed.

VI. Amendments to the General Plan Land Use and Urban Form Diagram

Currently, the General Plan designations within the Railyards project area are Urban Center High, Urban Neighborhood High Density, Public/Quasi-Public, and Parks and Recreation. The current proposal includes amendments to the Downtown Sacramento Railyards project site to align with the new land uses which include a soccer stadium and hospital and reconfigured open spaces.

Staff recommends that a majority of the Railyards site be designated as Central Business District, consistent with the proposed Central Business District (C-3 SPD) zoning that is further explained later in this report. The Sacramento Valley Station and rail lines would continue to be designated as Public/Quasi-Public. Vista Park and the Riverfront area would continue to be designated as Parks and Recreation. Staff recommends the easternmost portion of the site between 10th and 12th Street be designated as Employment Center Low Rise to correspond to the proposed General Commercial (C-2 SPD) zoning, to match the development standards of the adjoining parcel which is in the River District, and to ensure this block serves as an appropriate buffer with the adjacent Alkali Mansion neighborhood.

Figure 3: Proposed General Plan Land Use



As noted in the chart below, the allowed density and floor area ratios would be increased with the approval of the General Plan Amendments to Central Business District for most of the site. However, the Railyards Specific Plan will establish maximum development densities and intensities which may be below the maximums stated.

Table 4: Proposed General Plan Change Designation Highlights		
Proposed Designations	Density Range	Floor Area Ratios
Central Business District	61-450	3.0 to 15.0
Employment Center Low Rise	NR	.15 to 1.0
Urban Center High	24-250	.50 to 8.0

Conclusion

Staff is seeking review and comment from the Planning and Design Commission on the Mixed Income Housing Strategy and various documents related to the Sacramento Railyards project.

Respectfully submitted by:



TERESA HAENGGI
Associate Planner

Reviewed by:



EVAN COMPTON
Senior Planner

Recommendation Approved:


RICHARD RICH
Railyards Project Manager
BRUCE MONIGHAN
Urban Design Manager
STACIA COSGROVE
Principal Planner

Table of Contents

Staff Report

Attachments:

1. Railyards Mixed Income Housing Strategy
2. Summary – Sacramento Railyards Specific Plan
3. Draft Sacramento Railyards Specific Plan
4. Summary – Sacramento Railyards Design Guidelines
5. Draft Sacramento Railyards Design Guidelines
6. Summary – Special Planning District
 - Exhibit A: Height Map
7. Proposed Zoning Map
8. Proposed General Plan Land Use Map

**MIXED INCOME HOUSING STRATEGY
Downtown Railyards Venture, LLC**

INTRODUCTION

Downtown Railyard Venture, LLC (“Developer”), is the owner of certain real property in the City of Sacramento known as the Sacramento Railyards (“Railyards”), an approximately 220-acre site immediately north of downtown Sacramento. Railyards is generally bounded by the Sacramento River to the west, North B Street to the north, the Alkali Flat neighborhood to the east, and the existing downtown area to the south (I Street).

The Developer proposes to develop a mixed-use, master planned community consisting of commercial and residential land uses. The project concept plan and land use breakdown contained in the ____ (TBD) _____ Specific Plan for Railyards totals 6,000 to 10,000 residential units; 3.271 to 4.371 million square feet of non-residential uses; 771,405 square feet of flexible mixed-use space; 485,390 square feet of historic and cultural space; a 1.228 million square foot medical campus; 1,100-room hotel; and ____ (TBD) ____ acres of open space. (These totals do not include TC and M-2 land areas.) Railyards represents a true mixed-use community on the basis of significant employment-generating land uses integrated with housing.

The vision for the Railyards project is an inclusive, sustainable and vibrant community. Key design principles are intended to provide for a walkable and bike-friendly urban core in close proximity to services, amenities and employment, capitalizing on the project’s transit proximity and physical proximity to downtown. These design principles improve overall affordability by reducing costs of transit and lowering energy costs. Estimated residential densities, ranging from a projected low of 60 units to a permitted maximum zoning density of 250-450 units per acre, will assist in generating a diverse housing stock, ranging from affordable units to executive housing with a significant pool of workforce housing. Affordability will be improved by the estimated rental housing balance (estimated at between 70%-85% of total units built) and cost savings from the design elements inherent in the Railyards Specific Plan.

Railyards is subject to the requirements of the Mixed Income Housing Ordinance, City of Sacramento City Code Chapter 17.712, adopted September 1, 2015. The Mixed Income Housing Ordinance requires that proposed residential projects in excess of 100 gross acres obtain City Council approval of a “mixed income housing strategy” that demonstrates how the project provides housing for a variety of incomes and household types consistent with Housing Element policy.

This mixed income housing strategy for Railyards acknowledges the benefits of diversity as well as project attributes that will contribute to provision of a variety of housing.

Integrating a variety of housing will benefit the sustainability and success of Railyards over its multi-year build-out, as well as the greater community. Specifically:

- Diversity of housing (with respect to product and price point) increases absorption in large planned developments such as Railyards by attracting multiple resident segments.
- Diversity of housing provides the flexibility to respond to fluctuating market conditions.

- Diversity of housing, including that targeted to residents with incomes at or below 60% AMI, expands the financing options beyond conventional financing (LIHTC, bonds, HOME, CDBG etc.).
- Diversity accommodates the housing needs of different generations and households: empty nesters, singles, professional couples, families and executives.
- Providing housing for a mix of incomes will allow families to stay in their community, even as children grow up and form their own households and as parents age and want to downsize.
- Varying mix and rent levels will support residents who may eventually graduate into larger units (i.e., laddering demand).
- Diversity of housing expands the tax base, supports local commerce, and encourages community safety and engagement.

Both by virtue of location and its truly mixed-use development plan, Railyards comprises many elements that have proven critical to successful mixed income housing elsewhere in the state and country. Railyards has been designed to capitalize on its “location efficient” and mixed-use advantages:

- **Infill urban location** (a key factor in attracting Millennials, Gen X, move-downs and other market segments that represent its core market).
- **transit proximity** (bus, light rail, Amtrak), which drives down commute costs, raising disposable income and residential buying power.
- **walkability** (external and internal). Railyards is proximate to Downtown employment and shopping, entertainment and cultural attractions, and will have internal walkability and connectivity with future employers and attractions within Railyards itself (notably Kaiser Hospital, County Courthouse, Innovation Center businesses, Historic District, MLS Stadium).
- **on-site amenities**, notably extensive shared common spaces (Great Lawn, Urban Lounge shade plaza/outdoor dining, community gardens, playground, and stadium promenade), Historic District, future Major League Soccer stadium, and shopping (which is expected to include a grocery store).
- **worker-job nexus**, which benefits employers as well as employees. Housing proximity reduces the need for employers to raise wage levels to offset commuting, and can reduce the costs of recruitment and training.

I. Mixed Income Housing Strategy Overview

The strategy to provide an appropriate mixed income housing ratio for Railyards is multi-pronged by necessity. "Central City" development costs and relative price point for ownership and rental prototypes are the highest among the eight residential "prototypes" developed by Keyser Marston's nexus analysis, which underlies the Mixed Income Housing Ordinance.

This will require that all available tactics be utilized to meet the objectives laid out in the City Housing Element.

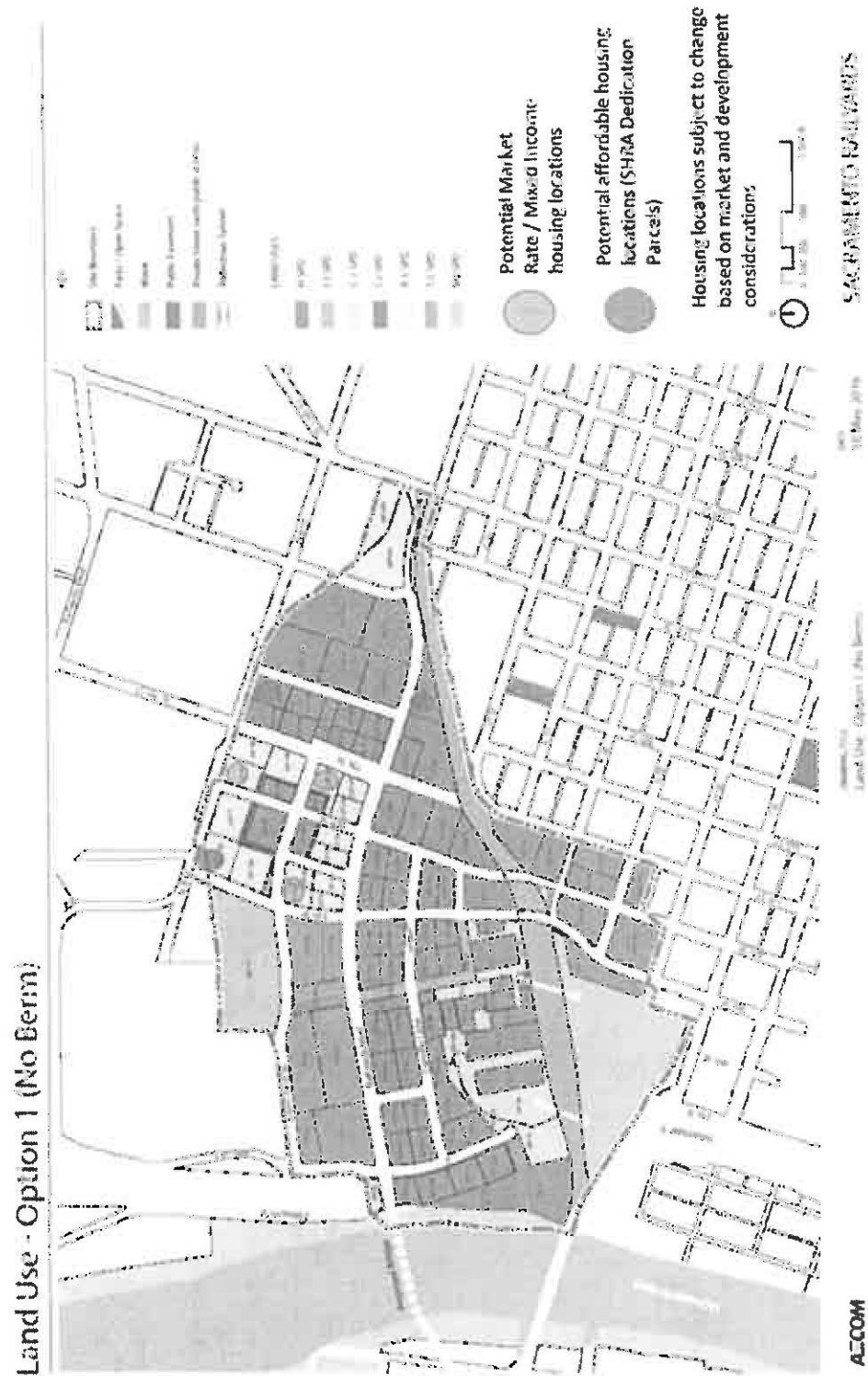
Railyards' mixed income housing strategy is premised on a multi-faceted approach that is broken down into the following five components:

1. Provision of affordable units (40% to 60% AMI): Affordable housing refers to housing affordable to households with 40% - 60% of median income applicable to Sacramento County, adjusted for household size as published and annually updated by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937. Affordable housing is provided in support of several City of Sacramento Housing Element Goals and Policies:
 - Goal H-1.2: Housing Diversity. Provide a variety of quality housing types to encourage neighborhood stability. This goal is specifically advanced via adherence to the following policies:
 - Policy H-1.2.1: Variety of Housing. The City shall encourage the development and revitalization of neighborhoods that include a variety of housing tenure, size and types, such as second units, carriage homes, lofts, live-work spaces, cottages, and manufactured / modular housing.
 - Policy H-1.2.2: Compatibility with Single Family Neighborhoods. The City shall encourage a variety of housing types and sizes to diversify, yet maintain compatibility with, single family neighborhoods.
 - Policy H-1.2.4: Mix of Uses. The City shall actively support and encourage mixed use retail, employment, and residential development around existing and future transit stations, centers and corridors.
 - Goal H-1.3: Balanced Communities. Promote racial, economic, and demographic integration in new and existing neighborhoods. This goal is specifically advanced via adherence to the following policies:
 - Policy H-1.3.1: Social Equity. The City shall encourage economic and racial integration, fair housing opportunity and the elimination of discrimination.
 - Policy H-1.3.2: Economic Integration. The City shall consider the economic integration of neighborhoods when financing new multifamily affordable housing projects.
 - Policy H-1.3.4: A Range of Housing Opportunities. The City shall encourage a range of housing opportunities for all segments of the community.
 - Policy H-1.3.5: Housing Type Distribution. The City shall promote an equitable distribution of housing types for all income groups throughout the city and promote mixed income neighborhoods rather than creating concentrations of below market rate housing in certain areas.
 - Goal H-2.2: Development. Assist in creating housing to meet current and future needs. The project shall utilize financial tools made available by the city pursuant to the following policies:

- Policy H-2.2.2: Financial Tools to diversity Residential Infill Development. To the extent resources are available, the City shall use financial tools to diversity market developments with affordable units, especially in infill areas.
 - Policy H-2.2.3: Offsetting Development Costs for Affordable Housing. The city shall defer fees to Certificate of Occupancy to help offset development costs for affordable housing and will offer other financial incentives including, but not limited to, water development fee waivers and sewer credits.
 - Policy H-2.2.4: Funding for Affordable Housing. The City shall pursue and maximize the use of all appropriate state, federal, local and private funding for the development, preservation, and rehabilitation of housing affordable for extremely low, very low, low, and moderate income households, while maintaining economic competitiveness in the region.
 - Policy H-2.2.5: Review and Reduce Fees for Affordable Housing. The City shall work with affordable housing developers as well as other agencies and districts to review and reduce applicable processing and development impact fees for very low and low income housing units.
2. Workforce Housing facilitated by the Railyards Specific Plan design elements such as access to transit and a walkable environment in proximity to employment. The development of moderate income housing is supportive of the following City of Sacramento Housing Element Goals and Policies:
- Goal H-1.2: Housing Diversity. Provide a variety of quality housing types to encourage neighborhood stability. This goal is specifically advanced via adherence to the following policies:
 - Policy H-1.2.1: Variety of Housing. The City shall encourage the development and revitalization of neighborhoods that include a variety of housing tenure, size and types, such as second units, carriage homes, lofts, live-work spaces, cottages, and manufactured / modular housing.
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 - Policy H-1.3.1: Social Equity. The City shall encourage economic and racial integration, fair housing opportunity, and the elimination of discrimination.
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 - Policy H-1.3.4: A Range of Housing Opportunities. The City shall encourage a range of housing opportunities for all segments of the community.
 - Policy H-1.3.5: Housing Type Distribution. The City shall promote an equitable distribution of housing types for all income groups throughout the city and promote mixed income neighborhoods rather than creating concentrations of below market rate housing in certain areas.

3. Product type variation by tenure (ownership as well as rental housing). This strategy is supportive of the following City of Sacramento Housing Element Goals and Policies:
- Goal H-1.2: Housing Diversity. Provide a variety of quality housing types to encourage neighborhood stability. This goal is specifically advanced via adherence to the following policies:
 - Policy H-1.2.1: Variety of Housing. The City shall encourage the development and revitalization of neighborhoods that include a variety of housing tenure, size and types, such as second units, carriage homes, lofts, live-work spaces, cottages, and manufactured / modular housing.
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 - Policy H-1.3.4: A Range of Housing Opportunities. The City shall encourage a range of housing opportunities for all segments of the community.
 - Policy H-1.3.5: Housing Type Distribution. The City shall promote an equitable distribution of housing types for all income groups throughout the city and promote mixed income neighborhoods rather than creating concentrations of below market rate housing in certain areas.
 - Goal H-6: Homeownership. Provide ownership opportunities and preserve housing for Sacramento's modest income workers. This goal is specifically advanced via adherence to the following policies:
 - Policy H-6.1: Promoting Homeownership in Distressed Areas. The City shall promote homeownership opportunities in areas with a significantly high proportion of rental housing, and areas distressed by foreclosures.
 - Policy H-6.3: Affordable Housing types. The City shall promote modest income homeownership opportunities through alternative construction methods and ownership models, employer assisted housing and amendments to the Mixed Income Housing Ordinance.
4. Product innovations, as supported by the nature of this mixed-use, transit-oriented development [TOD] to provide sustainable and cost efficient development. A discussion of creative methods to help achieve affordability are outlined in the Product Innovations Section below. Product innovation is supportive of the following City of Sacramento Housing Element Goals and Policies:
- Goal H-1.1: Sustainable Communities. Develop and rehabilitate housing and neighborhoods to be environmentally sustainable. This goal is advanced via adherence to the following policy:
 - Policy H-1.1.1: Sustainable Housing Practices. The City shall promote sustainable housing practices that incorporate a "whole system" approach to siting, designing and constructing housing that is integrated into the building site, consume less energy, water and other resources, and are healthier, safer, more comfortable, and durable.

5. **Projected Buildout.** Provides a descriptions of the types of housing expected to be incorporated in the project along with the projected resultant build out. The 6,000 to 10,000 residential units in Railyards will be located in two land use zones (C3-SPD and R5-SPD), dispersed throughout the master plan, as shown in the following map. These flexible, versatile land use designations will accommodate a range of residential product varied by internal location, with the potential for integrated retail. Until final mapping is complete exact locations of specific housing projects cannot be identified but potential locations for affordable projects are depicted on the map. These project locations are subject to change, potentially significantly, based on infrastructure requirements, land use approvals, development costs, development of mixed income housing projects rather than dedicated affordable projects, and other unforeseen factors. Production of new housing is a key theme and priority of the City Housing Element and the Railyards plan aligns with several of the goals in that plan, as outlined above. The Railyards housing strategy addresses components of each of these goals and will contribute significantly to the success of the Sacramento City Housing Element.



II. Affordable Units

A very low income household means a household whose income does not exceed fifty percent (50%) of area median income (AMI) applicable to Sacramento County, adjusted for household size as published and annually updated by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937. Very low income rent means a monthly rent not in excess of one-twelfth of thirty percent (30%) of fifty percent (50%) of the annual median income, including utility allowance.

A low income household means a household whose income does not exceed sixty percent (60%) of AMI applicable to Sacramento County, adjusted for household size as published and annually updated by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937. Low income rent means a monthly rent not in excess of one-twelfth of thirty percent (30%) of sixty percent (60%) of the annual median income, including utility allowance.

While the City of Sacramento Mixed Income Housing Ordinance does not mandate a specified amount of affordable units within a project with the density of the Railyards, in addition to the development of Workforce Housing described in section III below, this Mixed Income Housing Strategy provides for 600 affordable units be constructed by Developer and/or by third party developers on dedicated parcels. The first 300 of the affordable units shall be developed by Developer as part of the first 3,000 housing units constructed at the Railyards. All affordable units shall be affordable to households with incomes that range from 40% - 60% of AMI applicable to Sacramento County, adjusted for household size as published and annually updated by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937, or lower.

Upon completion of the initial 300 affordable units, the remaining affordable units shall be satisfied by either (i) Developer's development of an additional 300 units as part of the following 5,000 housing units constructed at the Railyards, or (ii) land dedication by Developer as approved by the City and Sacramento Housing and Redevelopment Agency (SHRA) to support development of not less than 300 units to be built by a third party developer(s) ("Dedicate Parcel(s)"), or (iii) a combination of the approaches in subsection (i) and (ii) above (see Table 1 below). Each Dedicated Parcel shall be a minimum of one (1) net buildable acre and shall, post dedication, be restricted for affordable units only. The proposed location of each Dedicated Parcel and allocated affordable units shall be approved by the City, SHRA and Developer. Based on current City housing policy, a maximum of 150 affordable units per acre is permitted and higher densities for all residential units within the Railyard are encouraged (not less than 100 affordable units per acre shall be used for the above referenced allocation). Prior to the City and SHRA approving and accepting ownership of a Dedicated Parcel, Developer, at its cost, shall deliver to the City and SHRA a feasibility assessment, including environmental considerations, for each such parcel. Following dedication, the actual number of affordable units subsequently built by a third party developer(s) on a Dedicated Parcel(s) shall be subject to the discretion of the City and SHRA and is not subject to or controlled by this Mixed Income Housing Strategy. Each Dedicated Parcel is subject to compliance with this mixed income housing strategy and consistency with the guidelines prepared pursuant to Section 17.712.090 of the City Code. Subject to the foregoing, each dedication shall occur only after the recordation of a subdivision map(s) by Developer, which may occur over time on a phased basis to create each legal parcel (and the satisfaction of the allocated City-approved map conditions by Developer), in exchange for applicable fee credits.

Development of affordable units is reliant on financial assistance, utilizing resources available now and new sources, including low income tax credits and other mechanisms. With the loss of redevelopment funds in California, the development of additional affordable units will require alternative financing mechanisms and public assistance. City and SHRA shall prioritize opportunities for and shall reasonably cooperate with Developer in procuring available grants and assistance with obtaining other public financing (federal, state and municipal) for development of the affordable units and associated infrastructure. Development of affordable units is forecasted to be concurrent to the development of market rate units in the project and, except as provided herein, may be included in mixed income housing projects throughout the development. The satisfaction of certain criteria applicable to the development of affordable units and/or dedication of Dedicated Parcel(s) as conditions to specified development rights of Developer are provided in the Development Agreement entered into by the City and Developer. The development of affordable units is forecasted to occur as set forth on Table 1.

Table 1

Phase	Housing Units Per Phase	Affordable Units Developed (at 40% to 60% AMI) or land dedicated	Commulative Housing Units Developed
1	3,000	300 units	3,000
2	1,500	100 units and/or land dedication	4,500
3	1,500	100 units and/or land dedication	6,000
4	2,000	100 units and/or land dedication	8,000
5	2,000		10,000

Representative unit mix and affordability breakdown are shown below in Table 2. Requirements related to tax credit financing or other financing sources may impose modifications to specific affordability and/or unit types. The current unit mix and affordability has 77% of affordable units at or below 50% AMI (Very Low Income).

Table 2

Representative Unit Mix and Affordability Breakdown					
Railyards Maximum Potential Affordable Units					
	Very Low Income	Very Low Income	Low Income		
Type	40% AMI	50% AMI	60% AMI	Total	%
1BR	18	229	75	322	54%
2BR	14	94	39	147	25%
3BR	8	96	27	131	22%
Total	40	419	140	600	

%	7%	70%	23%		100%
% at/below 50% AMI		77%			

Based on 2016 income limits for projects placed in service after March 28, 2016, affordable units in Railyards will serve households with maximum incomes between \$19,440 (1 person at 40% AMI) and \$48,360 (6 persons at 60% AMI).

As presently anticipated, unit mix is to include 1BR, 2BR and 3BR rental units, though studio units are also possible depending on the project requirements. This unit mix is subject to change. For example, recent market studies reflect a relative low demand for 3BR units. If necessary, a reduction of 3BR units would be offset by an increase of other unit types. Gross rents by unit type, again as of 2016 limits, range from \$521 to \$1,083 per month – deeply discounted in comparison to market rents that characterize the Central City submarket.

Affordable units in Railyards:

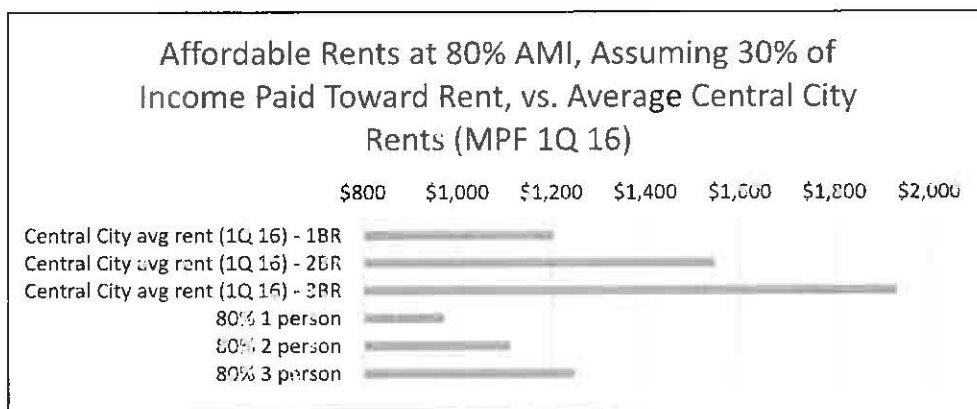
- will be located in proximity to transit, particularly either planned or existing light rail and streetcar terminals;
- may be developed in conjunction with market rate units as a component of a larger project; and
- will provide a minimum of a 30 year affordability restriction from the date of Certificate of Occupancy.

As per the City of Sacramento Housing Element Goal H-2.2, and various policies thereunder, the Developer will request that the City and housing agency provide financial assistance whenever possible to assist with development of affordable units. The construction of affordable units requires additional financial assistance in order to be feasible. Under the current Mixed Income Housing Ordinance, housing fees for residential development in Railyards will be \$0.00 due to density. In the event of changes to fee structures, in order to mitigate the cost of development of affordable units, Developer may request, pursuant to Section 17.712.030 of the Mixed Income Housing Ordinance, fee waivers or that fees collected in the project are utilized to offset the cost for construction of affordable dwelling units, or other mechanisms that lead to the provision of affordable housing within the Project. In the event housing impact fees are levied pursuant to the Public Facilities Finance Plan for the Railyards, those proceeds shall be reinvested in Railyards for the purpose of assisting with construction of affordable or workforce housing as defined in this strategy, infrastructure that supports housing development or other purposes defined in the Finance Plan.

III. Workforce Housing

Construction costs in the Railyards' urban location make traditional units difficult to achieve at a price point that is affordable for households with incomes at 80% AMI to 120% of AMI. This is especially true for the smaller households (1 to 3 persons) that characterize the urban core submarket. For example, under the assumption that rents equate to no more than 30% of income, rents affordable to those with

incomes at 80% AMI are far lower than the average price of existing apartment units in the Central City submarket (prior to any consideration of new construction).¹



Due to the high cost of construction, in order to meet housing demand for households approaching the region's median household income, additional considerations are necessary. This housing segment benefits the middle class and this middle income stratum of the market has been the least served. Construction of housing that is attainable for households at or near the median income is consistent with a variety of goals and policies spelled out in the City of Sacramento Housing Element, and will require assistance from the City in keeping with Goal H-2.3 and the various policies thereunder.

In order to accommodate this need, the Railyards Specific Plan and design guidelines for Railyards will provide for the following benefits to reduce the cost per residential unit:

- **Higher density development:** This amortizes the fixed costs for land and project entitlement, while providing better economies of scale for marketing, and amenities.
- **Smaller and more efficient unit design:** This reduces the actual development cost on a per unit basis, providing an affordable alternative to suburban development.
- **Access to transit:** Proximity to transit allows for a reduced cost of living as vehicle miles traveled are reduced or eliminated. Transportation is the second largest expense for U.S. households, behind only housing outlay. U.S. Department of Transportation data shows that the average American household spends 19% of income on transportation, rising to 25% in "auto dependent" suburbs. In "location efficient environments" [those with public transit and walkability], the average spent on transportation falls to 9%. This increases disposable income to 59%, expanding housing choices.²
- **Access to amenities:** Proximity to parks and other recreational opportunities improves the desirability of living in the urban area while reducing the cost of developing a project with redundant features of this type.

¹ MPF Research, 1Q 2016, "Central Sacramento" submarket

² http://www.fhwa.dot.gov/livability/fact_sheets/transandhousing.cfm

- Developer may request that housing projects utilize shared or public parking garages to meet development requirements rather than rely fully on self-parking strategies.

In order to encourage housing production, the City will develop materials to help developers in the Railyards have a predictable development experience. Specifically, the City will develop a Railyards Specific Plan and an associated EIR Conformity Checklist that would provide a list of items that each subsequent proposed project would use to demonstrate conformity with not only the Railyards Specific Plan, but also with measures required by the EIR. This checklist is anticipated to be also used by City Planning staff as a way to document whether subsequent proposed projects within the Railyards meet all of the policy requirements of the Railyards Specific Plan as well as the environmental measures required by the EIR.

IV. Product Type Variation by Tenure (Ownership and Rental)

Ownership housing at the densities reflective of this urban in-fill location – i.e., attached mid- and high-rise condos – represents a small share of the Sacramento housing market. (Attached housing of all types/densities accounted for just 11% of total sales in the City of Sacramento over the past 20 years, based on public records compiled by Zonda.)

In addition to the comparatively shallow market for high-density attached product, sales prices have yet to regain pre-recession peaks. Rents, in comparison, underwent much less downturn (increasing an average of 4.7% annually over the past five years), and rental increases are anticipated to remain in the 4%+ ranges over the next five-year cycle.

Modest income homeownership is a theme and priority program for the City Housing Element. Railyards has the locational qualities to support ownership housing, particularly once key amenities have been built. While this may include executive for-sale product on the waterfront it may also include mid-rise product compatible with various locations in the C3-SPD and R5-SPD zones, which will house all planned residential product in Railyards.

Ownership product is expected to account for approximately 15% - 30% of total residential units in Railyards, with timing dependent on market recovery as well as development of place-making elements on site.

The consumer groups expected to account for the majority of future residential sales activity at Railyards are as follows:

- Professional singles and couples employed in the Downtown area with the attraction of a potentially walkable commute to work and convenient access to an expanding base of services and amenities planned for Downtown Sacramento – new sports arena and entertainment complex, new shops and restaurants, new art galleries and museums, etc.
- Professional singles and couples that commute to out-of-area employment centers – San Francisco (via motorcoach service or Amtrak to BART), Oakland, San Jose, Auburn, etc.— attracted by walking distance to the existing Amtrak station and the multi-modal transportation center planned along the southern edge of Railyards.

- Empty-nesters downsizing from large, maintenance-intensive homes and yards. One or both members of the household are likely employed in the Downtown area and/or attracted to the expanding base of Downtown amenities and services.
- Retirees downsizing from large, maintenance-intensive homes and yards. While these individuals are no longer tied to a workplace location, the expanding base of services and amenities being established in the Downtown area will be a draw. The prospect of expected travel opportunities will also have these buyers targeting housing projects offering the ability to “lock and leave.”

V. Product Innovation

Over the life of the Railyards development the housing market will undergo various changes, unforeseen today, based on changes in technology, demographics and personal lifestyle choices. Areas where product innovation is expected to have a near term impact are as follows:

- **Micro units and other product lines to broaden affordability**

Railyards contains many of the elements that correlate to successful development of micro units. Typically sized under 350 square feet, but with a fully functional and ADA-compliant kitchen and bathroom, micro units utilize highly efficient unit design and distinctive common amenities to compensate for the compact living area. Micro units are typically priced at rents 20% to 30% less than conventional studios, significantly expanding affordability. Higher price per square foot (typically +25%) offsets more expensive construction costs per square foot and slightly higher operating costs associated with micro units. Micro units are expected to be located within ¼ mile of a transit station.

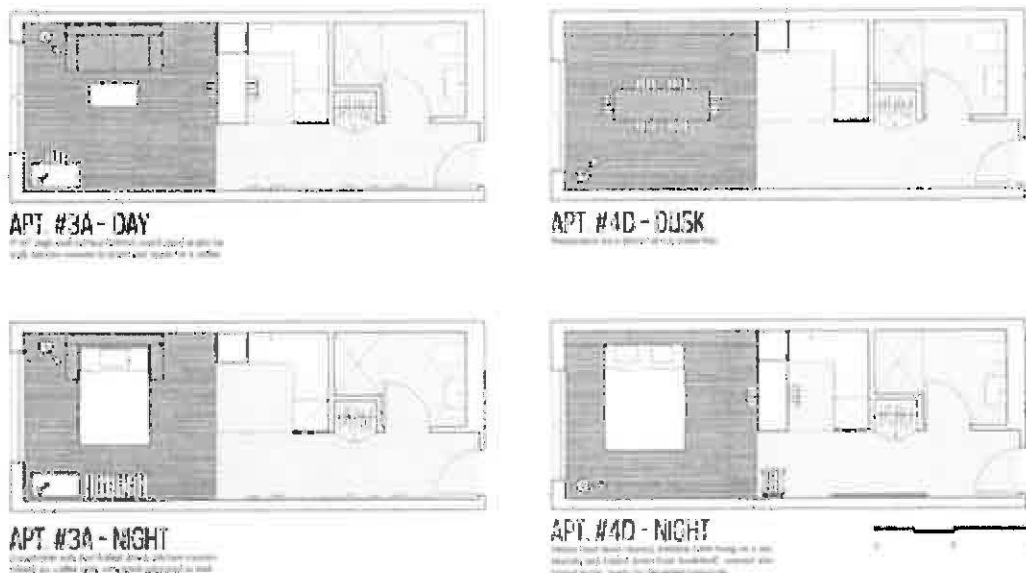


Figure 1 Sample Micro Unit Floorplans

The top appeal for micro unit is reduced price relative to other rental options. Highly desirable locations (“authentic, urban/urbanizing, walkable, and trendy”)³ and privacy (living alone rather than with roommates) are also strong attractants. Nearly a quarter of renters in conventional apartments would be “interested or very interested” in renting a micro unit, based on a 2014 ULI survey.

The target market for micro units – predominantly young professionals, typically under 30 years old – is an exceptionally close fit to the demographic profile of urban core Sacramento residents. In addition, the future Kaiser Hospital and Innovation Center both pose the potential to generate demand from nurses, interns and residents and young “creatives.” Micro units may also attract some couples and roommates; some older, single, move-downs; and pied-a-terre users.

Micro units and other product lines with the potential to deepen affordability and/or expand the prospective resident base for Railyards will be explored during the project’s estimated 20-year build-out.

- **Design Efficiencies**

Intentional, creative solutions to reduce parking in this walkable, TOD setting represents a significant potential mechanism to help broaden affordability.

The podium or wrap parking structures that typify mid- and high-density development impose a high project cost. The Nelson\Nygaard parking study conducted for the City of Sacramento in 2012 estimated the cost of constructing one parking stall at up to \$25,000, in 2012 dollars.⁴ The City of Sacramento revised Parking Code adopted in December 30, 2012 recognized this market reality, eliminating required parking in the Central Business and Arts & Entertainment District (0 spaces) and reducing the parking minimum to 0.5 space per unit in the Urban District, in order to promote new housing development.

Mechanisms to reduce parking stalls without impacting marketability include the following:

- Promotion of “active transportation” will be achieved in Railyards by incorporation of pedestrian-friendly walkways (with safe crossings and good lighting), bike lanes, and building layouts.
- Services such as a bicycle-sharing program are expected to be utilized.
- Promotion of car sharing (e.g., auto rental services that substitute for private car ownership, such as Zipcar, Turo, Car2go).

Unbundling parking from the rent shifts the cost to households with cars, rather than amortizing the cost of parking spaces over all residents. Savings for car-free households make housing significantly more affordable for residents who can use public transportation (or walk/bicycle).

³ ULI, The Macro View on Micro Units, 2014

⁴ The 2015 Carl Walker Parking Structure Cost Outlook calculates the national median cost per stall for parking structures that are not fully subterranean at \$18,599 -- excluding the cost of land and soft costs (typically +15% to 25%). (<http://www.carlwalker.com/wp-content/uploads/2015/07/Carl-Walker-2015-Cost-Article.pdf>)

A combination of these approaches may enable some future residents to shed cars, thereby reducing market-required parking for some household types and passing through cost savings to residents.

- **Sustainability**

Sustainability and green development is listed as a theme and priority program of the City Housing Element, listed as Goal H-1.1 in the City Housing Element. It is also a core principle to the Railyards' vision. The urban location in proximity to transit provides the opportunity to create a green community with reduced impacts on the environment compared to other comparable-sized communities. Sustainability is a critical concept to improving the mixed income housing ratio due to the reduction in energy consumption and costs related to transportation for residents within the community. The Railyards development will include the following features:

- Close proximity to transit, which will reduce commute times and costs.
- Highly walkable environment, which will further reduce transit costs, improve the efficiency and livability of the environment.
- Amenities in close proximity, including parks, trails, schools, medical services, libraries, shopping and entertainment.

The features above result in a significant reduction in greenhouse gas emissions compared to comparable sized developments. Affordability is improved by reductions in transportation costs and improvements in energy efficiency. Additional financial benefits achieved include reduced health care costs, higher property values and greater productivity.

VI. Projected Buildout

The infill location, with proximity to transit, employment and amenities reduces costs of living in the Railyards. Based on DOT data referenced above, this allows up to a 10% increase in disposable income. The following projections assume that the percentage of income spent on rent will range from 30% - 40%. Based on the strategies identified above the projected residential development of Railyards is expected to include the following:

- **Affordable Housing** –As outlined above, 600 affordable units will be developed concurrently with market rate units as described above. Future evaluation of this Mixed Income Housing Strategy by the City, based upon the successful development of Workforce Housing, may mitigate the need for a portion of the recorded restricted income units.
- **Micro Units and Studio Units** – Per the Context Study, the unit mix in the downtown market is heavily weighted toward smaller floor plans. One reason for the prevalence of smaller units is that constructing smaller units, with more density, allows for better economies of scale. As discussed above, Micro Units are a continuation of this trend. While this product type is untested in Sacramento, it is expected that there will be some demand for this type of housing in the market. This will particularly hold true around mass transit and within amenitized walkable communities. Studios currently account for 9% of the representative market comparables in the Context Study. The projection for the Railyards is that the combination of Micro Units and Studios will account for a larger percentage of housing units than in the existing market, ranging from 10% - 15% of the total housing units. Market rents for studios currently average approximately \$1,450 per unit, with expectations that Micro Units will range up to 20% below that cost. Assuming rent

payments constituting 30% - 40% of income, the household income levels necessary to afford this rent range from \$34,800 - \$58,000.

- **One bedroom units** – Per the Context Study, one bedroom units are the largest single unit type in the downtown market. These units account for 58% of the representative market comparables in the study. The demand for one bedroom units is driven by the same factors as studio units discussed above. While costs per square foot are higher for the smaller units, the nominal cost of the rent is more affordable to individuals and couples. One bedroom units are expected to represent the major component of rental housing in the Railyards, ranging from 50% - 65% of the total units. Market rents for one bedroom units in comparable projects currently average approximately \$1,700 per unit. The household income levels necessary to afford this rent range from \$51,000 - \$68,000 annually.

- **Two bedroom and larger units** – Two bedroom units are expected to represent a substantial component of the units in the Railyards. Per the Context Study, two bedroom units represent 33% of the representative market comparables. Accommodating a family or shared household (roommates), multi-bedroom units increase affordability by potentially sharing the costs of the unit among a larger number of people. The expectation for the Railyards is that two bedroom and larger units will represent 20% - 40% of the total units. Rents for two bedroom units in the Context Study average approximately \$2,250 per unit. The household income needed to afford this rent ranges from \$67,500- \$90,000 annually.

- **For Sale Housing** - In addition to the various rental unit types listed above, Railyards will also accommodate for sale housing. Due to the required density within the Railyards, For Sale housing is expected to be attached, condominium style units. Per the Context Study, sales prices of For Sale projects in and around the downtown market range from \$340K - \$540K for homes ranging from 964 – 2,305 square feet, or \$267-\$299 per square foot. This is currently less than projected costs for high density development in the Railyards, and a significant increase in valuation will be required to activate For Sale Housing product. For Sale Housing is projected to range from 15% - 30% of the units in the Railyards.

VII. Density Summary Matrix

The following tables provide a recap of the range of possibilities that result from this strategy. Income ranges are based on the rent ranges reflected in the Context Study rather than average rent rates reflected above. The number of affordable units are adjusted under each scenario to reflect a range proportionate to the total number of units developed.

Projected Build out									
6,000 Residential Unit Scenario									
	Estimated Household Size	Percent of Total		Range of Units		Current Price Range (\$)		Estimated Range of Income (\$)	
Affordable Housing	1 - 6		8.33%		500	486	1,083	19,440 (VLI)	48,360 (LI)
Micro and Studio Units	1 - 2	5.00%	- 15.0%	300	900	1,157	1,467	34,704	58,680
One Bedroom Units	1 - 3	45.00%	- 65.0%	2,700	3,900	1,380	2,400	41,400	96,000
Two Bedroom + Units	1 - 4	25.00%	- 40.0%	1,500	2,400	2,045	4,300	61,350	172,000
For Sale Housing	1 - 6	15.00%	- 30.0%	900	1,800	340,000	540,000	55,000	172,000

Projected Build out									
10,000 Residential Unit Scenario									
	Estimated Household Size	Percent of Total		Range of Units		Current Price Range (\$)		Estimated Range of Income (\$)	
Affordable Housing	1 - 6		- 6.00%		600	486	1,083	19,440 (VLI)	48,360 (LI)
Micro and Studio Units	1 - 2	5.00%	- 15.0%	500	1,500	1,157	1,467	34,704	58,680
One Bedroom Units	1 - 3	45.00%	- 65.0%	4,500	6,500	1,380	2,400	41,400	96,000
Two Bedroom + Units	1 - 4	25.00%	- 40.0%	2,500	4,000	2,045	4,300	61,350	172,000
For Sale Housing	1 - 6	15.00%	- 30.0%	1,500	3,000	340,000	540,000	55,000	172,000

Other than for income restricted units, it is assumed that upper ranges of income will be potentially much higher than the median due to the influx of employment to the downtown market, driven by the development of the Railyards and other surrounding projects.

A reference to current median household income levels based on household size is shown below for comparison purposes.

Maximum Income Limits (2016) as provided by SHRA						
Affordability	Household Size (number of persons)					
	1	2	3	4	5	6
40.0% of AMI	\$21,320	\$24,360	\$27,400	\$30,440	\$32,880	\$35,320
50.0% of AMI	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150
60.0% of AMI	\$31,980	\$36,540	\$41,100	\$45,660	\$49,320	\$52,980
100.0% of AMI	\$53,250	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300



September 30, 2016

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Adoption of the 2017 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Year Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing (AFFH) Contract; Amendment of the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Related Actions and Findings

SUMMARY

The attached report and resolution are submitted to you for review prior to review by the City of Sacramento.

RECOMMENDATION

Approve staff recommendation as outlined in the report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



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

Staff Report
November 1, 2016

Honorable Mayor and Members of the City Council

Title: Adoption of the 2017 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Year Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing (AFFH) Contract; Amendment of the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Related Actions and Findings

Location/Council District: Citywide

Recommendation: Adopt a **City Council Resolution:** 1) making environmental findings; 2) adopting amendments to prior years' Action Plans and adopting the 2017 One-Year Action Plan to allocate anticipated CDBG, HOME, HOPWA and ESG funds as described in Exhibit A; 3) authorizing SHRA to amend its budget to allocate CDBG, HOME, HOPWA and ESG funding for programs and projects in accordance with the amendment of the prior years' Action Plans and the 2017 One-Year Action Plan and amend the budget if the United States Department of Housing and Urban Development (HUD) grant awards are less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities; 4) authorizing the City Manager or his designee to execute agreements with SHRA to carry out the activities contained in the 2017 One-Year Action Plan and amendment to the various years' Action Plans in compliance with applicable federal laws and regulations, in a form approved by SHRA Counsel and the City Attorney; 5) authorizing SHRA to extend the Consolidated Plan and Analysis of Impediments; 6) authorizing SHRA to enter into an agreement with municipalities and housing authorities to solicit and award an Affirmatively Furthering Fair Housing Contract; 7) authorizing and delegating authority to SHRA to act as agent on behalf of the City of Sacramento to submit the amendment of the Consolidated Plan, prior years' Action Plan(s) and the 2017 One-Year Action Plan to HUD, execute subsequent grant agreements with HUD and execute agreements and contracts with the appropriate entities to carry out programs and projects in accordance with the Action Plans and in compliance with applicable federal laws and regulations; 8) authorizing SHRA to make any budget adjustments and execute related documents and agreements as necessary to carry out the federal programs as described in the 2017

Action Plan in compliance with applicable federal laws and regulations, and 9) authorizing the amendment of the HOPWA budget to allocate proceeds from the sale of 521 T Street to the creation of new HOPWA units.

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

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

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: This report recommends approval of the 2017 One-Year Action Plan and amendments to prior year's Action Plans, thereby updating the Consolidated Plan and requests authorization to submit the plan to the United States Department of Housing and Urban Development (HUD). The One-Year Action Plan outlines proposed priority activities and projects for federally funded programs including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solutions Grant (ESG). Activities being reprogrammed are those that have been completed, cancelled or funded through alternative sources.

The Consolidated Plan is a five-year planning document covering the 2013-17 period (by Resolutions City Council No. 2013-0010 and Housing Authority No. 2013-0001). The Consolidated Plan identifies the City's housing, public service and community development needs and describes a long-term strategy to meet those needs. Staff anticipates that the 2017 federal budget will be held constant at 2016 funding levels.

By Resolution 2016-00359, the City Council authorized SHRA to enter into an agreement with the Cities of Rancho Cordova, Elk Grove, and Citrus Heights to issue a Request for Proposals for qualified consultants to assist in preparing the required Assessment of Fair Housing (AFH). SHRA proposes to add the cities of Davis, Rocklin, Roseville, West Sacramento and Woodland and the Housing Authorities of Roseville and Yolo County to the agreement and bid and award a contract(s) in order to fully meet the intent of the new AFH.

The AFH, which replaces the Analysis of Impediments (AI), was originally due to HUD on April 6, 2017 or 270 days prior to the next five-year Consolidated Plan which begins on January 1, 2018. However, to ensure adequate time to conduct a robust analysis of contributing factors inhibiting fair housing choice and the appropriate outreach, HUD has authorized the extension of the Consolidated Plan until 2019. The extension will allow sufficient time to complete the new AFH and prepare a new Consolidated Plan reflective of contributing factors and the corresponding programs and policies to mitigate such factors. The collaboration agreement and extension allows for a more coordinated regional approach to addressing fair housing issues, including those that cross jurisdictional boundaries, and additional time to actively engage the community and ensure

that its needs are addressed. The current AI is still applicable until the adoption of the new AFH.

HOPWA Program

In 2015, the City Council declared 521 T Street as surplus and non-essential to the HOPWA program by Resolution 2015-0337. TLCS determined that it was cost prohibitive to rehabilitate 521 T Street and sold the property in August 2016. SHRA proposes to use the proceeds from the sale of 521 T Street to fund the creation of new HOPWA units. SHRA will return when an appropriate project has been identified to create additional HOPWA units.

A noticed public hearing soliciting comments on the 2017 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 5, 2016.

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

The proposed AFFH activities ensure that SHRA and the City meet the legal requirement that federal grantees must further the purposes of the Fair Housing Act.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA) / National Environmental Policy Act (NEPA): Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under CEQA if implementation of the projects is authorized as part of the budgeting process.

All new federally funded projects are subject to environmental review under the requirements of NEPA and per HUD regulations prior to any commitment of federal funds unless they are exempt from such review.

Many of the 2017 One-Year Action Plan new projects are exempt or categorically excluded from environmental review under CEQA and NEPA. Some of the programs contained in the Action Plan do not include specific projects, or actions on specific properties as these projects and properties have not yet been defined. As projects and properties are identified, additional environmental review under CEQA and/or NEPA will be required prior to any discretionary action or choice-limiting action. These projects cannot be approved until further environmental review is

completed. Exhibits A and B contain specific information regarding CEQA and NEPA reviews and findings for specific projects.

Sustainability Considerations: The Consolidated Plan is 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.

Other:

Commission Action: On October 5, 2016, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

Rationale for Recommendation: As a condition of the receipt of various federal grants provided through HUD, the regulations require the annual submittal of 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 and generating affordable housing opportunities. Newly funded activities are scheduled to be implemented and completed within 18 months to comply with federal regulations governing the timely expenditure of funds in the current year.

HUD adopted the Affirmatively Furthering Fair Housing (AFFH) Final Rule on July 16, 2015. This rule requires that HUD grant recipients incorporate the purposes and policies of the Fair Housing Act into their planning processes and replaces the Analysis of Impediments with the new AFH.

Financial Considerations: Below are the proposed allocations made in the 2017 One-Year Action Plan. Refer to Exhibit A for additional program and project allocations.

The proposed activities listed in Exhibit A are based on the following estimated revenues:

Community Development Block Grant (CDBG)			
Revenue Source	Previous Years Reprogramming	2017 Estimated Allocation	Total
Estimated Entitlement	\$0	\$4,420,123	\$4,420,123
Unallocated Capital Reserve	\$287,458	\$0	\$287,458
Program Income*	\$49,995	\$90,829	\$140,824
Reprogrammed Activities	\$0	\$0	\$0
Total	\$337,453	\$4,510,952	\$4,848,405

HOME Investment Partnerships Program (HOME)			
Revenue Source	Previous Years Reprogramming	2017 Estimated Allocation	Total
Estimated Entitlement	\$0	\$1,929,401	\$1,929,401
Unallocated Funds	\$0	\$0	\$0
Program Income*	\$135,092	\$208,126	\$343,218
Reprogrammed Activities	\$0	\$0	\$0
Total	\$135,092	\$2,137,527	\$2,272,619

Emergency Solutions Grant (ESG)			
Revenue Source	Previous Years Reprogramming	2017 Estimated Allocation	Total
Estimated Entitlement	\$0	\$390,922	\$390,922
Unallocated Funds	\$0	\$0	\$0
Program Income*	\$0	\$0	\$0
Reprogrammed Activities	\$0	\$0	\$0
Total	\$0	\$390,922	\$390,922

Housing Opportunities for Persons with AIDS (HOPWA)			
Revenue Source	Previous Years Reprogramming	2017 Estimated Allocation	Total
Estimated Entitlement	\$0	\$912,361	\$912,361
Unallocated Funds	\$153,770	\$0	\$153,770
Program Income^	\$490,000	\$0	\$490,000
Reprogrammed Activities	\$0	\$0	\$0
Total	\$643,770	\$912,361	\$1,556,131

*Program income means gross income received by the grantee or subgrantee directly generated by a grant supported activity, or earned only as a result of the grant agreement during the grant period.

^Program income is from sale of surplus TLCS property located at 521 T Street.

M/WBE/Section 3 and First Source Considerations: Minority and Women's Business Enterprise requirements will be applied to all capital improvement projects to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent they may be applicable.

Respectfully Submitted by:


LA SHELLE DOZIER
 Executive Director

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02	Background
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Background

Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) has managed and administered federal housing, public service and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to an agreement between the City and County and its housing authorities.

The Joint Powers Authority governance structure allows for a consolidation of staffing which achieves close coordination of housing, community development and public housing functions, provides budget savings for operation and overhead, eliminates duplicate staffing efforts, and provides a competitive advantage when seeking federal and other housing and community development funding opportunities such as Promise Zone, Choice Neighborhoods Initiative Planning and Implementation Grant funding, and brownfields funding from the Environmental Protection Agency. The consolidation of multiple departments from different jurisdictions under the control of one executive director who is directly accountable to the City and the County governing boards is a key element to the success of the governance and legal structure of SHRA. This structure has been recognized on a statewide and national level as a model for multi-jurisdictional cooperation and efficient use of housing and community development funds.

On January 8, 2013 (by City Council Resolution 2013-010 and HA Resolution 2013-01) SHRA was approved to administer all U.S. Department of Housing and Urban Development, Office of Community Planning and Development (HUD CPD) Programs as part of the adoption of the 2013-17 Consolidated Plan. To reflect administration of the Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs, in addition to administration of Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME), as well as to reflect the dissolution of redevelopment, SHRA was also approved by the same resolutions to enter into a revised Memorandum of Agreement (MOA) for the continued administration of HUD CPD funds, and the Housing Authority of the City of Sacramento, staffed by SHRA, was designated as the official recipient of federal funds on behalf of the City of Sacramento.

Fair Housing

On behalf of the City and County of Sacramento and under the regulatory direction of HUD, SHRA has a responsibility to affirmatively further fair housing within the jurisdictions covered by its programs. The jurisdictions include the City of Sacramento, as well as in the Unincorporated County of Sacramento and the cities of Citrus Heights, Folsom, Isleton, and Galt.

HUD provided direction for conducting a regional Assessment of Fair Housing which replaces the Analysis of Impediments (AI) which was last updated and approved by City Council Resolution 2011-605. The AI identifies barriers to fair housing choice and makes recommendations to guide the jurisdiction in furthering fair housing as part of the Consolidated Plan. By Resolution 2016-00359, the City Council authorized SHRA to enter into an agreement with regional jurisdictions including the Cities of Rancho Cordova, Elk Grove, and Citrus Heights, and Sacramento and the County of Sacramento whereby SHRA will prepare a Request for Proposals for a qualified consultant or consultants to perform the required Assessment of Fair Housing (AFH) as required by the Affirmatively Furthering Fair Housing (AFFH) rule published in July 2015. SHRA is also proposing to add the cities of Davis, Rocklin, Roseville, West Sacramento and Woodland and the Housing Authorities of Roseville and Yolo County to

the agreement and bid and award a contract(s) in order to fully meet the intent of the new AFH. HUD has authorized the extension of the Consolidated Plan and Analysis of Impediments in order to complete the AFH. The collaboration agreement and extension will allow for a more coordinated regional approach to addressing fair housing issues, including those that cross jurisdictional boundaries, and additional time to actively engage the community and ensure their needs are addressed. The current AI is still applicable until the adoption of the new AFH. In 2017, SHRA will conduct significant public outreach in coordination with surrounding cities and county staff on implementing fair housing activities.

Since the Regional Human Rights/Fair Housing Commission is no longer acting in its historical capacity, SHRA and the City and County of Sacramento staff have worked collaboratively to reconstitute a comprehensive and coordinated fair housing program to be operated in both the City and County of Sacramento. The culmination of these efforts resulted in SHRA executing contracts with Sacramento Self-Help Housing (SSHH) and Legal Services of Northern California (LSNC) to provide Fair Housing services in the City of Sacramento and unincorporated County of Sacramento. SSHH services include intake through the renter hotline, initial assessment, immediate consultation/referral/mediation, second level mediation with California's Department of Fair Employment and Housing (DFEH), data collection and case building. In addition, SSHH has a sub-contract with Project Sentinel to provide an onsite attorney at SSHH to address fair housing intake immediately as part of the renter hotline.

LSNC supports referrals from SSHH and pursues five to six litigation cases annually. In particularly egregious instances, LSNC will coordinate with DFEH and HUD's Office of Fair Housing and Equal Opportunity (FHEO). Furthermore, the Rental Housing Association has agreed to increase education and outreach to property owners. As a result, LSNC will provide fair housing services covering education, training, outreach, and marketing, as well as, supporting SSHH's renter hotline. LSNC will also provide implicit bias training, investigation, testing and litigation.

Consolidated Plan and Action Plan

New activities and the reprogramming of previous years' funds and their use are laid out in the Action Plan and are based upon 2013-17 Consolidated Plan priorities. The Action Plan's key components are broken down in the following sections.

Infrastructure and Public Facilities

There is a continuing need within the City for public facilities and infrastructure to serve low- and moderate-income areas in the City within older neighborhoods that either have inadequate facilities or existing facilities suffering from heavy use or deferred maintenance leading to disrepair. As identified in the 2013-17 Consolidated Plan, capital improvement funding identified in the Action Plan will be concentrated for maximum leveraging opportunities to provide the greatest impact to the largest number of residents.

Supporting large capital and public facility improvement projects benefiting low and moderate-income areas remains a key component of the CDBG Program. As part of the 2013-17 Consolidated Plan, the targeting of such areas was refined and priority areas were identified. The priority areas represent the intersection of various considerations for effectively targeting funding and maximizing impacts. To the extent a pipeline of projects exists within the priority areas, the program goal is to strategically support such projects. However, where strategic projects exist in broader low- and moderate-income areas and to the extent that capital and

public facility funding remains available, area benefit projects outside the priority areas will also be supported.

The proposed One-Year Action Plan infrastructure and public improvement projects were selected based on the ability for them to be completed in a timely manner, CDBG program eligibility and current City of Sacramento priorities. The Action Plan, through the use of priority areas, recognizes the post-redevelopment reality in California and Sacramento and creates a system by which funds can be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of efficient activity generating strategic and visible impacts that promote positive changes within the community.

Housing

The housing activities laid out in the Action Plan seek to support, increase and improve the multi-family housing stock, rehabilitate existing single-family housing and provide decent and affordable housing to low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been resource constrained in recent years due to reductions in entitlement grants from the federal government and the loss of local tax increment funds due to the elimination of California redevelopment agencies. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. In addition to direct housing assistance, infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods has been focused on both as a place based and mobility strategy to reduce barriers for low- and moderate-income households. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development (eTOD) and is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

To maximize fair housing choice, affordable housing rehabilitation and new construction are not limited to low- and moderate-income areas and can be developed where it is most appropriate. The guidelines for investing in affordable housing rehabilitation and new construction activities were established as part of separate policies adopted by the City Council, and include the Multi-Family Lending Guidelines.

HOME Program

The HOME Program empowers states and localities to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for new construction of housing. Additionally, HOME funds are also used for rehabilitation of existing housing and down payment assistance for first-time homebuyers.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partner with Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (CoC). As such, SHRA will be involved in discussions about the best methods to reach out to homeless persons and how to assess individual needs as part of ongoing coordination efforts.

Homelessness prevention objectives in 2017 include: 1) support efforts to continue the CoC System for homeless through the provision of emergency shelters, rapid re-housing/prevention services, transitional housing, and permanent supportive housing services, including housing for

the chronically homeless, and, 2) provide community and supportive services for low- and moderate-income persons and those with special needs, including the homeless and persons living with HIV/AIDS.

As part of the Action Plan, CDBG and ESG funding is expected to continue for established programs such as the Comprehensive Alcohol Treatment Center, emergency shelters, rapid re-housing and other actions related to the prevention of homelessness.

HOPWA

521 T Street Disposition

The City Council declared 521 T Street as surplus and non-essential to the HOPWA program by Resolution 2015-0337. TLCS has fulfilled the obligation period of its stewardship agreement which ended on June 30, 2014, and determined that it was cost prohibitive to rehabilitate the property and sold it in August 2016. SHRA proposes to use the proceeds (\$490,000) from the sale of 521 T Street to fund the creation of new HOPWA units.

Example Written Agreement for Joint or Regional Collaborations

COLLABORATION AGREEMENT

BETWEEN [Or “AMONG” If More Than 2 Program Participants]

[Program Participant 1]

AND

[Program Participant 2]

FOR

THE [include years the AFH covers] ASSESSMENT OF FAIR HOUSING

THIS AGREEMENT, entered this ____ day of _____, 20____ by and between [or “by and among” if more than 2 program participants] the _____ (herein called the “”) and _____ (herein called the “”) (collectively referred to as “Program Participants”).

WHEREAS, _____ [name of 1st program participant], is a consolidated plan program participant with a program year start date of _____ [insert date]. _____’s [name of program participant] next [indicate 3, 4 or 5-year] consolidated plan cycle will begin in _____ [insert year].

WHEREAS, _____ [name of public housing authority], is a public housing authority (PHA) with a fiscal year beginning date of _____ [insert date]. _____’s (name of PHA) next 5-year PHA plan will begin in _____ [insert year].

WHEREAS, the Program Participants are subject to the affirmatively furthering fair housing requirements found at 24 CFR §§5.150 through 5.180 and required to submit an Assessment of Fair Housing (AFH); and

WHEREAS, the Program Participants wish to collaborate to submit the AFH;

NOW, THEREFORE, it is agreed between the parties hereto that:

LEAD ENTITY

[Designated Program Participant] will serve as the lead entity of the collaboration and will be responsible for submitting the joint or regional AFH on behalf of all the collaborating Program Participants.

PROGRAM YEAR/FISCAL YEAR ALIGNMENT

Collaborating Program Participants will, to the extent practicable, align their consolidated plan program year start date(s) and/or PHA plan fiscal year beginning date(s) in accordance with the regulations at 24 CFR 91.10, for consolidated plan program participants, or 24 CFR part 903, for PHAs. If alignment of program year(s) or fiscal year(s) is not possible, the AFH will be submitted in accordance with the lead entity's consolidated plan program year start date or PHA plan fiscal year beginning date (as applicable).

CONSOLIDATED PLANNING/PHA PLANNING CYCLE ALIGNMENT

Collaborating Program Participants will, to the extent practicable, align their consolidated planning cycle(s) and/or PHA planning cycle(s) in accordance with the regulations at 24 CFR part 91, for consolidated plan program participants, or 24 CFR part 903, for PHAs. If alignment of consolidated planning cycle(s) or PHA planning cycle(s) is not possible, the AFH will be submitted in accordance with the lead entity's consolidated plan cycle or PHA plan cycle.

ROLES/RESPONSIBILITIES OF PROGRAM PARTICIPANTS

Assessment of Fair Housing

Collaborating program participants will divide the completion of the AFH. The responsibilities of the Program Participants are as follows:

Program Participant #1

[Provide a complete description of the responsibilities of the program participant for completing the AFH, e.g., the sections of the AFH for which the program participant will be responsible]

Program Participant #2

Program Participants will be accountable for any applicable analysis and any applicable joint goals and priorities to be included in the submitted AFH. Program Participants will also be accountable for their individual analysis, goals and priorities to be included in the submitted AFH.

WITHDRAWAL

[Program Participants should use this section to include procedures for withdrawal from the collaboration].

The withdrawing Program Participant must promptly notify HUD of its withdrawal from the collaboration.

SPECIAL CONDITIONS

[This section of the Agreement can be used by the Applicant to include special conditions specific to the particular activity or Partner.]

SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

WAIVER

A Program Participant's failure to act with respect to a breach by another Program Participant does not waive its right to act with respect to subsequent or similar breaches. The failure of the Program Participant to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

ENTIRE AGREEMENT

This Agreement between the Program Participants for the submission of the [year] AFH, supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Program Participants with respect to this Agreement. By way of signing this agreement, the Program Participants are bound to perform the agreements within this agreement. Any amendment to this agreement must be submitted to HUD.

Date _____

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

[Program Participant #1]
#2]

[Program Participant

By _____
By _____

Title _____

Title _____

Attest _____

ASSISTANT [CITY/COUNTY] CLERK

Countersigned: _____

By _____

FINANCE OFFICER

Title _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Fed. I. D. # _____

ASSISTANT [CITY/COUNTY] ATTORNEY OR LEGAL COUNSEL

RESOLUTION NO. 2016 -

Adopted by the Sacramento City Council

on date of

APPROVAL OF THE 2017 ONE-YEAR ACTION PLAN AND CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF VARIOUS YEARS' ACTION PLANS; AUTHORIZATION TO EXTEND THE CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS; AUTHORIZATION TO ENTER INTO A COLLABORATION AGREEMENT WITH MUNICIPALITIES AND HOUSING AUTHORITIES TO BID AND AWARD AN AFFIRMATIVELY FURTHERING FAIR HOUSING CONTRACT; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS AND OTHER ENVIRONMENTAL RELATED FINDINGS

BACKGROUND

- A. The U.S. Department of Housing and Urban Development (HUD) requires the adoption of a Five-Year Consolidated Plan and an annual Action Plan, consistent with the Consolidated Plan, to identify the 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.
- 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. As the recipient of HUD funding and designated agent for the City of Sacramento, SHRA is authorized to submit an environmental determination on the City's behalf and on behalf of non-profit sub-recipients.
- D. The 2013-17 Consolidated Plan was approved in 2013 by City Council Resolution 2013-0010 and Housing Authority Resolution 2013-0001.
- E. HUD adopted the Affirmatively Furthering Fair Housing (AFFH) Final Rule on July 16, 2015, which requires HUD grant recipients to incorporate the purposes and policies of the Fair Housing Act into their planning processes and replaces

the Analysis of Impediments (AI) with the new Assessment of Fair Housing (AFH).

- F. By Resolution 2016-00359, the City Council authorized SHRA to enter into an agreement with the Cities of Rancho Cordova, Elk Grove and Citrus Heights to issue a Request for Proposals (RFP) for qualified consultants to assist in preparing the required Assessment of Fair Housing (AFH).
- G. SHRA proposes to add the cities of Davis, Rocklin, Roseville, West Sacramento and Woodland and the Housing Authorities of Roseville and Yolo County to the agreement and bid and award a contract(s) in order to fully meet the intent of the new AFH.
- H. The collaboration agreement and extension allow for a more coordinated regional approach to addressing fair housing issues, including those that cross jurisdictional boundaries and additional time to actively engage the community and ensure that its needs are addressed.
- I. HUD has authorized the extension of the Consolidated Plan and Analysis of Impediments to 2019 in order to complete the Assessment on Fair Housing (AFH).
- J. The current AI is still applicable until the adoption of the new AFH.
- K. SHRA proposes to use the proceeds from the sale of 521 T Street to fund the creation of new HOPWA units.
- L. The City Council declared 521 T Street as surplus and non-essential to the HOPWA program by Resolution 2015-0337.
- M. A noticed public hearing soliciting comments on the 2017 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 5, 2016.
- N. The activities in the One-Year Action Plan have been analyzed in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). All programs and activities included in the One-Year Action Plan which have previously undergone environmental review were found to be Exempt under CEQA Guidelines and either Exempt or Categorically Excluded under the NEPA Guidelines. For projects in which environmental review has not yet been completed, environmental review will be completed prior to a project contract being executed or any choice limiting action.

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, including environmental findings regarding this action, as stated in Exhibit B, are approved.
- Section 2. The 2017 One-Year Action Plan, which allocates anticipated CDBG, HOME, HOPWA and ESG funds to various programs and projects as set out in Exhibit A, is approved.
- Section 3. Amendments to previous year's Action Plans, to defund the activities set forth in Exhibit A, and the addition of programs and projects as set out in Exhibit A, are approved.
- Section 4. SHRA is authorized to amend its budget to allocate the CDBG, HOME, HOPWA and ESG funding for programs and projects in accordance with the amendment of the prior years' Action Plan; allocate the CDBG, HOME, HOPWA and ESG grant funding for programs and projects as set out in the 2017 One-Year Action Plan; and to amend the CDBG Capital Reserve, HOME, HOPWA and ESG budgets if HUD award is less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities set out Exhibit A.
- Section 5. SHRA is authorized to enter into Collaboration Agreements with surrounding municipalities and public housing authorities whereby the Agency will bid and award a Request for Proposals for a qualified consultant or consultants to perform the required Assessment of Fair Housing as required by AFFH.
- Section 6. SHRA is authorized to extend, in accordance with approval from HUD, the Consolidated Plan and Analysis of Impediments to 2019 in order to complete the Assessment of Fair Housing (AFH).
- Section 7. SHRA is authorized to amend the HOPWA budget to allocate proceeds from the sale of 521 T Street for the creation of new HOPWA units.
- Section 8. SHRA is authorized and delegated authority to act as agent on behalf of the City of Sacramento to submit the amendment of prior years' Action Plan(s) and the 2017 One-Year Action Plan to HUD; execute the subsequent grant agreements with HUD; and to execute agreements and contracts with the appropriate entities to carry out the CDBG, HOME, HOPWA and ESG programs and projects in accordance with the Action Plans. All such agreements shall be in compliance with applicable federal laws and regulations.

Section 9. The City Manager is authorized to execute agreements with SHRA to carry out the activities contained in the 2017 One-Year Action Plan and amendment to the various years' Action Plans. All such agreements shall be in compliance with applicable federal laws and regulations, in a form approved by SHRA Counsel and the City Attorney.

Section 10. SHRA is authorized to make any budget adjustments and execute related documents and agreements as necessary to carry out the federal programs as described in the 2017 Action Plan in compliance with applicable federal laws and regulations.

Table of Contents:

Exhibit A: – 2017 One-Year Action Plan and Previous Years' Reprogramming

Exhibit B: – Environmental Determination

**City of Sacramento
2017 One-Year Action Plan and Previous Years' Reprogramming**

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

The Five-Year Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, HOPWA, and ESG funds for the period 2013-17. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development.

The One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations and proposed accomplishments. Proposed activities address the priority needs and specific objectives of the 2013-17 Consolidated Plan, adopted by the City Council on January 8, 2013.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for Agency initiated projects under the California Quality Act (CEQA). This Exhibit includes NEPA and CEQA citations as reference unless otherwise indicated. Additional information on environmental review can be found in Exhibit B.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan, Affirmatively Furthering Fair Housing (AFFH) and the 10-Year Plan to End Chronic Homelessness. These documents, on file with the Agency Clerk, are incorporated into this staff report and the record by this reference.

The following programs are listed on the pages below:

Community Development Block Grant (CDBG)
HOME Investment Partnerships Program (HOME)
Emergency Solutions Grant (ESG)
Housing Opportunities for Persons with AIDS (HOPWA)

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

CDBG Revenue Source	Previous Years Revenue Sources			2017 Action Plan	Total
	2014	2015	2016		
Estimated Entitlement				\$4,420,123	\$4,420,123
Unallocated Capital Reserve	\$0	\$129,735	\$157,723		\$287,458
Program Income*	\$0	\$0	\$49,995	\$90,829	\$140,824
Reprogrammed Activities	\$0	\$0	\$0		\$0
Total	\$0	\$129,735	\$207,718	\$4,510,952	\$4,848,405

*Program income means gross income received by the grantee or subgrantee directly generated by a grant supported activity, or earned only as a result of the grant agreement during the grant period.

The following summarizes proposed CDBG activities for 2017. Activities are organized into Infrastructure and Public Improvements; Housing Development, Preservation and Homeownership; Public Services; Grant Planning and Administration; Loan Repayments and Capital Reserve.

CDBG Activity Summary	Previous Years Reprogramming	2017 Action Plan	Total
Infrastructure and Public Improvements	\$0	\$2,390,415	\$2,390,415
Housing Development, Preservation and Homeownership	\$100,000	\$368,782	\$468,782
Public Services	\$0	\$687,773	\$687,773
Grant Planning and Administration	\$0	\$572,946	\$572,946
HUD Loan Repayments	\$49,995	\$326,247	\$376,242
Capital Reserve	\$187,458	\$164,789	\$352,247
Proposed Funding Total	\$337,453	\$4,510,952	\$4,848,405

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
INFRASTRUCTURE AND PUBLIC IMPROVEMENTS						
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other City Departments to maximize leveraging with the City's capital improvement plans.						
Robertson Sports Field Improvement Project: Design and construction of a neighborhood sports field located at Robertson Center/Park.	\$0	\$300,000	\$300,000	2017 CDBG EN	03I / 6702 / LMA	Environmental review is underway. See Exhibit B.
Rio Linda Boulevard Improvements: This construction project will provide safety and bicycle/pedestrian enhancements. These funds will match a federal grant that was awarded to the City to replace the Rio Linda and Main bridge.	\$0	\$350,000	\$350,000	2017 CDBG EN	03K / 6701 / LMA	Environmental review is underway. See Exhibit B.
Carl Johnston Park: This design and construction project located in Carl Johnston Park at 231 Elcano Avenue, would provide improvements to an existing park, including new ADA walkways and irrigation upgrades.	\$0	\$250,000	\$250,000	2017 CDBG EN	03F / 6300 / LMA	Environmental review is underway. See Exhibit B.
Lower Broadway Preliminary Design: This project would develop preliminary design plans in order to advance the project and better position it for future grant opportunities. The project is on Broadway between SR 99 to Riverside and includes a road diet and intersection improvements.	\$0	\$300,000	\$300,000	2017 CDBG EN	03K / 1900, 2000, 2200, 2700 / LMA	Environmental review is underway. See Exhibit B.
Susan B Anthony Park Improvements: Funds for improvements to the park adjacent to Susan B Anthony Elementary including, but not limited to a new safety fence, improvements to park features such as gazebo and playground, new shade canopy, trash installation, light and safety improvements and tennis court improvements.	\$0	\$300,000	\$300,000	2017 CDBG EN	03F / 4300 / LMA	Environmental review is underway. See Exhibit B.
Meadowview Streetscape Phase 1: This project is on Meadowview Road between 24th Street and Coral Gables Court. Funds will be used to acquire right of way in order to improve the pedestrian environment including widening sidewalks, adding planters and curb ramps. These funds will match a federal grant the City has received.	\$0	\$300,000	\$300,000	2017 CDBG EN	03K / 4202, 4203, 4300 / LMA	Environmental review is underway. See Exhibit B.
24th Street Feasibility Study: Feasibility study to determine potential improvements on 24th Street south of Meadowview Road and connecting to the Delta Shores area. It will evaluate streetscape options and other design elements to provide improved aesthetics, streetscape, and pedestrian and bicycle access.	\$0	\$100,000	\$100,000	2017 CDBG EN	03K / 4202 / LMA	Environmental review is underway. See Exhibit B.

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas. Awards range between \$10,000-\$100,000 each.	\$0	\$100,000	\$100,000	2017 CDBG EN	TBD	Environmental review is complete. See Exhibit B.
Transportation Project Funding Pre-Planning and Outreach: This funding would assist the City in grant preparation, planning, studies and community outreach in order to prepare for future transportation funding cycles including, but not limited to, the Active Transportation Program.	\$0	\$50,000	\$50,000	2017 CDBG EN	20	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(1) and 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Capital Improvement Project Scoping and Environmental: Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility of activity.	\$0	\$150,000	\$150,000	2017 CDBG EN	03	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(1) and 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Public Improvements Delivery: Staffing and supportive services for Choice Neighborhoods Initiative, Section 3 related activities, environmental and capital improvement projects in 2017.	\$0	\$190,415	\$190,415	2017 CDBG EN	03	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total Infrastructure and Public Improvements	\$0	\$2,390,415	\$2,390,415			

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)						
The following are recommended activities that increase the marketability and livability of neighborhoods.						
Minor Repair & ADA for Seniors and Low-Income Homeowners Program: Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Home Assistance Repair Program for Seniors (HARPS)	\$0	\$50,000	\$50,000	2017 CDBG EN	14H / LMH	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Emergency Repair Program/Accessibility Grant Program (ERP-A): Provides funds for the program and its administration, staffing and delivery. This program provides grants of up to \$5,000 each to very-low income homeowners for emergency health and safety repairs and grants of up to \$5,000 each to low-income disabled residents for accessibility modifications.	\$100,000	\$0	\$100,000	2016 CDBG EN	14A / LMH	Environmental review is complete. See Exhibit B.
	\$0	\$50,000	\$50,000	2017 CDBG EN		
Housing Programs Delivery: Supportive services for first-time homeowner, affirmatively furthering fair housing, affordable housing/multi-family, rehabilitation/new construction, Section 3 related activities, environmental and emergency repair/accessibility programs and activities	\$0	\$268,782	\$268,782	2017 CDBG EN	14A / 14B / 14G	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total CDBG Housing Development, Preservation and Homeownership	\$100,000	\$368,782	\$468,782			

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
PUBLIC SERVICES						
The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.						
Homeless Activities: Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food.	\$0	\$62,566	\$62,566	2017 CDBG EN	05	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3) and (a)(4). Cat Ex 24 CFR 58.35(b)(2). CEQA: Exempt per Guidelines Section 15061(b)(3).
Meals on Wheels: Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.	\$0	\$535,207	\$535,207	2017 CDBG EN	05A	Environmental review is complete. NEPA: Categorically excluded per 24 CFR 58.35(b)(2). CEQA: Exempt per Guidelines Section 15061(b)(3).
Downtown SRO Supportive Services: Provides coordination of health and human services, crisis intervention, independent living skills, drug and alcohol recovery, and community building activities at four downtown hotels. The service center is located at 719 J Street.	\$0	\$90,000	\$90,000	2017 CDBG EN	05	Environmental review is complete. NEPA: Categorically excluded per 24 CFR 58.35(b)(2). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total Public Services	\$0	\$687,773	\$687,773			

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
GRANT PLANNING AND ADMINISTRATION						
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.						
Consolidated Planning: Planning related to public facility and infrastructure improvements, affordable housing and homeless/HEARTH Act activities	\$0	\$100,000	\$100,000	2017 CDBG EN	20	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(1) and 58.34(a)(2). CEQA: Exempt per Guidelines Section 15067.
Promise Zone Planning: Funds to provide staffing and grant application activities.	\$0	\$50,000	\$50,000	2017 CDBG EN	20	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(4). CEQA: Exempt per Guidelines Section 15061(b)(3).
Fair Housing Activities: Provide funds to further fair housing, including counseling, referral and other eligible activities to affirmatively further fair housing.	\$0	\$45,000	\$45,000	2017 CDBG EN	21D	Environmental review is complete. NEPA: Cat Ex per 24 CFR 58.35(b)(2). CEQA: Exempt per Guidelines Section 15061(b)(7).
CDBG Planning and Administration: Administrative & Planning Services for CDBG Programs.	\$0	\$287,117	\$287,117	2017 CDBG EN	21A	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(1) and (2)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
	\$0	\$90,829	\$90,829	2017 CDBG PI		
Total Grant Planning and Administration	\$0	\$572,946	\$572,946			

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
HUD LOAN REPAYMENTS						
The following debt service payments for HUD Section 108 loans and internal SHRA loans for commercial revitalization, job creation, and infrastructure development.						
Section 108 Loan Repayment: Annual debt service payment on Section 108 loan funds. If program income is utilized towards the debt service payment then unused entitlement funds will be utilized towards project costs.	\$49,995	\$0	\$49,995	2016 CDBG PI	19F	Environmental review is complete. NEPA Exempt per 24 CFR 58.34(c)(2) and (e)(3). CEQA Exempt per Guidelines Section 15061(b)(2).
	\$0	\$326,247	\$326,247	2017 CDBG EN		
Total Section 108 Loan Repayment	\$49,995	\$326,247	\$376,242			

CAPITAL RESERVE						
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities in 2017 if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure timely completion of the activities.	\$129,735	\$0	\$129,735	2015 CDBG EN	22	Not subject to environmental review.
	\$57,723	\$0	\$57,723	2016 CDBG EN		
	\$0	\$164,789	\$164,789	2017 CDBG EN		
Total Capital Reserve	\$187,458	\$164,789	\$352,247			

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Years Revenue Sources			2017 Action Plan	Total
	2014	2015	2016		
Estimated Entitlement				\$1,929,401	\$1,929,401
Unallocated Funds	\$0	\$0	\$0		\$0
Program Income*	\$0	\$0	\$135,092	\$208,126	\$343,218
Total	\$0	\$0	\$135,092	\$2,137,527	\$2,272,619

The following summarizes proposed activities for 2017:

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	Environmental Clearance
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME Funds)					
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$21,563	\$0	\$21,563	2016 HOME PI	Environmental review is complete. See Exhibit B.
	\$0	\$157,314	\$157,314	2017 HOME PI	
	\$0	\$774,574	\$774,574	2017 HOME EN	
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$0	\$961,887	\$961,887	2017 HOME EN	Environmental review is complete. See Exhibit B.
City of Sacramento Homebuyer Program: Provides down payment assistance, closing costs, homeownership education and counseling for income eligible homebuyers.	\$100,000	\$0	\$100,000	2016 HOME PI	Environmental review is complete. NEPA: Education and counseling services are Exempt per 24 CFR 58.34(a)(4) and down payment assistance and closing costs are Categorical Excluded per 24 CFR 58.35(b)(5). CEQA: Exempt per Guidelines Section 15061(b)(3).
Home Program Administration: Administrative services for the implementation of HOME-funded activities.	\$13,509	\$0	\$13,509	2016 HOME PI	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
	\$0	\$20,812	\$20,812	2017 HOME PI	
	\$0	\$192,940	\$192,940	2017 HOME EN	
Total Housing Development, Preservation and Homeownership	\$135,092	\$2,137,527	\$2,272,619		

EMERGENCY SOLUTIONS GRANT (ESG)
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Proposed activities are based on the following estimated revenues:

ESG Revenue Source	Previous Years Revenue Sources			2017 Action Plan	Total
	2014	2015	2016		
Estimated Entitlement				\$390,322	\$390,322
Unallocated Funds	\$0	\$0	\$0		\$0
Program Income*	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$390,322	\$390,322

The following summarizes proposed activities for 2017:

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	Environmental Clearance
EMERGENCY SOLUTIONS GRANT (ESG)					
Rapid Rehousing Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing in addition to emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$144,419	\$144,419	2017 ESG EN	Environmental review is complete. NEPA: Categorically Excluded per 24 CFR 58.55(b)(2) and (3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Emergency Shelters (Public Services): Funds to provide homeless prevention and rapid re-housing in addition to emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$216,629	\$216,629	2017 ESG EN	Environmental review is complete. NEPA: Categorically Excluded per 24 CFR 58.55(b)(2) and (3). CEQA: Exempt per Guidelines Section 15061(b)(3).
ESG Program Administration: Administrative services for the implementation of ESG-funded activities in 2017.	\$0	\$29,274	\$29,274	2017 ESG EN	Environmental review is complete. NEPA: Exempt per 24 CFR 58.55(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total Emergency Solutions Grant	\$0	\$390,322	\$390,322		

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)
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Proposed activities are based on the following estimated revenues:

HOPWA Revenue Source	Previous Years Revenue Sources			2017 Action Plan	Total
	2014	2015	2016		
Estimated Entitlement				\$912,361	\$912,361
Unallocated Funds*	\$0	\$51,629	\$102,141		\$153,770
Program Income^	\$0	\$0	\$490,000	\$0	\$490,000
Total	\$0	\$51,629	\$592,141	\$912,361	\$1,556,131

*2016 Estimate

^Program income from sale of TLCS property located at 521 T Street.

The following summarizes proposed activities for 2017:

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	Environmental Clearance
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)					
HOPWA - City and County of Sacramento: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services, supportive services and operations for persons with HIV/AIDS in the City and County of Sacramento.	\$51,629	\$0	\$51,629	2015 HOPWA EN	Environmental review is complete. NEPA: Categorically Excluded per 24 CFR 58.35(b)(1), (2) and (3). CEQA: Exempt per Guidelines Section 15061(b)(3).
	\$102,141	\$0	\$102,141	2016 HOPWA EN	
	\$0	\$523,875	\$523,875	2017 HOPWA EN	
HOPWA - Yolo County: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in Yolo County.	\$0	\$37,000	\$37,000	2017 HOPWA EN	Environmental review is complete. NEPA: Categorically Excluded per 24 CFR 58.35(b)(1) and (2). CEQA: Exempt per Guidelines Section 15061(b)(3).
HOPWA - El Dorado and Placer Counties: Provides for short-term emergency housing and tenant-based rental assistance, housing placement services and supportive services for persons with HIV/AIDS in El Dorado and Placer Counties.	\$0	\$168,440	\$168,440	2017 HOPWA EN	Environmental review is complete. NEPA: Categorically Excluded per 24 CFR 58.35(b)(1) and (2). CEQA: Exempt per Guidelines Section 15061(b)(3).
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$490,000	\$0	\$490,000	2016 HOPWA PI	Environmental review is complete. See Exhibit B.
	\$0	\$155,676	\$155,676	2017 HOPWA EN	
HOPWA Program Administration: Administrative services for the implementation of HOPWA-funded activities.	\$0	\$27,370	\$27,370	2017 HOPWA EN	Environmental review is complete. NEPA: Exempt per 24 CFR 58.3(a)(3) and (2). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total HOPWA	\$643,770	\$912,361	\$1,556,131		

**City of Sacramento
Environmental Determination**

Robertson Sports Field Improvement Project: Design and construction of a neighborhood sports field located at Robertson Center/Park. It is anticipated that the project will be require an Environmental Assessment under NEPA and be exempt under CEQA. However, if additional or different environmental review is needed, SHRA and/or City staff may return for further approvals.

Rio Linda Boulevard Improvements: This construction project will provide safety and bicycle/pedestrian enhancements. These funds will match a federal grant that was awarded to the City to replace the Rio Linda and Main bridge. It is anticipated that the project will be categorically excluded under NEPA and exempt under CEQA. However, if additional environmental review is needed, SHRA and/or City staff may return for further approvals.

Carl Johnston Park: This design and construction project, located in Carl Johnston Park at 231 Eleanor Avenue, would provide improvements to an existing park, including new ADA walkways and irrigation upgrades. It is anticipated that the project will be categorically excluded under NEPA and exempt under CEQA. However, if additional environmental review is needed, SHRA and/or City staff may return for further approvals.

Lower Broadway Preliminary Design: This project would develop preliminary design plans in order to advance the project and better position it for future grant opportunities. The project is on Broadway between State Route 99 to Riverside Boulevard and includes a road diet and intersection improvements. It is anticipated that the preliminary design project will be exempt under NEPA and exempt under CEQA. However, if additional environmental review is needed, SHRA and/or City staff may return for further approvals.

Susan B Anthony Park Improvements: Funds for improvements to the park adjacent to Susan B. Anthony Elementary including, but not limited to a new safety fence, improvements to park features such as gazebo and playground, new shade canopy, track installation, light and safety improvements and tennis court improvements. It is anticipated that the project will be categorically excluded under NEPA and exempt under CEQA. However, if additional environmental review is needed, SHRA and/or City staff may return for further approvals.

Meadowview Streetscape Phase 1: This project is on Meadowview Road between 24th Street and Coral Gables Court. Funds will be used to acquire right of way in order to improve the pedestrian environment including widening sidewalks, adding planters and curb ramps. These funds will match a federal grant the City has received. It is anticipated that the project will be categorically excluded under NEPA and exempt

under CEQA. However, if additional environmental review is needed, SHRA and/or City staff may return for further approvals.

24th Street Feasibility Study: Feasibility study to determine potential improvements to 24th Street south of Meadowview Road and connecting to the Delta Shores area. It will evaluate streetscape options and other design elements to provide improved aesthetics, streetscape, and pedestrian and bicycle access. It is anticipated that the feasibility study project will be exempt under NEPA and exempt under CEQA. However, if additional environmental review is needed, SHRA and/or City staff may return for further approvals.

Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas. NEPA: Exempt as an administrative action per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3). This action does not include any funding commitments or approvals for any specific project. As individual projects are identified for acquisition and/or rehabilitation, environmental review will be required prior to taking any choice limiting action or discretionary action on those specific projects.

Multi-Family Acquisition and Rehabilitation Program: This program provides funding for the acquisition and rehabilitation of low- and moderate-income multi-family housing. This action does not include any funding commitments or approvals for any specific project. As individual projects are identified for acquisition and/or rehabilitation, environmental review will be required prior to taking any choice limiting action or discretionary action on those specific projects.

Emergency Repair Program/Accessibility Grant Program (ERP-A): This program provides funding for the program's administration, delivery/staff costs and grants of up to \$5,000 each to very-low income homeowners for emergency health and safety repairs as well as grants to low-income disabled residents for accessibility modifications. Administration and delivery/staff costs are exempt under NEPA per 24 CFR 58.34(a)(3) and Exempt under CEQA per Guidelines Section 15061(b)(3). The emergency repair/accessibility component includes repairs and improvements to existing structures to control threats to public safety and accessibility improvements which will remove barriers that restrict mobility of and accessibility by elderly and disabled persons. These activities are Exempt under NEPA per 24 CFR 58.34(a)(10) and Categorical Excluded per 58.35(b)(3) and Categorical Exempt under CEQA per Guidelines Section 15301. Review is complete for this activity. However, any activities not covered under this environmental review are subject to additional review under CEQA and/or NEPA prior to project commencement.

Multi-Family Housing New Construction: Loans for the construction of multi-family housing. This action does not include any funding commitments or approvals for any specific project. As individual projects are identified for new construction, environmental

review will be required prior to taking any choice limiting action or discretionary action on those specific projects.



September 30, 2016

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Adoption of the 2017 One-Year Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Funded Projects and Programs; Amendment of Prior Year Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing (AFFH) Contract; Amendment of the Sacramento Housing and Redevelopment Agency (SHRA) Budget; and Related Actions and Findings

SUMMARY

The attached report and resolution are submitted to you for review prior to review by the County of Sacramento.

RECOMMENDATION

Approve staff recommendation as outlined in the report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
November 1, 2016
Timed: 10am

To: Board of Supervisors of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Approval Of The 2017 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG), Amendment Of Prior Years' Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing Contract; Amendment To The Sacramento Housing And Redevelopment Agency (SHRA) Budget; And Other Related Activities and Findings

Supervisory
District(s): All

Contact: La Shelle Dozier, Executive Director, 440-1319
Geoffrey Ross, Assistant Director, 440-1357

Overview

As a condition of the receipt of various federal grants through the U.S. Department of Housing and Urban Development (HUD), regulations require the submittal of an annual One-Year Action Plan describing proposed activities, expenditures and amendments to prior year's Action Plans in order to meet the goals and priorities described in the Five-Year Consolidated Plan. This report recommends approval of the 2017 One-Year Action Plan for the County of Sacramento. Staff anticipates that the 2017 federal budget will be held constant at 2016 funding levels for the CDBG and ESG programs.

This report further recommends authorizing an extension of the current Consolidated Plan and Analysis of Impediments (AI) and approval to enter into an agreement with municipalities and housing authorities to bid, award and execute an Affirmatively Furthering Fair Housing (AFFH) contract in order to meet the requirements of the AFFH rule adopted by HUD on July 16, 2015.

Recommendations

Adopt the attached Board of Supervisors Resolution that:

1. Accepts the findings, including the environmental findings regarding this action, as stated in Attachments 1 and 2.
2. Adopts the 2017 One-Year Action Plan and amendments to prior years' Action Plans as described in Attachment 1 and directs SHRA to amend its budget accordingly.

3. Authorizes SHRA to 1) amend the allocation of CDBG funding for programs and projects in accordance with recommended changes to prior Action Plans; 2) allocate the CDBG, HOME, and ESG grant funding for programs and projects as set out in the 2017 Action Plan; and 3) amend the 2017 CDBG unallocated capital reserve, HOME and ESG budgets if the HUD award is less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities set out in the 2017 One-Year Action Plan.
4. 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.
5. Authorizes SHRA to make any budget adjustments and execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal and local programs per SHRA adopted policies, guidelines, regulations and federal law approved to form by SHRA Counsel.
6. Delegates SHRA the authority to act as agent on behalf of the County to execute the Action Plan grant agreements with HUD and the agreements and contracts with the appropriate entities to carry out the CDBG, HOME, and ESG funded activities in the amended prior years' Action Plan and in accordance with the 2017 One-Year Action Plan. Such agreements shall be consistent and in compliance with applicable federal laws and regulations and approved to form by SHRA Counsel.
7. Authorizes SHRA to submit the 2017 Action Plan and previous Action Plans to HUD.
8. Authorizes SHRA to enter into an agreement with municipalities and housing authorities to bid, award and execute an Affirmatively Furthering Fair Housing contract.
9. Authorizes SHRA to extend the current Consolidated Plan and Analysis of Impediments to 2019.

Measures/Evaluation

The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives in the adopted Consolidated Plan (by resolutions 2013-0018 and HA-2342). The Consolidated Plan goals include assisting low and moderate-income persons and areas with the following: community services, housing, homeless facilities and services, public improvements and facilities and planning activities. The proposed AFFH activities ensure that SHRA and the County meet the legal requirement that federal grantees must further the purposes of the Fair Housing Act. The new AFFH rule was adopted by HUD on July 16, 2015.

Fiscal Impact

Allocations made in the Action Plan are based on an estimated entitlement of \$5,098,764, program income of \$166,349, and prior year's activity reprogramming of \$1,055,000 for CDBG; estimated entitlement of \$2,038,691 and program income of \$1,583,337 for HOME and an estimated entitlement of \$456,547 for ESG.

BACKGROUND

Since 1982 SHRA has managed and administered federal housing, public service and community development funds on behalf of the City and County of Sacramento (City and County) and has served as the federal housing and community development staffing entity pursuant to an agreement between the City and County and its housing authorities.

The Joint Powers Authority governance structure allows for a consolidation of staffing, achieves close coordination of housing/community development and revitalization activities with public housing authority functions, provides budget savings for operation and overhead, eliminates duplicate staffing efforts, and provides for a competitive advantage when seeking federal and other funding opportunities for housing and community development activities. The consolidation of multiple departments from different jurisdictions under the control of one executive director who is directly accountable to the City and County governing boards is a key element to the success of the governance and legal structure of SHRA. This structure has been recognized on a statewide and national level as a model for multi-jurisdictional cooperation and efficient use of housing and community development funds. SHRA delivers cost-effective housing and community development services on behalf of the City and County without any cost to the City or County general fund.

On January 8, 2013 (by resolution 2013-018 and HA 2342) SHRA was approved to administer all U.S. Department of Housing and Urban Development of Community Planning and Development (HUD CPD) programs as part of the adoption of the 2013-17 Consolidated Plan. Furthermore, to reflect the administration of the ESG Program in addition to the administration of the CDBG and HOME Programs, as well as to reflect the dissolution of redevelopment, SHRA was also approved by the same resolutions to enter into a revised Memorandum of Agreement (MOA) for the continued administration of HUD CPD funds; and the Housing Authority of the County of Sacramento, staffed by SHRA, was designated as the official recipient of federal funds on behalf of the County of Sacramento.

Fair Housing

On behalf of the City and County of Sacramento and under the regulatory direction of the HUD, SHRA has the responsibility to affirmatively further fair housing within the jurisdictions covered by its programs. The jurisdictions include the City of Sacramento, as well as the Unincorporated County of Sacramento and the cities of Citrus Heights, Folsom, Isleton, and Galt.

HUD has provided direction for conducting a regional Assessment of Fair Housing (AFH) that replaces the AI, which was last updated and approved by BOS Resolution 2011-0800. The AI identifies barriers to fair housing choices and makes recommendations to guide the jurisdiction in furthering fair housing as part of the Consolidated Plan. By Resolution 2016-0233, the BOS authorized SHRA to enter into an agreement with regional jurisdictions including the Cities of Rancho Cordova, Elk Grove, Citrus Heights, and Sacramento and the County of Sacramento whereby SHRA will prepare a Request for Proposals for a qualified consultant or consultants to

perform an Assessment of Fair Housing (AFH) as required by the AFFH rule published in July 2015. SHRA is proposing to add the cities of Davis, Rocklin, Roseville, West Sacramento and Woodland and the Housing Authorities of Roseville and Yolo County to the agreement. HUD has authorized the extension of the Consolidated Plan and Analysis of Impediments in order to complete the Assessment on Fair Housing. The collaboration agreement and extension allows for a more coordinated regional approach to address fair housing issues, including those that cross jurisdictional boundaries, and additional time to actively engage the community and ensure that their needs are addressed. The current AI is still applicable until the adoption of the new AFH. In 2017, SHRA will conduct significant public outreach in coordination with surrounding cities and county staff on implementing fair housing activities.

Since the Regional Human Rights/Fair Housing Commission is no longer acting in its historical capacity, SHRA and the City and County of Sacramento staff have worked collaboratively to reconstitute a comprehensive and coordinated fair housing program to be operated in both the City and County of Sacramento. The culmination of these efforts resulted in SHRA executing contracts with Sacramento Self-Help Housing (SSHH) and Legal Services of Northern California (LSNC) to provide Fair Housing services in the City of Sacramento and Unincorporated County of Sacramento. SSHH services include intake through the renter hotline, initial assessment, immediate consultation/referral/mediation, second level mediation with California's Department of Fair Employment and Housing (DFEH), data collection and case building. In addition, SSHH has a sub-contract with Project Sentinel to provide an onsite attorney at SSHH to address fair housing intake immediately as part of the renter hotline.

LSNC supports referrals from SSHH and pursues five to six litigation cases annually. In particularly egregious instances, LSNC will coordinate with DFEH and HUD's Office of Fair Housing and Equal Opportunity (FHEO). Furthermore, the Rental Housing Association has agreed to increase education and outreach to property owners. As a result, LSNC will provide fair housing services covering education, training, outreach, and marketing, as well as, supporting SSHH's renter hotline. LSNC will also provide implicit bias training; and investigation, testing and litigation.

Consolidated Plan and Action Plan

New activities and the reprogramming of previous years' funds and their use are described in the Action Plan and are based upon 2013-17 Consolidated Plan priorities. The Action Plan's key components are broken down in the following sections.

Infrastructure and Public Facilities

There is a continuing need within the County for public facilities and infrastructure to serve low- and moderate-income areas in the County within older neighborhoods that either have inadequate facilities or existing facilities suffering from heavy use or deferred maintenance leading to disrepair. As identified in the 2013-17 Consolidated Plan, capital improvement funding identified in the Action Plan will be concentrated for maximum leveraging opportunities to provide the greatest impact to the largest number of residents.

Supporting large capital and public facility improvement projects that benefit low- and moderate-income areas remains a key component of the CDBG Program. As part of the 2013-17 Consolidated Plan the targeting of such areas was refined and priority areas were identified. The priority areas represent the intersection of various considerations for effectively targeting funding and maximizing impact. To the extent a pipeline of projects exists within the priority areas, the program goal is to strategically support such projects. However, where strategic projects exist in broader low- and moderate-income areas and to the extent that capital and public facility funding remains available, area-benefit projects outside the priority areas may also be supported.

The proposed One-Year Action Plan infrastructure and public improvement projects were selected based on the ability for them to be completed in a timely manner, CDBG program eligibility and current County of Sacramento priorities. The Action Plan, through the use of priority areas, recognizes the post-redevelopment reality in California and Sacramento and creates a system by which funds can be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of efficient activity generating strategic and visible impacts that promote positive changes within the community.

Housing

The housing activities laid out in the Action Plan seek to support, increase and improve the multi-family housing stock, rehabilitate existing single-family housing and provide decent and affordable housing to low- and moderate-income individuals. SHRA's ability to respond to difficult housing issues has been resource constrained in recent years due to reductions in entitlement grants from the federal government and the loss of local tax increment funds due to the elimination of California redevelopment agencies. As a result, resources from CDBG have been consistently targeted over the Consolidated Planning period towards housing rehabilitation and in support of housing development. In addition to direct housing assistance, infrastructure improvements along transit corridors in conjunction with housing development and community facilities in designated neighborhoods has been focused on both as a place-based and mobility strategy to reduce barriers for low- and moderate-income households. This strategy is part of SHRA's efforts to support equitable Transit-Oriented Development (eTOD), which is proven to lead to increased opportunities for low- and moderate-income residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

To maximize fair housing choice, affordable housing rehabilitation and new construction are not limited to low- and moderate-income areas and can be developed where it is most appropriate. The guidelines for investing in affordable housing rehabilitation and new construction activities were established as part of separate policies adopted by the Board of Supervisors, and include the Multi-Family Lending Guidelines.

Approval And Adoption Of The 2017 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnership Program, and Emergency Solutions Grant, Amendment Of Prior Years' Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments; Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Award an Affirmatively Furthering Fair Housing Contract; Amendment To The Sacramento Housing And Redevelopment Agency Budget
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HOME Program

The HOME Program empowers states and localities to design and implement affordable housing strategies to respond to locally determined needs. HOME funds, unlike CDBG, can be used for new construction. Additionally, HOME funds are also used for rehabilitation of existing housing and down payment assistance for first-time homebuyers.

Homeless Services

SHRA is part of the Continuum of Care Advisory board and is committed to partnering with Sacramento Steps Forward (SSF), the lead agency for the Continuum of Care (CoC). As such, SHRA will continue to participate in discussions about the most effective ways to reach out to homeless individuals and to assess their individual needs as part of ongoing coordination efforts.

Homelessness prevention objectives in 2017 include: 1) support efforts to continue the CoC System for homeless individuals through the provision of emergency shelters, rapid re-housing/prevention services, transitional housing, and permanent supportive housing services, including housing for the chronically homeless population, and, 2) providing community and supportive services for low- and moderate-income persons and those with special needs, including homeless individuals and persons living with HIV/AIDS.

As part of the Action Plan, CDBG and ESG funding is expected to continue for established programs such as the Comprehensive Alcohol Treatment Center, emergency shelters, rapid re-housing and other actions related to the prevention of homelessness.

Status of Agreement Cities

The CDBG Cooperation Agreements with Folsom, Isleton and Galt will expire on December 31, 2017 and the next renewal year begins on January 1, 2018. The HOME consortium agreement with the city of Citrus Heights will expire on December 31, 2017 and the next renewal year begins on January 1, 2018.

Isleton

In 2012, SHRA partnered with the Isleton Brannan Andrus Historical Society (IBAHS) by providing \$441,000 and construction oversight for building stabilization and exterior rehabilitation of the Isleton Bing Kong Tong Building as part of a blight removal and historic preservation project. This phase, known as Phase 1, was completed in 2014. Subsequently, \$600,000 was allocated for Phase 2 which includes installation of handicapped-accessibility and interior improvements with some minor exterior improvements. Environmental review was recently completed and SHRA received concurrence from the California State Office of Historic Preservation. Phase 2 is in final design and construction is expected to begin in March of 2017.

To seek funding for the third and final phase of the project, which was to make the building ready to serve as a history museum, IBAHS applied for but was unsuccessful in its grant application to the California Cultural Historic Endowment (CCHE). However, SHRA has

amended its contract with IBAHS so that a portion (\$75,000) of the \$600,000 allocated towards Phase 2 will be set aside as match for Phase 3. In the 2016 Action Plan, the Board approved an additional \$100,000 for phase 3 to complete the project which will allow the IBAHS to open Isleton Bing Kong Tong Building as a history museum open to the public. Upon completion, the IBAHS will be able to transfer the exhibits from its temporary museum into the Bing Kong Tong building, which will increase public access to their California's Sacramento Delta cultural collections. This project meets the CDBG National Objective of Slum Blight/Spot/Basis (24 CFR §570.208(b) (2)) for the preservation of an historic building. The Bing Kong Tong building is located in Isleton's Chinese and Japanese Commercial Districts which were listed as one historic district on the National Register of Historic Places in 1991.

Folsom, Galt, and Citrus Heights

The 2017 Action Plan proposes the allocation of \$165,000 to Folsom for its Seniors Helping Seniors Program. At this time, no funds are proposed for allocation to Galt or Citrus Heights for their First-Time Homebuyer Programs because both jurisdictions have two years of previous funding that has not been spent.

DISCUSSION

This report recommends approval of the 2017 Action Plan, thereby updating the Consolidated Plan, and requests authorization to submit the plan to HUD. The Consolidated Plan is a five-year planning document covering the period from 2013 to 2017. The Consolidated Plan identifies the County's housing and community development needs and describes a long-term strategy to meet those needs. In addition, the Action Plan specifically addresses fair housing and federally funded housing and community development programs including CDBG, HOME and ESG.

COMMISSION ACTION:

On October 5, 2016, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

MEASURES/EVALUATIONS

The proposed funding allocations for new and existing activities are consistent with the goals and objectives found in the adopted Consolidated Plan which include assisting low- and moderate-income persons and areas with the following: community services, housing, homeless facilities and services, public improvements and facilities, economic development, planning and administration.

FINANCIAL ANALYSIS

Proposed activities are based on the following estimated revenues:

Revenue Source	Previous Years Reprogramming	2017 Estimated Revenue	Total
CDBG Entitlement	\$0	\$5,098,764	\$5,098,764
CDBG Program Income*	\$134,793	\$31,556	\$166,349
CDBG Reprogrammed Activities	\$1,055,000	\$0	\$1,055,000
CDBG Capital Reserve	\$534,872	\$0	\$534,872
HOME Entitlement	\$0	\$2,038,691	\$2,038,691
HOME Program Income*	\$735,322	\$848,015	\$1,583,337
ESG Entitlement	\$0	\$456,547	\$456,547
Revenue Subtotal	\$2,459,987	\$8,473,573	\$10,933,560

*Program income means gross income received by the grantee or subgrantee directly generated by a grant supported activity, or earned only as a result of the grant agreement during the grant period.

The CDBG Unallocated capital reserve budgeted in the 2017 One-Year Action Plan is approximately four percent (or \$222,191) of the 2017 CDBG entitlement. Refer to Attachment 1 for additional information. If Congress ultimately approves funding in a lesser amount, the reserve will be used to fund budgeted projects. SHRA is authorized to obligate the capital reserve to activities described in this Action Plan.

POLICY CONSIDERATIONS

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

The proposed AFFH activities ensure that SHRA and the County meet the legal requirement that federal grantees must further the purposes of the Fair Housing Act.

ENVIRONMENTAL REVIEW

Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is subject to environmental review under the California Environmental Quality Act (CEQA) if implementation of the projects is authorized as part of the budgeting process.

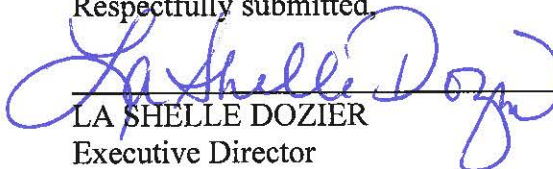
Approval And Adoption Of The 2017 One-Year Action Plan For The Community Development Block Grant, HOME Investment Partnership Program, and Emergency Solutions Grant, Amendment Of Prior Years' Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments; Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Award an Affirmatively Furthering Fair Housing Contract; Amendment To The Sacramento Housing And Redevelopment Agency Budget
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All new federally funded projects are subject to environmental review under the requirements of the National Environmental Policy Act (NEPA) and per HUD regulations prior to any commitment of federal funds for expenditure unless they are exempt from such review. Refer to Attachment 1 and 2 for additional information.

M/WBE AND 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 they may be applicable.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

APPROVED:

NAVDEEP GIL
County Executive

Attachments:

- RES - County BOS Resolution
- ATT 1 - 2017 One-Year Action Plan and Previous Year's reprogramming
- ATT 2 - Environmental Determination
- ATT 3 - Example AFH Regional Collaboration MOU

RESOLUTION NO. _____

APPROVAL OF THE 2017 ONE-YEAR ACTION PLAN AND CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT OF VARIOUS YEARS' ACTION PLANS; AUTHORIZATION TO EXTEND THE CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS; AUTHORIZATION TO ENTER INTO A COLLABORATION AGREEMENT WITH MUNICIPALITIES AND HOUSING AUTHORITIES TO BID AND AWARD AN AFFIRMATIVELY FURTHERING FAIR HOUSING CONTRACT; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY BUDGET; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS AND OTHER ENVIRONMENTAL RELATED FINDINGS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires adoption of a Five-Year Consolidated Plan and annual Action Plan, consistent with the Consolidated Plan, to identify the programs and projects for expenditure of federal CDBG, HOME and ESG funds; and

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

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

WHEREAS, the 2013-17 Consolidated Plan was approved by Board of Supervisors Resolution No. 2013-0018 and Housing Authority Resolution No. HA-2342;

WHEREAS, HUD adopted the Affirmatively Furthering Fair Housing (AFFH) Final Rule on July 16, 2015, which requires HUD grant recipients to incorporate the purposes and policies of the Fair Housing Act into their planning processes and replaces the Analysis of Impediments with the new Assessment of Fair Housing (AFH).

WHEREAS, by Resolution No. 2016-0233, the Board authorized SHRA to enter into an agreement with the Cities of Rancho Cordova, Elk Grove, and Citrus Heights to issue a Request for Proposals for a qualified consultant or consultants to perform the required Assessment of Fair Housing (AFH).

Approval Of The 2017 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG), Amendment Of Prior Years' Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing Contract; Amendment To The Sacramento Housing And Redevelopment Agency (SHRA) Budget; And Other Related Activities and Findings
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WHEREAS, SHRA proposes to add the cities of Davis, Rocklin, Roseville, West Sacramento and Woodland and the Housing Authorities of Roseville and Yolo County to the agreement and bid and award a contract(s) in order to fully meet the intent of the new AFH.

WHEREAS, the collaboration agreement and extension allow for a more coordinated regional approach to addressing fair housing issues, including those that cross jurisdictional boundaries, and additional time is required to actively engage the community and ensure that its needs are addressed.

WHEREAS, HUD has authorized the extension of the Consolidated Plan and Analysis of Impediments to 2019 in order to complete the Assessment on Fair Housing (AFH).

WHEREAS, the current Analysis of Impediments is applicable until the adoption of the new AFH.

WHEREAS, a noticed public hearing soliciting comments on the 2017 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on October 5, 2016.

WHEREAS, the activities in the One-Year Action Plan have been analyzed in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). All programs and activities included in the One-Year Action Plan which have previously undergone environmental review were found to be Exempt under CEQA Guidelines and either Exempt or Categorically Excluded under the NEPA Guidelines. For projects in which environmental review has not yet been completed, environmental review will be completed prior to a project contract being executed, or any choice limiting action.

Approval Of The 2017 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG), Amendment Of Prior Years' Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing Contract; Amendment To The Sacramento Housing And Redevelopment Agency (SHRA) Budget; And Other Related Activities and Findings
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NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO

Section 1: All evidence present having been duly considered, the Sacramento County Board of Supervisors accepts the findings, including the environmental findings regarding this action, as stated in Attachments 1 and 2, which are hereby approved.

Section 2: Amendments to previous years' Action Plans, to reprogram the activities as described in Attachment 1, are approved and SHRA is directed to amend its budget accordingly.

Section 3: The 2017 One-Year Action Plan which allocates anticipated CDBG, HOME, and ESG funds to various programs and projects as set forth in Attachment 1 is approved and SHRA is directed to amend its budget accordingly.

Section 4: SHRA is authorized to amend the allocation of CDBG funding for programs and projects in accordance with changes to prior Action Plans; allocate the CDBG, HOME, and ESG grant funding for programs and projects as set out in the 2017 One-Year Action Plan; and to amend the 2017 CDBG Unallocated Capital Reserve, HOME and ESG budgets if the HUD award is less or greater than anticipated to the extent necessary to implement and ensure the timely completion of the activities set out in the 2017 One-Year Action Plan.

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 make any budget adjustments and execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal and local programs identified in the 2017 Action Plan per SHRA adopted policies, guidelines, regulations and federal law as approved to form by SHRA Counsel.

Approval Of The 2017 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG), Amendment Of Prior Years' Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing Contract; Amendment To The Sacramento Housing And Redevelopment Agency (SHRA) Budget; And Other Related Activities and Findings
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Section 7: SHRA has been delegated the authority to act as agent on behalf of the County to execute the Action Plan grant agreements with HUD and agreements and contracts with the appropriate entities to carry out the CDBG, HOME, and ESG funded activities in the amended prior years' Action Plan and in accordance with the 2017 One-Year Action plans. Such agreements shall be consistent and in compliance with applicable federal laws and regulations and approved to form by SHRA Counsel.

Section 8: SHRA is authorized to submit the 2017 Action Plan and amendments to previous Action Plans to HUD.

Section 9: SHRA is authorized to enter into Collaboration Agreements with surrounding municipalities and public housing authorities whereby SHRA will bid and award a Request for Proposals for a qualified consultant or consultants to perform the required Assessment of Fair Housing (AFH) as required by AFFH.

Section 10: SHRA is authorized to extend, in accordance with approval from HUD, the Consolidated Plan and Analysis of Impediments to 2019 in order to complete the Assessment of Fair Housing (AFH).

Approval Of The 2017 One-Year Action Plan For The Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG), Amendment Of Prior Years' Action Plans; Authorization to Extend the Consolidated Plan and Analysis of Impediments (AI); Authorization to Enter into a Collaboration Agreement with Municipalities and Housing Authorities to Bid and Award an Affirmatively Furthering Fair Housing Contract; Amendment To The Sacramento Housing And Redevelopment Agency (SHRA) Budget; And Other Related Activities and Findings
Page 5

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 1st day of November, 2016, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,
(PER POLITICAL REFORM ACT (§ 18702.5.))

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

**County of Sacramento
2017 One-Year Action Plan and Previous Years' Reprogramming**

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

The Five-Year Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, HOPWA, and ESG funds for the period 2013-17. In general, the mission of the Consolidated Plan is to revitalize selected lower-income neighborhoods and to assist disadvantaged populations by providing adequate public facilities and services, generating affordable housing opportunities, and stimulating economic development.

The One-Year Action Plan, and amendments, are updates to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of the funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year, including geographic locations and proposed accomplishments. Proposed activities address the priority needs and specific objectives of the 2013-17 Consolidated Plan, adopted by the Board of Supervisors on January 8, 2013.

The Sacramento Housing and Redevelopment Agency (SHRA), as the direct recipient of HUD funding, assumes the responsibility for environmental review, decision-making, and actions under the National Environmental Policy Act (NEPA). SHRA is also the lead agency for Agency initiated projects under the California Quality Act (CEQA). This Exhibit includes NEPA and CEQA citations as reference unless otherwise indicated. Additional information on environmental review can be found in Attachment 2.

In addition, a description of other actions to further the Consolidated Plan strategies is required by HUD as part of the One-Year Action Plan application. These include the Public Housing Authority Administrative Plan, the Citizen Participation Plan, the Continuum of Care Plan, Affirmatively Furthering Fair Housing (AFFH) and the 10-Year Plan to End Chronic Homelessness. These documents, on file with the Agency Clerk, are incorporated into this staff report and the record by this reference.

The following programs are listed on the pages below:

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

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Proposed activities are based on the following estimated revenues:

CDBG Revenue Source	Previous Years Revenue Sources			2017 Action Plan	Total
	2014	2015	2016		
Estimated Entitlement				\$5,098,764	\$5,098,764
Unallocated Capital Reserve	\$0	\$334,357	\$200,515		\$534,872
Program Income*	\$0	\$0	\$134,793	\$31,556	\$166,349
Reprogrammed Activities (see below)	\$0	\$55,000	\$1,000,000		\$1,055,000
Total	\$0	\$389,357	\$1,335,308	\$5,130,320	\$6,854,985

*Program income means gross income received by the grantee or subgrantee directly generated by a grant supported activity, or earned only as a result of the grant agreement during the grant period.

Reprogrammed Activities	Program Year	Amount
Fair Housing: The County of Sacramento has allocated General Funds to this activity and less funds are needed from SHRA. Staff recommends transferring these funds to Capital Reserve for reprogramming to other activities listed below.	2015	\$55,000
Family Resource Center: This project was unable to occur in a timely manner and staff has requested the funds be transferred to the Jack Davis Park Improvement project.	2016	\$150,000
District 3 Pavement Overlays: County of Sacramento staff has requested the funds be reallocated to support the Drayton Heights Trench & Overlay Project.	2016	\$850,000
Total		\$1,055,000

The following summarizes proposed CDBG activities for 2017. Activities are organized into Infrastructure and Public Improvements; Housing Development, Preservation and Homeownership; Public Services; Grant Planning and Administration and Capital Reserve.

CDBG Activity Summary	Previous Years Reprogramming	2017 Action Plan	Total
Infrastructure and Public Improvements	\$1,407,641	\$3,065,449	\$4,473,090
Housing Development, Preservation and Homeownership	\$150,000	\$343,882	\$493,882
Public Services	\$110,000	\$777,232	\$887,232
Grant Planning and Administration	\$0	\$613,590	\$613,590
Agreement Cities	\$0	\$165,000	\$165,000
Capital Reserve	\$57,024	\$165,167	\$222,191
Proposed Funding Total	\$1,724,665	\$5,130,320	\$6,854,985

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
INFRASTRUCTURE AND PUBLIC IMPROVEMENTS						
The following are recommended capital improvements of public or community-based facilities and public rights-of-way to be completed within 18 months. These activities, when appropriate, will be coordinated with other County Departments to maximize leveraging with the County's capital improvement plans.						
District 1 Neighborhood Sidewalk Repairs This project will repair damaged existing sidewalk sections in the area between Fruitridge Rd, Mendocino Blvd, 14th Ave and Stockton Blvd. The specific locations are still to be determined.	\$0	\$200,000	\$200,000	2017 CDBG EN	03L / TBD / LMA	Environmental review is underway. See Attachment 2.
Jack Davis Park Improvement Project: Improvements and possible land acquisition to Park located at 16th Ave and 44th St in District 1.	\$150,000	\$0	\$150,000	2016 CDBG EN	03F / 4402 / LMA	Environmental review is underway. See Attachment 2.
District 2 LED Street Lights This project includes installation of new LED Street Lights in the area between Briggs Dr, Chandler Dr, Park Dr and 53rd Ave. The specific locations are still to be determined.	\$0	\$800,000	\$800,000	2017 CDBG EN	03L/TBD/ LMA	Environmental review is underway. See Attachment 2.
44th Avenue Pedestrian / Beautification Project - Phase 2: Construction of sidewalk infill and curb ramps as needed along 44th Avenue between 39th Street and Franklin Blvd. This project will connect to the previous 44th Ave Pedestrian/Beautification Project and continue westward to Franklin Blvd. The funding for the design was provided under the 2016 CDBG Action Plan. (District 2)	\$0	\$375,000	\$375,000	2017 CDBG EN	03K / 4501 / LMA	Environmental review is complete. NEPA: Categorically Excluded per 24 CFR 58.35(a)(1), converts to Exempt per 24 CFR 58.34(a)(12). CEQA: Categorically Exempt per Guidelines Section 15301.
Dayton Heights Trench & Overlay Project Trench and Overlay Project. The neighborhood is located in District 3 between Morse Ave, El Camino Ave, Merrywood Dr and a shopping center to the east.	\$715,207	\$0	\$715,207	2016 CDBG EN	03K / 5001 / LMA	Environmental review is underway. See Attachment 2.
	\$134,793	\$0	\$134,793	2016 CDBG PI		
	\$0	\$850,000	\$850,000	2017 CDBG EN		
Howe Avenue Sidewalk Installation and Infill Project: Project includes design and construction continuous sidewalk on easterly (County) portion of Howe Ave. between Marconi Ave. and Auburn Blvd. Project will also include curb ramps. (District 3)	\$0	\$500,000	\$500,000	2017 CDBG EN	03K / 6201 / LMA	Environmental review is underway. See Attachment 2.
District 4 Neighborhood Low/Mod ADA Curb Ramp Project Design, construction management, and construction of 10 ADA curb ramps at unsignalized locations along Tartan Drive at U Street.	\$0	\$75,000	\$75,000	2017 CDBG EN	03K / 7417 / LMA	Environmental review is underway. See Attachment 2.
Rosemont Area Street Light Project: This project will install new 13 LED Street Lights surrounding the Sequoia Elementary School in District 5.	\$220,000	\$0	\$220,000	2015 CDBG EN	03L / 9108 / LMA	Environmental review is underway. See Attachment 2.

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas. Awards range between \$10,000-\$100,000 each.	\$100,000	\$0	\$100,000	2016 CDBG EN	TBD	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Capital Improvement: Scoping: Funding for early cost estimates, resource identification, conceptual design, environmental studies and/or the development of plans, strategies and studies for CDBG-eligible projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis. CDBG staff to determine eligibility.	\$87,541	\$0	\$87,641	2016 CDBG EN	3 / LMA	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(1) and 58.34(a)(8). CEQA: Exempt per Guidelines Section 15061(b)(3).
	\$0	\$62,359	\$62,359	2017 CDBG EN	3 / LMA	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(1) and 58.34(a)(8). CEQA: Exempt per Guidelines Section 15061(b)(3).
Public Improvements Delivery: Staffing and supportive services for Choice Neighborhoods Initiative, Section 3 related activities, environmental and capital improvement projects in 2017.	\$0	\$203,090	\$203,090	2017 CDBG EN	3 / LMA	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total Infrastructure and Public Improvements	\$1,407,541	\$3,065,442	\$4,473,090			

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (CDBG Funds)						
The following are recommended activities that increase the marketability and livability of neighborhoods.						
Minor Repair & ADA for Seniors and Low-Income Homeowners Program Provides for administrative costs associated with minor home repairs for low- and moderate-income homeowners and the administrative oversight for the Home Assistance Repair Program for Seniors (HARP5)	\$0	\$50,000	\$50,000	2017 CDBG EN	14H / LMH	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Emergency Repair Program/Accessibility Grant Program (ERP-A): Provides funds for the program and its administration, staffing and delivery. This program provides grants of up to \$5,000 each to very-low income homeowners for emergency health and safety repairs and grants of up to \$5,000 each to low-income disabled residents for accessibility modifications.	\$150,000	\$0	\$150,000	2015 CDBG EN	14A / LMH	Environmental review is underway. See Attachment 2
Housing Program Delivery: Supportive services for first-time homebuyers, refinancing for housing, affordable housing/multi-family rehabilitation/new construction, Section 3 related activities, environmental and emergency repair/accessibility programs and activities	\$0	\$293,882	\$293,882	2017 CDBG EN	14A / 14B / 14G	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total CDBG Housing Development, Preservation and Homeownership	\$150,000	\$343,882	\$493,882			

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
PUBLIC SERVICES						
The following are recommended funding allocations to support human assistance programs. For CDBG, HUD limits funding for public services to 15 percent of the total amount of entitlement and previous year's program income.						
Homeless Activities: Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, detoxification, medical and counseling services, and provision of food	\$110,000	\$0	\$110,000	2016 CDBG EN	05	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3) and (4). CEQA: Exempt per Guidelines Section 15061(b)(3).
	\$0	\$252,434	\$252,434	2017 CDBG EN		
Meals on Wheels: Provides meals to homebound seniors and to non-homebound seniors at approximately 20 dining sites.	\$0	\$524,798	\$524,798	2017 CDBG EN	05A	Environmental review is complete. NEPA: Categorically excluded per 24 CFR 58.35(b)(2). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total Public Services	\$110,000	\$777,232	\$887,232			

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	CDBG Criteria	Environmental Clearance
GRANT PLANNING AND ADMINISTRATION						
The following are related to immediate/intermediate term program planning, community participation and general program administration. For CDBG, HUD limits funding of these activities to 20 percent of the total amount of entitlement and program income.						
Consolidated Planning: Planning related to public facility and infrastructure improvements, affordable housing and homeless/HEARTH Act activities.	\$0	\$100,000	\$100,000	2017 CDBG EN	20	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(1) and 58.34(a)(5). CBQA: Exempt per Guidelines Section 15262.
Promise Zone Planning: Funds to provide staffing and grant application activities.	\$0	\$25,000	\$25,000	2017 CDBG EN	20	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(4). CEQA: Exempt per Guidelines Section 15061(b)(3).
CDBG Planning and Administration: Administrative & Planning Services for CDBG Programs	\$0	\$457,034	\$457,034	2017 CDBG EN	21A	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(1) and (a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
	\$0	\$31,556	\$31,556	2017 CDBG PI		
Total Grant Planning and Administration	\$0	\$613,590	\$613,590			
AGREEMENT CITIES						
Folsom-Seniors Helping Seniors Handyman Program: Funds to be used for the City's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies.	\$0	\$165,000	\$165,000	2017 CDBG EN	14A / LMH	Environmental review is complete. See Attachment 2.
Total Agreement Cities	\$0	\$165,000	\$165,000			
CAPITAL RESERVE						
Capital Reserve: Reserve accounts for overruns in capital improvement activities and to fund budgeted activities in 2017 if CDBG entitlement is less than anticipated. The reserve is also available to cover unanticipated project and program costs to bring an activity to completion. The full amount of the reserve is available to ensure the timely completion of the activities.	\$19,357	\$0	\$19,357	2015 CDBG EN	22	Not subject to environmental review.
	\$37,667	\$0	\$37,667	2016 CDBG EN		
	\$0	\$165,167	\$165,167	2017 CDBG EN		
Total Capital Reserve	\$57,024	\$165,167	\$222,191			

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Proposed activities are based on the following estimated revenues:

HOME Revenue Source	Previous Years Revenue Sources			2017 Action Plan	Total
	2014	2015	2016		
Estimated Entitlement				\$2,038,691	\$2,038,691
Unallocated Funds	\$0	\$0	\$0		\$0
Program Income*	\$0	\$0	\$735,322	\$848,015	\$1,583,337
Total	\$0	\$0	\$735,322	\$2,886,706	\$3,622,028

The following summarizes proposed activities for 2017:

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	Environmental Clearance
HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP (HOME Funds)					
Multi-Family Housing Acquisition and Rehabilitation: Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$561,790	\$0	\$561,790	2016 HOME PI	Environmental review is complete. See Attachment 2.
	\$0	\$763,214	\$763,214	2017 HOME PI	
	\$0	\$535,804	\$535,804	2017 HOME EN	
Multi-Family Housing New Construction: Provides loans for the construction of low- and moderate-income multi-family housing.	\$0	\$1,299,018	\$1,299,018	2017 HOME EN	Environmental review is complete. See Attachment 2.
County of Sacramento Homebuyer Program: Provides down payment assistance, closing costs, homeownership education and counseling for income eligible homebuyers.	\$100,000	\$0	\$100,000	2016 HOME PI	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(e)(1) and Categorically Excluded per 24 CFR 58.35(b)(1) and (b)(2). CEQA: Exempt per Guidelines Section 15061(b)(3).
Home Program Administration: Administrative services for the implementation of HOME-funded activities.	\$73,532	\$0	\$73,532	2016 HOME PI	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
	\$0	\$84,801	\$84,801	2017 HOME PI	
	\$0	\$203,869	\$203,869	2017 HOME EN	
Total Housing Development, Preservation and Homeownership	\$735,322	\$2,886,706	\$3,622,028		

EMERGENCY SOLUTIONS GRANT (ESG)
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Proposed activities are based on the following estimated revenues:

ESG Revenue Source	Previous Years Revenue Sources			2017 Action Plan	Total
	2014	2015	2016		
Estimated Entitlement				\$456,547	\$456,547
Unallocated Funds	\$0	\$0	\$0		\$0
Program Income*	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$456,547	\$456,547

The following summarizes proposed activities for 2017:

Activity Name	Previous Years Reprogramming	2017 Proposed Funding	Total Funding	Source	Environmental Clearance
EMERGENCY SOLUTIONS GRANT (ESG)					
Rapid Rehousing/Prevention (Public Services): Funds to provide homeless prevention and rapid re-housing in addition to emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$168,922	\$168,922	2017 ESG EN	Environmental review is complete. NEPA: Categorically Excluded per 24 CFR 58.35(b)(2) and (3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Emergency Shelters (Public Services): Funds to provide homeless prevention and rapid re-housing in addition to emergency housing/shelters, delivery, operations and maintenance of facilities and essential supportive services per ESG regulations. Final funding amount is subject to change.	\$0	\$253,384	\$253,384	2017 ESG FN	Environmental review is complete. NEPA: Categorically Excluded per 24 CFR 58.35(b)(2) and (3). CEQA: Exempt per Guidelines Section 15061(b)(3).
ESG Program Administration: Administrative services for the implementation of ESG-funded activities in 2017.	\$0	\$34,241	\$34,241	2017 ESG EN	Environmental review is complete. NEPA: Exempt per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3).
Total Emergency Solutions Grant	\$0	\$456,547	\$456,547		

**County of Sacramento
Environmental Determination**

County Department of Transportation (DOT) Projects

County DOT projects include, but are not limited to: District 1 Neighborhood Sidewalk Repairs; District 2 LED Street Lights; Drayton Heights Trench and Overlay; Howe Avenue Sidewalk Installation and Infill; District 4 Neighborhood Low/Mod ADA Curb Ramp Project; and Rosemont Area Street Light projects. Descriptions of these projects are provided in Attachment 2. Environmental review for these activities is underway and they will likely be Categorically Excluded under NEPA per 58.35(a)(1) or (a)(2) and Categorically Exempt under CEQA per Guideline Section 15301. Environmental review will be completed prior to a project contract being executed.

Jack Davis Park Improvement Project: Environmental review for the Jack Davis Park Improvement Project is underway and will likely be Categorically Excluded under NEPA per 58.35(a)(1) and Categorically Exempt under CEQA per Guideline Section 15301. Environmental review will be completed prior to a project contract being executed.

Small Public Facility Notice of Funding Availability (NOFA): SHRA to issue and award a Notice of Funding Availability (NOFA) for CDBG-eligible capital improvements to a public facility located in low- and moderate-income areas. NEPA: Exempt as an administrative action per 24 CFR 58.34(a)(3). CEQA: Exempt per Guidelines Section 15061(b)(3). This action does not include any funding commitments or approvals for any specific project. As individual projects are identified for acquisition and/or rehabilitation, environmental review will be required prior to taking any choice limiting action or discretionary action on those specific projects.

Emergency Repair Program/Accessibility Grant Program (ERP-A): This program provides funding for the program's administration, delivery/staff costs and grants of up to \$5,000 each to very-low income homeowners for emergency health and safety repairs as well as grants to low-income disabled residents for accessibility modifications. Administration and delivery/staff costs are exempt under NEPA per 24 CFR 58.34(a)(3) and Exempt under CEQA per Guidelines Section 15061(b)(3). The emergency repair/accessibility component includes repairs and improvements to existing structures to control threats to public safety and accessibility improvements which will remove barriers that restrict mobility of and accessibility by elderly and disabled persons. These activities are Exempt under NEPA per 24 CFR 58.34(a)(10) and Categorically Excluded per 58.35(b)(3) and Categorically Exempt under CEQA per Guidelines Section 15301. Review is complete for this activity. However, any activities not covered under this environmental review are subject to additional review under CEQA and/or NEPA prior to project commencement.

Folsom Seniors Helping Seniors Handyman Program: Funds to be used for the City's Seniors Helping Seniors Handyman Program which includes minor repairs to correct health and safety deficiencies. Administration and delivery/staff costs are exempt under NEPA per 24 CFR 58.34(a)(3) and Exempt under CEQA per Guidelines Section 15061(b)(3). The repair

component activities are Exempt under NEPA per 24 CFR 58.34(a)(10) and Categorical Exclusion per 58.35(b)(3) and Categorical Exemption under CEQA per Guidelines Section 15301. Review is complete for this activity. However, any activities not covered under this environmental review are subject to additional review under CEQA and/or NEPA prior to project commencement.

Multi-Family Housing New Construction: Loans for the construction of multi-family housing. This action does not include any funding commitments or approvals for any specific project. As individual projects are identified for new construction, environmental review will be required prior to taking any choice limiting action or discretionary action on those specific projects.

Multi-Family Acquisition and Rehabilitation Program: This program provides funding for the acquisition and rehabilitation of low- and moderate-income multi-family housing. This action does not include any funding commitments or approvals for any specific project. As individual projects are identified for acquisition and/or rehabilitation, environmental review will be required prior to taking any choice limiting action or discretionary action on those specific projects.

Example Written Agreement for Joint or Regional Collaborations

COLLABORATION AGREEMENT

BETWEEN [Or “AMONG” If More Than 2 Program Participants]

[Program Participant 1]

AND

[Program Participant 2]

FOR

THE [include years the AFH covers] ASSESSMENT OF FAIR HOUSING

THIS AGREEMENT, entered this ____ day of _____, 20____ by and between [or “by and among” if more than 2 program participants] the _____ (herein called the “”) and _____ (herein called the “”) (collectively referred to as “Program Participants”).

WHEREAS, _____ [name of 1st program participant], is a consolidated plan program participant with a program year start date of _____ [insert date]. _____’s [name of program participant] next [indicate 3, 4 or 5-year] consolidated plan cycle will begin in _____ [insert year].

WHEREAS, _____ [name of public housing authority], is a public housing authority (PHA) with a fiscal year beginning date of _____ [insert date]. _____’s (name of PHA) next 5-year PHA plan will begin in _____ [insert year].

WHEREAS, the Program Participants are subject to the affirmatively furthering fair housing requirements found at 24 CFR §§5.150 through 5.180 and required to submit an Assessment of Fair Housing (AFH); and

WHEREAS, the Program Participants wish to collaborate to submit the AFH;

NOW, THEREFORE, it is agreed between the parties hereto that:

LEAD ENTITY

[Designated Program Participant] will serve as the lead entity of the collaboration and will be responsible for submitting the joint or regional AFH on behalf of all the collaborating Program Participants.

PROGRAM YEAR/FISCAL YEAR ALIGNMENT

Collaborating Program Participants will, to the extent practicable, align their consolidated plan program year start date(s) and/or PHA plan fiscal year beginning date(s) in accordance with the regulations at 24 CFR 91.10, for consolidated plan program participants, or 24 CFR part 903, for PHAs. If alignment of program year(s) or fiscal year(s) is not possible, the AFH will be submitted in accordance with the lead entity's consolidated plan program year start date or PHA plan fiscal year beginning date (as applicable).

CONSOLIDATED PLANNING/PHA PLANNING CYCLE ALIGNMENT

Collaborating Program Participants will, to the extent practicable, align their consolidated planning cycle(s) and/or PHA planning cycle(s) in accordance with the regulations at 24 CFR part 91, for consolidated plan program participants, or 24 CFR part 903, for PHAs. If alignment of consolidated planning cycle(s) or PHA planning cycle(s) is not possible, the AFH will be submitted in accordance with the lead entity's consolidated plan cycle or PHA plan cycle.

ROLES/RESPONSIBILITIES OF PROGRAM PARTICIPANTS

Assessment of Fair Housing

Collaborating program participants will divide the completion of the AFH. The responsibilities of the Program Participants are as follows:

Program Participant #1

[Provide a complete description of the responsibilities of the program participant for completing the AFH, e.g., the sections of the AFH for which the program participant will be responsible]

Program Participant #2

Program Participants will be accountable for any applicable analysis and any applicable joint goals and priorities to be included in the submitted AFH. Program Participants will also be accountable for their individual analysis, goals and priorities to be included in the submitted AFH.

WITHDRAWAL

[Program Participants should use this section to include procedures for withdrawal from the collaboration].

The withdrawing Program Participant must promptly notify HUD of its withdrawal from the collaboration.

SPECIAL CONDITIONS

[This section of the Agreement can be used by the Applicant to include special conditions specific to the particular activity or Partner.]

SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

WAIVER

A Program Participant's failure to act with respect to a breach by another Program Participant does not waive its right to act with respect to subsequent or similar breaches. The failure of the Program Participant to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

ENTIRE AGREEMENT

This Agreement between the Program Participants for the submission of the [year] AFH, supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Program Participants with respect to this Agreement. By way of signing this agreement, the Program Participants are bound to perform the agreements within this agreement. Any amendment to this agreement must be submitted to HUD.

Date _____

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

[Program Participant #1]
#2]

[Program Participant

By _____
By _____
Title _____

Title _____

Attest _____

ASSISTANT [CITY/COUNTY] CLERK

Countersigned: _____

By _____

FINANCE OFFICER

Title _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Fed. I. D. # _____

ASSISTANT [CITY/COUNTY] ATTORNEY OR LEGAL COUNSEL



September 30, 2016

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval of Exclusive Right to Negotiate Agreement with Carson/Craig Partnership for property located at 510 N. 12th Street Sacramento, CA

SUMMARY

The attached report and resolution are submitted to you for review prior to review by the County of Sacramento.

RECOMMENDATION

Approve staff recommendation as outlined in the report.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
October 18, 2016
9:45 am

To: Board of Supervisors of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Approval Of Exclusive Right To Negotiate Agreement With Carson/Craig Partnership For Property Located At 510 N. 12th Street, Sacramento, CA

Supervisory
District: Serna

Contact: Tyrone Rodrick Williams, Development Director, 440-1316
Geoffrey Ross, Assistant Director, 440-1357

Overview

The Sacramento Housing and Redevelopment Agency (SHRA) is requesting approval to enter into an Exclusive Right to Negotiate (ERN) or Purchase Option agreement (Agreement) with the current owner of 510 North 12th Street to purchase the property in furtherance of the Twin Rivers Neighborhood Transformation Plan and the Twin Rivers – River District/Railyards Choice Neighborhoods Implementation grant. The 2.68 acre property is directly adjacent to the Twin Rivers public housing development. Entering into the Agreement will give SHRA time to complete the environmental review and feasibility analysis required to ensure the property can become a part of the larger transformation project. The terms proposed for the Agreement will require that up to \$600,000 of the \$950,000 of Community Development Block Grant (CDBG) funds previously allocated for the Twin Rivers project on November 4, 2014 (Resolution No. 2014-0869) be placed in escrow as a good faith deposit for the term of the Agreement. The majority of the deposit will either be used as part of the purchase or returned if the project is deemed infeasible and/or not completed by the 9-month Agreement expiration date. If the site is eventually deemed clear of environmental issues and feasible, staff will return to the Board with another report requesting approval to proceed with the purchase and project as defined at that point. Acquisition of the site will expand the footprint of the revitalized Twin Rivers development to potentially include additional mixed income housing units and/or other structures to provide additional space for other transformative neighborhood activities.

Recommendations

Adopt a Board of Supervisors Resolution:

1. Authorizing the Executive Director or her designee is to execute an Exclusive Right to Negotiate (ERN) or Purchase Option agreement between Sacramento Housing and Redevelopment Agency and Carson/Craig Partnership containing the general business terms, attached hereto as Exhibit 1, which include, but are not limited to, up to a \$600,000 deposit of previously allocated CDBG funds into an escrow account in support of the Twin Rivers – River District- Railyards Neighborhood Transformation Plan.
2. Making related environmental findings.

Measures/Evaluation

The execution of the ERN or Purchase Option and the related deposit in relation to the purchase of the 2.68 acre property located at 510 N. 12th (Attachment 1) will secure first right of ownership during the investigative period in which the environmental review and feasibility analysis will be completed. Being directly adjacent to the Twin Rivers transformation project, the property has the potential to expand the number of housing units if needed and/or provide additional space for other supportive neighborhood projects. If deemed feasible and/or at the end of the term of the agreement, the balance can be applied to the purchase or refunded and used for other project purposes.

Fiscal Impact

There is no fiscal impact associated with this report. On November 4, 2014, the County of Sacramento allocated \$950,000 in CDBG funding as part of the 2015 CDBG Action Plan (Resolution No. 2014-0869) in support of the Initiative. The City of Sacramento has also allocated \$2,000,000 in CDBG funding. The Plan will be funded through a variety of public, private and philanthropic sources over the course of many years.

BACKGROUND

The Twin Rivers public housing development is the oldest development in the Housing Authority of the County of Sacramento's public housing inventory. It is located on the east end of 12th Street on the edge of downtown Sacramento. The development was constructed in 1942 and has 218 housing units ranging in size from one to four bedrooms located in 82 buildings over the 21-acre site. Twin Rivers 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 public transit to other parts of the City and County.

On January 31, 2012, the U.S. Department of Housing and Urban Development (HUD) awarded the Housing Authority a \$300,000 Choice Neighborhoods Initiative (CNI) planning grant to develop a Neighborhood Transformation Plan for the Twin Rivers - River District/Railyards neighborhood. CNI focuses on improving severely distressed public housing, resident self-sufficiency, and assisting with local jurisdictions' transformation of distressed neighborhoods into revitalized mixed-income neighborhoods. The Choice Neighborhood Initiative is comprised of three core goals:

1. Transforming distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term.
2. 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. Transforming distressed, high-poverty neighborhoods into viable, mixed-income neighborhoods with access to exceptional community and neighborhood services, high

quality public school and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs.

Housing Authority staff has worked with a multitude of organizations, community groups, and Twin Rivers' public housing residents to craft a Neighborhood Transformation Plan (NTP) for the area. The plan is a comprehensive vision for neighborhood revitalization which recommends strategies to address the three core goals of CNI noted above. The plan guides the revitalization of the 218-unit Twin Rivers public housing site while simultaneously encouraging the transformation of the surrounding neighborhood with positive outcomes for families. In January 2014, staff began the implementation of core components of the NTP along with a team which includes McCormack Baron Salazar as the Housing lead, Urban Strategies Inc. as the People Lead, and the City of Sacramento (City) as the Neighborhood lead.

On October 7, 2014, the Sacramento City Council allocated Community Development Block Grant (CDBG) funds in the amount of \$2,000,000 and on November 4, 2014 the Sacramento County Board of Supervisors allocated CDBG funds in the amount of \$950,000 to the project. On November 6, 2014, HUD issued the Choice Neighborhoods Notice of Funding Availability (NOFA) for Implementation Grants for Fiscal Years 2014 and 2015. In February 2015, the Housing Authority as the lead applicant and the City of Sacramento (City) as co-applicant, submitted an application to HUD. On September 28, 2015, HUD awarded a \$30 million Implementation Grant to Sacramento – one of only five granted nationwide. On December 15, 2015, the Housing Authority of the County of Sacramento authorized: 1) the execution of the HUD Choice Neighborhoods Grant Agreement, 2) amendment of the 2016 SHRA Budget to include the \$30,000,000 grant funds; and 3) allocation of the Choice Neighborhoods grant funds to the Twin Rivers - River District – Railyards Choice Neighborhood Initiative.

DISCUSSION

CNI Implementation Grant funds are leveraged by public and private resources to support communities with implementing their NTP to redevelop public housing, provide well-functioning services, and improve/revitalize the surrounding neighborhood. For Twin Rivers and the surrounding River District-Railyards, 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 sets forth a comprehensive blueprint of the neighborhood, housing, and people strategies essential to realizing the collective vision for this pivotal community. This report requests authorization to take actions consistent with these goals and strategies by providing an opportunity to purchase 2.68 acres of underutilized property adjacent to the Twin Rivers site zoned for Residential Mixed Use but currently utilized for light commercial purposes. The existing structure on the site is a small, concrete tilt-up building built in 1966. The current site coverage is only 29%, below industry standards which would be better utilized as newly constructed mixed-income housing.

COMMISSION ACTION

It is anticipated that, at its meeting of October 5, 2016, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Board in the event this does not occur.

MEASURES/EVALUATIONS

During the term of the Agreement, the 2.68 acre property will be evaluated for its ability to add additional mixed-income housing units to the Twin Rivers transformation project. The property could potentially support the leveraged financing and construction of an additional 100 mixed-income residential rental units and/or provide additional facilities which could be used by residents and others in the neighborhood. If acquired, the property would also offset other properties originally targeted for acquisition which are no longer available at this time.

FINANCIAL ANALYSIS

There is no fiscal impact associated with this report. On November 4, 2014, the County of Sacramento allocated \$950,000 in CDBG funding as part of the 2015 CDBG Action Plan (Resolution No. 2014-0869) in support of the Initiative. The ERN will require payment of a negotiated fee not to exceed 10% of the total deposit to the current owner as compensation for providing SHRA first ownership rights pending completion or its environmental review and feasibility analysis.

POLICY CONSIDERATIONS

The recommended action is consistent with the County's commitment to the Housing Authority Asset Repositioning Guidelines.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA): Activities covered in furtherance of preparing the Neighborhood Transformation Plan are considered planning and feasibility studies which are statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations (CCR) § 15262. The execution of the ERN or Purchase Option and the funding of the related deposit is exempt under CEQA pursuant to 14 CCR § 15061(b) (3). Additional environmental review under CEQA will be completed for prior to any project commitments or choice limiting actions.

National Environmental Policy Act (NEPA): Activities covered in furtherance of preparing the Neighborhood Transformation Plan are considered studies, resource identification and the development of plans and strategies, and are exempt under NEPA per 24 Code of Federal Regulations (CFR) § 58.34(a)(1). The execution of the ERN or Purchase Option and the funding of the related deposit is categorically excluded, converting to exempt, under NEPA per 24 CFR § 58.35(b) (6). Additional environmental review under NEPA will be completed for prior to any project commitments or choice limiting actions.

M/WBE AND 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,

APPROVED



LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

NAVDEEP S. GILL
County Executive

Attachments:

RES – County BOS Resolution

EX A – Business Terms

ATT 1 – Location Map

RESOLUTION NO. _____

APPROVAL TO ENTER INTO EXCLUSIVE RIGHT TO NEGOTIATE OR PURCHASE OPTION WITH CARSON/CRAIG PARTNERSHIP TO PURCHASE PROPERTY LOCATED AT 510 N. 12TH STREET; TO DEPOSIT UP TO \$600,000 OF PREVIOUSLY APPROVED COUNTY CDBG FUNDS INTO ESCROW AT TERMS AS NEEDED TO HOLD THE PROPERTY FOR POTENTIAL PURCHASE PENDING COMPLETION OF ENVIRONMENTAL AND OTHER DUE DILIGENCE; TO AUTHORIZE EXECUTION OF THE EXCLUSIVE RIGHT TO NEGOTIATE OR PURCHASE OPTION AGREEMENT BY THE EXECUTIVE DIRECTOR OR HER DESIGNEE

WHEREAS, the Housing Authority of the County of Sacramento (Authority) was awarded a U.S. Department of Housing and Urban Development (HUD) Choice Neighborhoods Initiative (CNI) grant to develop a Neighborhood Transformation Plan (NTP) for the Twin Rivers – River District/Railyards Neighborhood; and

WHEREAS, on October 7, 2014, the Sacramento City Council allocated Community Development Block Grant (CDBG) funds in the amount of \$2,000,000, and on November 4, 2014 the Sacramento County Board of Supervisors (BOS) allocated CDBG funds in the amount of \$950,000 to the project; and

WHEREAS, on September 28, 2015, HUD awarded the Housing Authority a \$30 million CNI Implementation Grant to implement the Twin Rivers-River District-Railyards Neighborhood Transformation Plan; and

WHEREAS, the Housing Authority of the County of Sacramento owns the property generally described as the Twin Rivers Public Housing project that is located adjacent to 510 N. 12th Street (Adjacent Parcel), which is APN 001-0101-004; and

WHEREAS, the Owner of the Adjacent Parcel wishes to sell the property and the Sacramento Housing and Redevelopment Agency, as administrator of CDBG funds, wishes to potentially purchase the property located at 510 N. 12th Street for the benefit of the Twin Rivers transformation project pending satisfactory conclusion of environmental and feasibility due diligence.

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

Section 1: All evidence present having been duly considered, the Sacramento County Board of Supervisors accepts and approves the findings regarding this action.

Section 2: Activities covered in furtherance of preparing the Neighborhood Transformation Plan are considered planning and feasibility studies which are statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations (CCR) § 15262. The execution of and Exclusive Right to Negotiate (ERN) Agreement or Purchase Option and the funding of the related deposit is exempt under CEQA pursuant to 14 CCR § 15061(b) (3).

Section 3: Activities covered in furtherance of preparing the Neighborhood Transformation Plan are considered studies, resource identification and the development of plans and strategies, and are exempt under the National Environmental Policy Act (NEPA) per 24 Code of Federal Regulations (CFR) § 58.34(a)(1). The execution of the ERN or Purchase Option and the funding of the related deposit is categorically excluded, converting to exempt, under NEPA per 24 CFR § 58.35(b) (6).

Section 4: The Executive Director or her designee is hereby authorized to execute an Exclusive Right to Negotiate (ERN) or Purchase Option agreement between Sacramento Housing Authority and Redevelopment Agency and Carson/Craig Partnership containing the general business terms, attached hereto as Exhibit 1, which include, but are not limited to, up to a \$600,000 deposit of previously allocated CDBG funds into an escrow account in support of the Twin Rivers – River District- Railyards Neighborhood Transformation Plan.

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 18th day of October, 2016, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,
(PER POLITICAL REFORM ACT (§ 18702.5.))

Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

Exhibit 1

BUSINESS TERMS FOR PURCHASE OPTION/EXCLUSIVE RIGHT TO NEGOTIATE

510 N. 12th Street, Sacramento, California

1. **EXCLUSIVE NEGOTIATION.** During the term of the Agreement, the parties shall negotiate exclusively with each other, and in good faith, regarding the Property. The parties acknowledge and agree that neither party is obligated by this Agreement or otherwise to agree to a transfer of the Property and that no party has a cause of action against the other arising under this Agreement for failure to approve or complete a transfer or purchase and sale of the Property.

2. **TERM.** The term of the Agreement shall begin as of the Effective Date and shall terminate upon the earlier of completion of all obligations or no more than Two Hundred Seventy (270) days after the Effective Date unless extended by written agreement of the parties.

3. **LEGISLATIVE ACTION.** Agency and Seller acknowledge that the Agency must exercise its independent legislative authority in making any and all findings and determinations required of them by law concerning any ultimate purchase and sale agreement. This Agreement does not restrict the legislative authority of the Agency in any manner, whatsoever, and does not obligate the Agency to enter into a purchase and sale agreement or to take any course of action with respect to the Property.

a. Except as expressly stated in this Agreement, if this Agreement terminates without execution of a purchase and sale agreement, each party shall bear its own costs related to this Agreement.

4. **CEQA REVIEW.** In accordance with the California Environmental Quality Act ("CEQA"), Agency as lead Agency shall prepare the environmental documentation at Agency's expense prior to considering action to approve any property transfer or purchase and sale agreement.

a. Nothing in this Agreement shall be construed to limit the application of CEQA to the potential acquisition of the Property or to control the actions of Agency in meeting its respective CEQA obligations. In fulfilling its obligations under CEQA, the Buyer shall act independently and without regard to its respective obligations under this Agreement. Buyer shall not be liable, in any respect, to Seller or any third party beneficiary of this Agreement for their action or inaction in fulfilling their respective CEQA obligations.

b. Agency will not consider the approval of the purchase unless and until it has fully reviewed and considered the environmental impacts of the purchase and any proposed use of the Property in accordance with CEQA. After CEQA review, Buyer is not, and shall not be considered to be, obligated by this Agreement, or otherwise, to approve a purchase and sale agreement or any other agreement. After CEQA review, Buyer is not obligated, by this Agreement or otherwise, to adopt findings of overriding considerations for the approval of the purchase and sale or any proposed use of the Property or take any other action in support of the purchase and sale.

5. **SCHEDULE OF PERFORMANCES.** The parties shall perform the following stated obligations at the times specified in the following schedule ("Schedule of Performances"):

Responsible Party	Action	Due Date
Agency/Buyer	Submit Deposit	Within ten (10) days following the Effective Date

6. **OTHER EXTENSION.** Upon written request of Agency, Seller shall reasonably consider an extension of the initial term of this Agreement if Agency has acted diligently and in good faith in performing its obligations under this Agreement and if there is a reasonable likelihood that the parties can negotiate a mutually acceptable extension agreement.

7. **DEPOSIT FEE.** Agency as buyer shall deliver into escrow a deposit of Six Hundred Thousand Dollars and No Cents (\$600,000.00) ("Deposit").

a. From the Deposit, a negotiated fee not to exceed 10% of the deposit will be paid to Seller for this Purchase Option/Exclusive Right to Negotiate. Seller will retain the total consideration received up to the maximum allowed whether or not Agency purchases the property.

Exhibit 1

b. The balance of the remaining Deposit after payment of the negotiated fee shall be applicable to the purchase price of the Property, if Agency elects to proceed with the purchase, or refundable to Agency should Agency's governing board(s) in its (their) sole discretion elect not purchase the property.

c. If the terms of the sale are otherwise not finalized during the negotiation period, the remaining Deposit is the property of the Buyer, without restriction as to its use, unless the Buyer agrees in writing to extend the negotiation period.

8. **DEFAULTS.** Either of the Buyer or the Seller shall be in default of this Agreement if it (a) fails to fulfill its obligations when due, which failure is not caused by the other party, (b) does not negotiate the purchase agreement in good faith and upon the terms stated in this Agreement, (c) does not reasonably cooperate with the other in fulfilling the other's obligations under this Agreement, or (d) refuses to execute the Purchase Option Agreement when negotiations are completed and deposit any funds then required of it for the Agreement (except if the Buyer has disapproved the project after public hearing in exercise of its legislative authority or in accordance with CEQA in exercise of its independent review). The defaulting party shall have thirty (30) days to cure the default. Should the defaulting party fail to cure the default within the thirty (30) days, the non-defaulting party may terminate this Agreement by written notice to the defaulting party, and may pursue equitable remedies available to it for such default.

a. The remedies contained in this Section 8. are the sole exclusive remedies for default of this Agreement, and neither party may claim, as a result of a default of this Agreement, any damages, whether monetary, non-monetary, contingent, consequential or otherwise.

9. **PURCHASE AND SALE AGREEMENT ("PSA").** In addition to other provisions stated in this Agreement, the PSA will address, without limitation, the terms and conditions for the purchase and sale and transfer of the property located at 510 N. 12th Street, Sacramento California.

10. **ASSIGNMENT.** This Agreement is not assignable by either party in whole or in part without the prior written consent of the other parties.

11. **ATTORNEYS' FEES.** In the event of any dispute between the parties, whether or not such dispute results in litigation, the prevailing party shall be reimbursed by the other party for all reasonable costs and expenses, including, without limitation, reasonable attorneys' fees, witness and expert fees and investigation costs. A party receiving an award after arbitration or an order or judgment after hearing or trial shall not be considered a prevailing party if such award, order or judgment is not substantially greater than the other party's offer of settlement made in advance of the arbitration, hearing or trial.

[illegible]

SHRA GIS
September 23, 2016

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

APPROVAL TO ENTER INTO EXCLUSIVE RIGHT TO NEGOTIATE OR PURCHASE OPTION WITH CARSON/CRAIG PARTNERSHIP TO PURCHASE PROPERTY LOCATED AT 510 N. 12TH STREET; TO DEPOSIT UP TO \$600,000 OF PREVIOUSLY APPROVED COUNTY CDBG FUNDS INTO ESCROW AT TERMS AS NEEDED TO HOLD THE PROPERTY FOR POTENTIAL PURCHASE PENDING COMPLETION OF ENVIRONMENTAL AND OTHER DUE DILIGENCE; TO AUTHORIZE EXECUTION OF THE EXCLUSIVE RIGHT TO NEGOTIATE OR PURCHASE OPTION AGREEMENT BY THE EXECUTIVE DIRECTOR OR HER DESIGNEE.

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: Activities covered in the grant application and in furtherance of preparing the Neighborhood Transformation Plan (NTP) are considered planning and feasibility studies which are statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations (CCR) § 15262. The execution of the ERN or Purchase Option and the funding of the related deposit is exempt under CEQA pursuant to 14 CCR § 15061(b)(3).

Section 2: Activities covered in the grant application and in furtherance of preparing the Neighborhood Transformation Plan are considered studies, resource identification and the development of plans and strategies, and are exempt under NEPA per 24 Code of Federal Regulations (CFR) § 58.34(a)(1). The execution of the ERN or Purchase Option and the funding of the related deposit is categorically excluded, converting to exempt, under NEPA per 24 CFR § 58.35(b)(6).

Section 3: The Executive Director or her designee is hereby approved to execute an Exclusive Right to Negotiate (ERN) or Purchase Option agreement between Sacramento Housing and Redevelopment Agency (SHRA) and Carson/Craig Partnership containing the general business terms attached hereto as Exhibit I, which include, but are not limited to, up to a \$600,000 deposit of previously allocated CDBG funds into an escrow account in support of the Twin Rivers – River District- Railyards Neighborhood Transformation Plan.

CHAIR

ATTEST:

CLERK

October 5, 2016



Sacramento Housing and Redevelopment Commission
Sacramento, California

Honorable Members in Session:

SUBJECT Updated Agency and Housing Authority Maintenance Schedule of Fees and Charges

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to implement and distribute the revised 2017 Sacramento Housing and Redevelopment Agency (Agency) and Public Housing Authority Maintenance Schedule of Fees and Charges.

CONTACT PERSONS

Cecette Hawkins, Management Analyst, 916-449-6218
MaryLiz Paulson, Assistant Director of Housing, 916-440-1334

SUMMARY

This report recommends additions and revisions to the Agency and Housing Authority Maintenance Schedule of Fees and Charges for various Agency activities and services. The proposed Schedule of Fees and Charges is intended to recover the actual costs incurred for materials and services performed.

BACKGROUND

The Agency first implemented a Schedule of Fees and Charges (Schedule) in 1983. The Schedule has been revised in subsequent years to reflect additions, deletions, and increases to the prior schedule. It is now necessary to revise the previous Schedule to reflect necessary adjustments. The most recent update to the Schedule was in September 2014.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento Housing and Redevelopment Commission

October 5, 2016

Page 2

FINANCIAL CONSIDERATIONS

The proposed changes will have a minor positive financial impact on the Agency. The primary purpose of the proposed actions is to:

- identify fees to potential users of Agency services;
- standardize fees as much as possible; and
- charge fees to cover the cost of providing services

The fees and charges are intended solely to recover the Agency's actual cost in providing services. There is no change to the adopted budget.

POLICY CONSIDERATIONS

There are no policy changes recommended in this report.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a project under the California Environmental Quality Act (CEQA) per 14 California Code of Regulations (CCR) §15378(b)(4) (government funding mechanism), or a federal undertaking under the National Environmental Policy Act (NEPA) per 24 Code of Federal Regulations (CFR) §58.34(a)(3).

M/WBE AND SECTION 3 CONSIDERATIONS

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

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachments

1. Agency Schedule of Fees and Charges
2. Housing Authority Maintenance Schedule of Fees and Charges

RESOLUTION NO. SHRC-_____

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

ON DATE OF

October 5, 2016

2017 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY/HOUSING MAINTENANCE SCHEDULE OF FEES AND CHARGES

WHEREAS, the Schedule of Fees and Charges was first implemented by the Sacramento Housing and Redevelopment Agency (Agency) in 1983. It has been revised in subsequent years to reflect additions, deletions, and increases to the prior schedule.

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1: The Schedule of Fees and Charges for the Sacramento Housing and Redevelopment Agency (Agency) and Housing Maintenance, as set forth in Attachments 1 and 2, is hereby approved.

Section 2: All prior versions of the Schedule of Fees and Charges are rescinded and are replaced in full by the documents attached to this resolution. Additional or expanded authorities of the Agency to charge fees with respect to specific programs or activities are not rescinded by this resolution and remain in full force and effect.

Section 3: The Executive Director, or her designee, is authorized to implement and distribute the revised 2017 Agency and Housing Maintenance Schedule of Fees and Charges as set forth in Attachments 1 and 2 to users of Agency services.

CHAIR

ATTEST:

CLERK

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
SCHEDULE OF FEES AND CHARGES

Effective Date – January 1, 2017

Charging Department	Activity	Current Rate	New Rate
All Agency	Reproduction - Agency Employees	\$.10 per copy	<i>No Change</i>
	Reproduction - Outside Agency	\$.10 per copy	<i>No Change</i>
	Personal Fax Transmissions	\$.10 per incoming page	<i>No Change</i>
	Personal Fax Transmissions	\$.75 per outgoing page	<i>No Change</i>
Development	Good Faith Deposit/Option Fees	No set deposit; 10% recommended for disposition and development agreements (DDA's); Agency keeps if other party does not perform	<i>No Change</i>
	Industrial Development Bond Local Fee (through Bonds for Industry Agreement)	25 basis points at bond closing	<i>No Change</i>
	Mortgage Revenue Bond Issuance Fee	Fee of 25 basis points of the total bond issuance amount at bond closing for new issuances and/or re-fundings.	<i>No Change</i>
	Multi-Family Loan and Mortgage Revenue Bond Application /fee	\$5,000 for loan and 12,500 Mortgage Revenue Bonds	<i>No Change</i>
Finance	Returned Checks	\$15 per check	<i>No Change</i>
	Taxpayer Identification Number (TIN)	\$100 per incorrect TIN resulting in payment of penalty to IRS.	<i>No Change</i>
Housing Choice Voucher (HCV)	Admin fee charges for tax levies imposed on Owners/Vendors' payments	\$20 per \$1000 of each levy. Levies with amount less than \$1000 will be charged an admin fee of \$20.	<i>No Change</i>
Housing Authority Maintenance	Maintenance Fees and Charges Schedule	Fixed charges for specific items and/or material and labor costs in accordance with Maintenance Fees and Charges Schedule.	<i>See Maintenance Fees and Charges Schedule</i>
Housing Authority Management	Security Deposits	Greater of \$250 or one month's rent per unit.	<i>No Change</i>
	Pet Security Deposit – Dogs and Cats	Medically Certified Companion /Service Animal: No Charge. Elderly/Disabled and all other families \$250 per pet.	<i>No Change</i>
	Missed PHA Contractor Trip Charge	All Contractor and/or Vendor actual trip charge for missed appointments that were scheduled.	<i>No Change</i>

Charging Department	Activity	Current Rate	New Rate
Housing Management, Cont'd.	Legal Fees	All costs associated with lease enforcement or eviction will be determined by actual cost to the agency. Fees will be determined by the contract and the court.	<i>No Change</i>
	Folding Clothes Line	\$30.00	<i>No Change</i>
	Smoke/CO Detector - Tampering	\$50.00	<i>No Change</i>
	Late Fees	\$20.00	<i>No Change</i>
Legal	Assignments of OPAs or DDAs after adoption. Legal review of subordination agreement following project completion.	\$1,000 minimum legal service fee and \$200 per hour exceeding 15 hours.	<i>No Change</i>
	Amendments or Modifications to OPAs or DDAs after adoption	\$1,500 minimum legal service fee, \$200 per hour exceeding 20 hours.	<i>No Change</i>
	Coordination of NEPA review for HUD grants to nonprofits	\$1200 minimum environmental coordination fee and all third party costs associated with the review	<i>No Change</i>
	Authorized legal review and work for other agencies.	\$165 per hour.	<i>No Change</i>
Homeownership Services	Plan Deposits	\$35 each - refundable within 10 days after bid date	<i>No Change</i>
	Termite, Appraisal and Title	Actual Cost of Vendor	<i>No Change</i>
	Loan Fee – Rehab	1 1/4 % of loan amount for owner occupied.	<i>No Change</i>
	Loan Set-up Fee – Amortized Loan Set-up Fee – Deferred	\$25- plus \$75 for tax monitoring	<i>No Change</i>
	Mortgage Credit Certificate Lender Participation Fee	\$350 Initial Application Fee	<i>No Change</i>
	Mortgage Credit Certificate Program Application Fee	\$350 non-refundable	<i>No Change</i>
	Reissued MCC Application Fee	\$300	<i>No Change</i>
	Mortgage Credit Certificate Extension	\$50 for 30 days	<i>No Change</i>
	Lender Participation Fee Renewal	\$300	<i>No Change</i>
	BEGIN Commitment Fee (Developer)	2% of the total BEGIN funds to be allocated to a project	<i>No Change</i>
	BEGIN Program Fee	2.5% the BEGIN loan amount to a maximum of \$1,250	<i>No Change</i>
Portfolio Management	Subordination processing fee	\$300	<i>No Change</i>
	Subordination Redraw Fee	\$100	<i>No Change</i>
	Demand statement preparation fee	\$35	<i>No Change</i>
	Demand statement fax fee (if required)	\$20	<i>No Change</i>
	Demand update fee (if required)	\$20	<i>No Change</i>
	Reconveyance fee	\$45	<i>No Change</i>

Charging Department	Activity	Current Rate	New Rate
Portfolio Management, Cont'd.	Recording fee	Per County Recorder fee schedule	<i>No Change</i>
	Compliance Monitoring – Non Financed Projects	\$900 initial fee + \$28.00 per inspected unit/year.	<i>No Change</i>
Portfolio Management – Multifamily Regulatory Agreement Compliance Violations	Regulatory Agreement Monitoring Fees – County Affordable Housing Ordinance – Multifamily Units	Multifamily Affordable Units x Average Public Subsidy/Unit x .15% x 55 years x discount rate (Project specific amount is reflected in the regulatory agreement)	<i>No Change</i>
	Regulatory Agreement Monitoring Fees – County Affordable Housing Ordinance – Single family Units	Single Family Affordable Units x Appreciation Differential/Unit x .5% x 30 years x discount rate (project specific amount is reflected in the regulatory agreement)	<i>No Change</i>
	Assignment/Assumption Processing Fee - Multifamily	\$500 plus recording fees and appraisal charges	<i>No Change</i>
	Loan Payment Late Fee	5% of monthly payment if payment not made within 15 days after payment due date	<i>No Change</i>
	Annual Multi-Family Administration Fee	Fee of 15 basis points of the original bond amount for the longer of the life of the bonds or bond regulatory agreement, paid in advance, semi-annually.	<i>No Change</i>
	Annual Multi-Family Loan Administration Fee	Fee of 15 basis points of the original loan amount for the longer of the life of the loan or loan regulatory agreement, paid in advance, semi-annually.	<i>No Change</i>
	Tenants over income at initial move in	Initial \$500 per unit, and again every 90 days until violation is resolved.	<i>No Change</i>
	Incorrect eligibility documentation	Initial \$50 per file for incorrect calculations, verifications, required documents; \$50 per month until corrected	<i>No Change</i>
	Failure to complete annual recertifications	Initial \$250 for each incomplete file; \$50 per month until corrected.	<i>No Change</i>
	Failure to maintain tenant eligibility records	Initial \$500 per unit, and again every 90 days until violation is resolved.	<i>No Change</i>
	Incorrect Rents	\$100 for each over-charged unit.	<i>No Change</i>

Charging Department	Activity	Current Rate	New Rate
Portfolio Management–Multifamily Regulatory Agreement Compliance Violations Cont'd.	Failure to submit complete and correct monthly bond report by due date	Initial \$100 per report. \$100 per day until violation resolved.	<i>No Change</i>
	Failure to comply with approved Management Plan	Initial \$100 per report. \$100 per day until violation resolved.	<i>No Change</i>
	Failure to submit complete and accurate quarterly Resident Services report by due date	Initial \$100 per report. \$100 per day until violation resolved.	<i>No Change</i>
	Failure to provide a resident service required by Resident Services Plan	Initial \$250 per service. \$100 per day until violation resolved.	<i>No Change</i>
	Noncompliant lease	\$100 per noncompliant lease.	<i>No Change</i>
	Verifiable existence of toxic mold	Initial \$200 per unit. 30 days to obtain certification unit is mold free. \$75 per day after 30 days.	<i>No Change</i>
	Broken pipes and plumbing facilities	\$200 per unit.	<i>No Change</i>
	Non-working smoke detectors	\$200 per unit.	<i>No Change</i>
	Windows with large cracks or missing glass	\$200 per unit.	<i>No Change</i>
	Infestation of roaches or vermin	\$200 per infested unit.	<i>No Change</i>
	Non-working heating unit (Winter) or air conditioning unit (Summer)	\$500 per non-working unit.	<i>No Change</i>
	Excessive amount of urine/feces	\$200 per unit.	<i>No Change</i>
	Excessive amount of trash/garbage in unit	\$75 per unit.	<i>No Change</i>
	Hazardous exterior conditions	\$500 per hazardous condition.	<i>No Change</i>
	Large holes walls/ceiling	\$100 per unit.	<i>No Change</i>
	Non-Operable Security Gate	\$500 per non-working gate.	<i>No Change</i>
	No Security Cameras (if required)	\$250 per discovery. \$75 reinspection fee.	<i>No Change</i>
	Non-working Security Cameras	\$100 per camera per discovery. \$75 reinspection fee.	<i>No Change</i>
	Non-working or non-accessible amenities/services	\$100 per item per discovery. \$75 reinspection fee.	<i>No Change</i>

Charging Department	Activity	Current Rate	<i>New Rate</i>
Agency Clerk	Agenda Packets - Outside Agency	\$600 per year	<i>No change</i>
	Tape Cassette, CD Reproduction or USB flash drive	\$15	<i>\$8</i>
Facility Use	Non-resident group area of Community Room	Security Deposit \$50 (refundable cleaning deposit) Basic charge - \$5 per hour	<i>No Change</i>
	Commission Room (801 12 th Street) and Riverview Plaza Meeting Room Rental	Security Deposit \$50 First Hour \$40 Each Additional Hour \$30	<i>No Change</i>

			Current		Proposed	
	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Material Charge (Per Each)	Current Rate (Labor + Materail)	Material Charge (Per Each)	Proposed Rate (Labor + Material)
Appliances & Accessories						
1	Freezer Door Gasket	\$ 19.80	\$ 48.15	\$ 67.95	\$ 57.91	\$ 77.71
2	Hood Fan Assembly	\$ 9.90	\$ 31.55	\$ 41.45	\$ 31.55	\$ 41.45
3	Hood Fan Filter	\$ 9.90	\$ 12.46	\$ 22.36	\$ 4.61	\$ 14.51
4	Oven Door (varying depending on make/size)	\$ 9.90	Service Only	\$ 9.90	Service Only	\$ 9.90
5	Oven Door Handle	\$ 9.90	\$ 23.72	\$ 33.62	\$ 45.00	\$ 54.90
6	Range Burner, Electric	\$ 9.90	\$ 13.30	\$ 23.20	\$ 7.33	\$ 17.23
7	Range, Elec. Broiler Pan, Replace	\$ 3.30	\$ 19.40	\$ 22.70	\$ 24.00	\$ 27.30
8	Range, Gas Broiler Pan, Replace	\$ 3.30	\$ 11.46	\$ 14.76	\$ 24.00	\$ 27.30
9	Range Burner, Gas	\$ 9.90	\$ 39.96	\$ 49.86	\$ 30.00	\$ 39.90
10	Range, Clean	\$ 79.20	Service Only	\$ 79.20	Service Only	\$ 79.20
11	Range Hood, 30" , Replace	\$ 39.60	\$ 56.50	\$ 96.10	\$ 51.23	\$ 90.83
12	Range Hood, 36", Replace	\$ 39.60	\$ 51.35	\$ 90.95	\$ 58.10	\$ 97.70
13	Range Hood, 42", Replace	\$ 39.60	\$ 78.00	\$ 117.60	\$ 72.99	\$ 112.59
14	Range, Inf. Switch	\$ 9.90	\$ 23.25	\$ 33.15	\$ 29.75	\$ 39.65
15	Range, Knobs	\$ 3.30	\$ 2.40	\$ 5.70	\$ 2.40	\$ 5.70
16	Range, Oven Rack 20"	\$ 3.30	\$ 28.12	\$ 31.42	\$ 27.37	\$ 30.67
17	Range, Oven Rack 30"	\$ 3.30	\$ 37.99	\$ 41.29	\$ 34.27	\$ 37.57
18	Range, Oven Control, Gas	\$ 19.80	\$ 78.53	\$ 98.33	\$ 78.53	\$ 98.33
19	Range, Oven Control, Electric	\$ 19.80	\$ 90.00	\$ 109.80	\$ 90.00	\$ 109.80
20	Range, Replace Electric 20"	\$ 39.60	\$ 335.00	\$ 374.60	\$ 350.00	\$ 389.60
21	Range, Replace, Electric 30"	\$ 39.60	\$ 350.00	\$ 389.60	\$ 324.00	\$ 363.60
22	Range, Replace, Gas 20"	\$ 39.60	\$ 330.00	\$ 369.60	\$ 370.00	\$ 409.60
23	Range, Replace, Gas 30"	\$ 39.60	\$ 330.00	\$ 369.60	\$ 360.00	\$ 399.60
24	Range, Stove-top Grate	\$ 3.30	\$ 22.92	\$ 26.22	\$ 13.37	\$ 16.67
25	Refrigerator, Replace (All Sizes)	\$ 19.80	\$ 430.00	\$ 449.80	\$ 460.00	\$ 479.80
26	Refrigerator, Clean	\$ 79.20	Service Only	\$ 79.20	Service Only	\$ 79.20
27	Refrigerator, Crisper	\$ 3.30	\$ 59.40	\$ 62.70	\$ 68.22	\$ 71.52
28	Refrigerator, Crisper Cover	\$ 3.30	\$ 67.05	\$ 70.35	\$ 74.17	\$ 77.47
29	Refrigerator, Gasket	\$ 39.60	\$ 48.15	\$ 87.75	\$ 36.19	\$ 75.79
30	Refrigerator, Shelf Front	\$ 6.60	\$ 49.98	\$ 56.58	\$ 48.77	\$ 55.37
31	Refrigerator, Door Liner	\$ 39.60	\$ 16.90	\$ 56.50	\$ 16.90	\$ 56.50
32	Top Burner, Grate / Gas - Replace	\$ 20.00	\$ 22.92	\$ 42.92	\$ 22.92	\$ 42.92
Bath Accessories		Labor	Material Price	Current Rate	Material Price	Proposed Rate
33	Medicine Cabinet Shelf	\$ 3.30	\$ 4.08	\$ 7.38	\$ 4.16	\$ 7.46
34	Medicine Cabinet/Complete	\$ 19.80	\$ 38.99	\$ 58.79	\$ 50.99	\$ 70.79
35	Toilet Paper Holder, Replace	\$ 9.90	\$ 5.09	\$ 14.99	\$ 7.49	\$ 17.39
36	Toilet Paper Spindle, Replace	\$ 3.30	\$ 0.40	\$ 3.70	\$ 1.49	\$ 4.79
37	Toilet Seat (Elongated)	\$ 9.90	\$ 15.99	\$ 25.89	\$ 19.99	\$ 29.89
38	Toilet Seat (Regular)	\$ 9.90	\$ 8.99	\$ 18.89	\$ 11.49	\$ 21.39
39	Toilet Tank Lid, Replace	\$ 9.90	\$ 17.99	\$ 27.89	\$ 31.29	\$ 41.19
40	Tub/Shower Stopper (Fit-all)	\$ 3.30	\$ 0.64	\$ 3.94	\$ 3.19	\$ 6.49

	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Current		Proposed	
			Material Charge (Per Each)	Current Rate (Labor + Material)	Material Charge (Per Each)	Proposed Rate (Labor + Material)
	Bath Accessories, Cont'd.	Labor	Material Price	Current Rate	Material Price	Proposed Rate
41	Tub/Shower (toe-stopper)	\$ 3.30	\$ 2.19	\$ 5.49	\$ 4.19	\$ 7.49
42	Towel Bar, Replace	\$ 9.90	\$ 2.69	\$ 12.59	\$ 5.18	\$ 15.08
43	Tub/Shower Curtain Rod, Replace	\$ 6.60	\$ 3.00	\$ 9.60	\$ 4.65	\$ 11.25
	Carpentry	Labor	Material Price	Current Rate	Material Price	Proposed Rate
44	Banister (price per linear foot)	\$ 20.00	\$ 3.84	\$ 23.84	\$ 2.98	\$ 22.98
45	Baseboard 2 3/8 Reversible (per sq foot)	\$ 20.00	\$ 0.85	\$ 20.85	\$ 1.26	\$ 21.26
46	Breadboard, Replace	\$ 6.60	\$ 22.99	\$ 29.59	\$ 22.99	\$ 29.59
47	Bi-fold / Bi-pass Door, Set	\$ 59.40	\$ 57.99	\$ 117.39	\$ 57.99	\$ 117.39
48	Cabinet Drawer Track	\$ 19.80	\$ 5.59	\$ 25.39	\$ 2.85	\$ 22.65
49	Cabinet Drawer, Replace	\$ 39.60	\$ 23.99	\$ 63.59	\$ 19.95	\$ 59.55
50	Cabinet, Vanity Replace	\$ 39.60	\$ 14.99	\$ 54.59	\$ 102.00	\$ 141.60
51	Closet Bi-Pass Floor Guides	\$ 9.90	\$ 0.82	\$ 10.72	\$ 0.97	\$ 10.87
52	Closet Pole Center Support Bracket	\$ 9.90	\$ 3.79	\$ 13.69	\$ 4.09	\$ 13.99
53	Closet Pole End Brackets	\$ 9.90	\$ 0.24	\$ 10.14	\$ 1.76	\$ 11.66
54	Door Bumpers, Common Replace	\$ 3.30	\$ 1.00	\$ 4.30	\$ 0.58	\$ 3.88
55	Door Casing (per stick) *	\$ 59.60	\$ 7.99	\$ 67.59	\$ 5.25	\$ 64.85
56	Door Jamb / Repair	\$ 39.60	\$ 39.99	\$ 79.59	\$ 39.99	\$ 79.59
57	Door Viewer (Replace)	\$ 6.60	\$ 7.69	\$ 14.29	\$ 4.39	\$ 10.99
58	Door-Metal, Replacement *	\$ 143.80	\$ 109.00	\$ 252.80	\$ 120.00	\$ 263.80
59	Door-Wood, Interior HC *	\$ 143.80	\$ 26.99	\$ 170.79	\$ 38.49	\$ 182.29
60	Door, Pocket HC, Replace *	\$ 118.80	\$ 39.49	\$ 158.29	\$ 38.49	\$ 157.29
61	Door, Weather stripping	\$ 19.80	\$ 9.00	\$ 28.80	\$ 11.99	\$ 31.79
	Electrical & Lighting	Labor	Material Price	Current Rate	Material Price	Proposed Rate
62	Electric Outlet Cover	\$ 3.30	\$ 0.35	\$ 3.65	\$ 0.40	\$ 3.70
63	Electric Switch Cover	\$ 3.30	\$ 0.28	\$ 3.58	\$ 0.69	\$ 3.99
64	Light Bulb / Appliances	\$ 3.30	\$ 0.95	\$ 4.25	\$ 0.85	\$ 4.15
65	Lamp (Light Bulb), Replace (60 watt)	\$ 3.30	\$ 3.00	\$ 6.30	\$ 1.00	\$ 4.30
66	Light Bulb / 2' T-12	\$ 3.30	\$ 3.85	\$ 7.15	\$ 3.10	\$ 6.40
67	Light Bulb / 2' T-8	\$ 3.30	\$ 4.45	\$ 7.75	\$ 3.10	\$ 6.40
68	Light Bulb / 4' T-12	\$ 3.30	\$ 2.05	\$ 5.35	\$ 2.85	\$ 7.15
69	Light Bulb / 4' T-8	\$ 3.30	\$ 2.40	\$ 5.70	\$ 3.25	\$ 6.55
70	Light Bulb / 6" Circeline	\$ 3.30	\$ 3.99	\$ 7.29	\$ 5.50	\$ 8.80
71	Light Bulb / 8" Circeline	\$ 3.30	\$ 4.99	\$ 8.29	\$ 5.00	\$ 8.30
72	Light Bulb / 12" Circeline	\$ 3.30	\$ 5.50	\$ 8.80	\$ 5.50	\$ 8.80
73	Light Bulb, 28 watt quad	\$ 3.30	\$ 12.99	\$ 16.29	\$ 12.99	\$ 16.29
74	Light Diffuser, Circline	\$ 3.30	\$ 18.69	\$ 21.99	\$ 19.69	\$ 22.99
75	Light Diffuser, Glass Drum	\$ 3.30	\$ 14.67	\$ 17.97	\$ 12.89	\$ 16.19
76	Light Diffuser, 4 ft.	\$ 3.30	\$ 19.88	\$ 23.18	\$ 24.37	\$ 27.67
77	Light Diffuser, Exterior Porch	\$ 3.30	\$ 7.07	\$ 10.37	\$ 7.37	\$ 10.67

			Current		Proposed	
	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Material Charge (Per Each)	Current Rate (Labor + Material)	Material Charge (Per Each)	Proposed Rate (Labor + Material)
Electrical & Lighting, Cont'd		Labor	Material Price	Current Rate	Material Price	Proposed Rate
78	Light Fixture, 2' or 4' bulb fluorescent	\$ 39.60	\$ 71.96	\$ 111.56	\$ 52.87	\$ 92.47
79	Light Fixture, Circline	\$ 19.80	\$ 49.95	\$ 69.75	\$ 53.55	\$ 73.35
80	Light Fixture, Emergency Exit	\$ 39.60	\$ 56.75	\$ 96.35	\$ 64.74	\$ 104.34
81	Exterior wall pack (Light Fixture)	\$ 39.60			\$ 155.77	\$ 195.37
82	Porch Light Shade / Plastic	\$ 3.30	\$ 20.69	\$ 23.99	\$ 5.65	\$ 8.95
83	Porch Light Shade / Glass	\$ 3.30	\$ 22.97	\$ 26.27	\$ 8.29	\$ 11.59
84	Receptacle, Replace: 110 basic	\$ 19.80	\$ 0.35	\$ 20.15	\$ 3.59	\$ 23.39
85	Receptacle, Replace: GFI	\$ 19.80	\$ 14.99	\$ 34.79	\$ 11.55	\$ 31.35
86	Receptacle, Replace: Appliance	\$ 39.60	\$ 4.39	\$ 43.99	\$ 3.59	\$ 43.19
87	Smoke Detector, Replace	\$ 9.90	\$ 12.99	\$ 22.89	\$ 22.49	\$ 32.39
88	Carbon Dioxide/Smoke Detector	\$ 9.90	\$ 59.99	\$ 69.89	\$ 53.99	\$ 63.89
89	120 Volt Smoke Detector	\$ 9.90	\$ 29.95	\$ 39.85	\$ 15.39	\$ 25.29
90	Battery Smoke Detector	\$ 9.90	\$ 24.99	\$ 34.89	\$ 22.49	\$ 32.39
91	Switch, Replace	\$ 9.90	\$ 5.99	\$ 15.89	\$ 1.35	\$ 11.25
92	Splitter / TV	\$ 6.60	\$ 2.20	\$ 8.80	\$ 3.75	\$ 10.35
93	Telephone, Jack Replacement	\$ 9.90	\$ 1.40	\$ 11.30	\$ 2.39	\$ 12.29
Floor coverings & accessories		Labor	Material Price	Current Rate	Material Price	Proposed Rate
94	Floor Tile, Replace 12" x 12" (Each)	\$ 6.60	\$ 3.45	\$ 10.05	\$ 0.74	\$ 7.34
95	Carpet/glue down (actual cost or prorate)		\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00
96	Carpetw/pad (actual cost or prorate)		\$ 22.00	\$ 22.00	\$ 22.00	\$ 22.00
97	2 1/2" or 4" Base / Per foot	\$ 6.60	\$ 2.00	\$ 8.60	\$ 0.44	\$ 7.04
Glazing & Hardware		Labor	Material Price	Current Rate	Material Price	Proposed Rate
98	Patio Sliding Door Handle	\$ 9.90	\$ 14.99	\$ 24.89	Special Order	\$9.90 plus Material Price
99	Patio Sliding Door Latch	\$ 9.90	\$ 8.89	\$ 18.79	Special Order	\$9.90 plus Material Price
100	Window Board up/Clean up	\$ 39.60	Service Only	\$ 39.60	Service Only	\$ 39.60
101	Window Glass 20" X 20" / single pane	\$ 85.00	\$ 8.91	\$ 93.91	\$ 12.60	\$ 97.60
102	Window Glass 24" X 24" / single pane	\$ 85.00	\$ 12.10	\$ 97.10	\$ 17.11	\$ 102.11
103	Window Glass 24" X 60" / single pane	\$ 85.00	\$ 44.85	\$ 129.85	\$ 63.45	\$ 148.45
104	Window Glass 36" X 36" / single pane	\$ 85.00	\$ 31.33	\$ 116.33	\$ 45.52	\$ 130.52
105	Window Glass 36" X 60" / single pane	\$ 85.00	\$ 64.22	\$ 149.22	\$ 91.59	\$ 176.59
106	Window Glass 50" X 50" / single pane	\$ 85.00	\$ 111.17	\$ 196.17	Special Order	\$9.90 plus Material Price
107	Window Glass 20" X 20" / dual pane	\$ 115.00	\$ 32.10	\$ 147.10	\$ 43.92	\$ 158.92
108	Window Glass 24" X 24" / dual pane	\$ 115.00	\$ 42.80	\$ 157.80	\$ 63.20	\$ 178.20
109	Window Glass 24" X 60" / dual pane	\$ 115.00	\$ 107.00	\$ 222.00	\$ 107.50	\$ 222.50
110	Window Glass 36" X 36" / dual pane	\$ 115.00	\$ 96.30	\$ 211.30	\$ 96.75	\$ 211.75

			Current		Proposed	
	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Material Charge (Per Each)	Current Rate (Labor + Material)	Material Charge (Per Each)	Proposed Rate (Labor + Material)
Glazing & Hardware, Cont'd.		Labor	Material Price	Current Rate	Material Price	Proposed Rate
111	Window Glass 36" X 60" / dual pane	\$ 115.00	\$ 160.50	\$ 275.50	\$ 161.25	\$ 276.25
112	Window Glass 50" X 50" / dual pane	\$ 175.00	\$ 256.44	\$ 431.44	\$ 214.52	\$ 389.52
113	Window Glass 20" X 20" / screen	\$ 19.80	\$ 20.00	\$ 39.80	\$ 16.60	\$ 36.40
114	Window Glass 24" X 24" / screen	\$ 19.80	\$ 20.00	\$ 39.80	\$ 19.72	\$ 39.52
115	Window Glass 24" X 60" / screen	\$ 19.80	\$ 25.00	\$ 44.80	\$ 33.76	\$ 53.56
116	Window Glass 36" X 36" / screen	\$ 19.80	\$ 20.00	\$ 39.80	\$ 29.08	\$ 48.88
117	Window Glass 36" X 60" / screen	\$ 19.80	\$ 37.50	\$ 57.30	\$ 38.44	\$ 58.24
118	Window Glass 50" X 50" / screen	\$ 19.80	\$ 43.40	\$ 63.20	\$ 40.00	\$ 59.80
119	Window Lock, Casement	\$ 9.90	\$ 6.39	\$ 16.29	Special Order	\$9.90 plus Special Order Price
120	Window Operator, Casement	\$ 19.80	\$ 6.39	\$ 26.19	Special Order	\$9.90 plus Material Price
Heating & Air		Labor	Material Price	Current Rate	Material Price	Proposed Rate
121	A/C Thermostat	\$ 6.60	\$ 17.28	\$ 23.88	\$ 25.82	\$ 32.42
122	Furnace, Thermostat	\$ 6.60	\$ 21.58	\$ 36.08	\$ 25.82	\$ 32.42
123	Exhaust Fan Cover	\$ 9.90	\$ 6.99	\$ 16.89	\$ 6.99	\$ 16.89
Locks, keys and hardware		Labor	Material Price	Current Rate	Material Price	Proposed Rate
124	Eviction Lockout	\$ 9.90	Service Only	\$ 9.90	Service Only	#VALUE!
125	Combo Lock Repair	\$ 19.80	Service Only	\$ 19.80	Service Only	\$ 19.80
126	Combo Lock Replace	\$ 19.80	\$ 75.63	\$ 95.43	\$ 54.99	\$ 74.79
127	Deadbolt, Replace	\$ 19.80	\$ 15.49	\$ 35.29	\$ 31.99	\$ 51.79
128	Door Lever knobset (interior)	\$ 9.90	\$ 10.99	\$ 20.89	\$ 10.99	\$ 20.89
129	Door Standard knobset (interior)	\$ 9.90	\$ 9.99	\$ 19.89	\$ 9.99	\$ 19.89
130	Drawer Pulls	\$ 9.90	\$ 5.99	\$ 15.89	\$ 5.99	\$ 15.89
131	Gate Hinge	\$ 19.80	\$ 5.28	\$ 25.08	\$ 5.28	\$ 25.08
132	Gate Latch	\$ 9.90	\$ 4.69	\$ 14.59	\$ 4.69	\$ 14.59
133	Garage OH Door Handle	\$ 19.80	\$ 10.79	\$ 30.59	\$ 10.79	\$ 30.59
134	Garage Door, Bolt Lock	\$ 19.80	\$ 18.59	\$ 38.39	\$ 18.59	\$ 38.39
135	Key (Best Replacement)	\$ 9.90	\$ 7.50	\$ 17.40	\$ 7.50	\$ 17.40
136	Key, (Unit Replacement)	\$ 9.90	\$ 0.50	\$ 10.40	\$ 0.50	\$ 10.40
137	Key, (Unit Replacement) (Delivered)	\$ 9.90	\$ 0.50	\$ 10.40	\$ 0.50	\$ 10.40
138	Lock, Install-a-Lock, wrap-around (Single)	\$ 19.80	\$ 12.50	\$ 32.30	\$ 12.50	\$ 32.30
139	Lock, Install-a-Lock, wrap-around (Combo)	\$ 19.80	\$ 11.50	\$ 31.30	\$ 11.50	\$ 31.30
140	Lock / Key in Knob / Entry	\$ 19.80	\$ 11.50	\$ 31.30	\$ 11.50	\$ 31.30
141	Lock Change (non-damaged lock) + 2 keys	\$ 19.80	\$ 25.00	\$ 44.80	\$ 16.84	\$ 36.64
142	Lockout After Regular Business Hours	Call Locksmith	Service Only	\$ 83.16	Locksmith Replacement Key Charge	Call Locksmith
143	Lockout During Regular Business Hours	\$ 79.20	Service Only	\$ 79.20	Service Only	#VALUE!
144	Mailbox Lock Replace	\$ 9.90	\$ 6.89	\$ 16.79	\$ 6.89	\$ 16.79

			Current		Proposed	
	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Material Charge (Per Each)	Current Rate (Labor + Material)	Material Charge (Per Each)	Proposed Rate (Labor + Material)
	Locks, keys and hardware, Cont'd.	Labor	Material Price	Current Rate	Material Price	Proposed Rate
145	Mechanical Door Chime	\$ 19.80	\$ 22.49	\$ 42.29	\$ 22.49	\$ 42.29
146	Privacy / Passage / Patio Locks, Replace	\$ 9.90	\$ 10.99	\$ 20.89	\$ 10.99	\$ 20.89
147	Store Room / Community Room Locks	\$ 19.80	\$ 76.00	\$ 95.80	\$ 76.00	\$ 95.80
148	Auto Gate Clickers	N/A	\$ 47.00	\$ 47.00	\$47.00	\$47.00
149	Pedestrian CARD Readers	N/A	\$ 7.00	\$ 7.00	\$7.00	\$7.00
	Paint & preparation	Labor	Material Price	Current Rate	Material Price	Proposed Rate
150	Paint, int/ext Door, Stain finish	\$ 59.40	\$ 9.99	\$ 69.39	\$ 9.99	\$ 79.38
151	Paint, int/ext Door, Paint finish	\$ 39.60	\$ 9.99	\$ 49.59	\$ 9.99	\$ 59.58
	Plumbing	Labor	Material Price	Current Rate	Material Price	Proposed Rate
152	Basin Faucet, Replace	\$ 19.80	\$ 97.89	\$ 117.69	\$ 97.89	\$ 117.69
153	Basin Stopper	\$ 3.30	\$ 3.39	\$ 6.69	\$ 3.39	\$ 6.69
154	Basin, Replace	\$ 59.40	\$ 31.33	\$ 90.73	\$ 39.39	\$ 98.79
155	Basin, P-Trap, Replace	\$ 9.90	\$ 11.79	\$ 21.69	\$ 11.79	\$ 21.69
156	Basket Strainer (crumb cup)	\$ 3.30	\$ 2.29	\$ 5.59	\$ 2.29	\$ 5.59
157	Drain Stoppage, Tub / Shower	\$ 39.60	Service Only	\$ 39.60	Service Only	\$ 39.60
158	Drain Stoppage, Sink	\$ 39.60	Service Only	\$ 39.60	Service Only	\$ 39.60
159	Flush Tank (Toilet)	\$ 39.60	\$ 16.99	\$ 56.59	\$ 50.00	\$ 89.60
160	Garbage Disposal Stopper	\$ 3.30	\$ 2.89	\$ 6.19	\$ 2.89	\$ 6.19
161	Garbage Disposal, Replace	\$ 39.60	\$ 69.99	\$ 109.59	\$ 54.99	\$ 94.59
162	Garbage Disposal, Splash Guard	\$ 9.90	\$ 2.59	\$ 12.49	\$ 2.59	\$ 12.49
163	Garbage Disposal, Stoppage	\$ 9.90	\$ 1.89	\$ 11.79	\$ 1.89	\$ 11.79
164	Gas Connector, Replace	\$ 19.80	\$ 13.04	\$ 32.84	\$ 13.04	\$ 32.84
165	Hand Held Shower Head (Wand Only)	\$ 9.90	\$ 21.19	\$ 31.09	\$ 21.19	\$ 31.09
166	Hose Bibs, Replace	\$ 19.80	\$ 6.09	\$ 25.89	\$ 6.09	\$ 25.89
167	Kitchen Faucet, Replace	\$ 19.80	\$ 36.39	\$ 56.19	\$ 36.39	\$ 56.19
168	Laundry Faucet, Replace	\$ 19.80	\$ 24.49	\$ 44.29	\$ 24.49	\$ 44.29
169	Lavatory	\$ 118.80	\$ 32.99	\$ 151.79	\$ 32.99	\$ 151.79
170	Toilet Bowl, Std. Only	\$ 39.60	\$ 50.99	\$ 90.59	\$ 56.00	\$ 95.60
171	Toilet Bowl, Elongated	\$ 39.60	\$ 129.26	\$ 168.86	\$ 75.00	\$ 114.60
172	Toilet Bowl, ADA	\$ 39.60	\$ 60.00	\$ 99.60	\$ 80.00	\$ 119.60
173	Toilet Stoppage / Local	\$ 19.80	Service Only	\$ 19.80	Service Only	\$ 19.80
174	Toilet, Standard, Replace	\$ 39.60	\$ 60.00	\$ 99.60	\$ 60.00	\$ 99.60
175	Shower Head	\$ 6.60	\$ 4.99	\$ 11.59	\$ 4.99	\$ 11.59
	Window Coverings & Screens	Labor	Material Price	Current Rate	Material Price	Proposed Rate
176	Screen Door Closer	\$ 9.90	\$ 10.99	\$ 20.89	\$ 10.99	\$ 20.89
177	Screen Door Grill 36" X 36"	\$ 9.90	\$ 19.99	\$ 29.89	\$ 19.99	\$ 29.89
178	Screen Door Kick Panel	\$ 39.60	\$ 19.99	\$ 59.59	\$ 19.99	\$ 59.59
179	Screen Door Latch	\$ 6.60	\$ 5.49	\$ 12.09	\$ 5.49	\$ 12.09
180	Screen Door / Passage	\$ 39.60	\$ 49.99	\$ 89.59	\$ 49.99	\$ 89.59

			Current		Proposed	
	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Material Charge (Per Each)	Current Rate (Labor + Material)	Material Charge (Per Each)	Proposed Rate (Labor + Material)
	Window Coverings & Screens, Cont'd.	Labor	Material Price	Current Rate	Material Price	Proposed Rate
181	Screen Door, Storm Door, Replace	\$ 59.40	\$ 129.00	\$ 188.40	\$ 129.00	\$ 188.40
182	Screen Door / Std / Rescreen	\$ 39.60	\$ 45.99	\$ 85.59	\$ 45.99	\$ 85.59
183	Shower Door Kit / Towel Bar	\$ 9.90	\$ 20.85	\$ 30.75	\$ 20.85	\$ 30.75
184	Sliding Screen Door/Rescreen	\$ 9.90	\$ 12.95	\$ 22.85	\$ 12.95	\$ 22.85
185	Traverse Rod 28" X 48"	\$ 19.80	\$ 13.98	\$ 33.78	\$ 13.98	\$ 33.78
186	Traverse Rod 48" X 84"	\$ 19.80	\$ 17.39	\$ 37.19	\$ 17.39	\$ 37.19
187	Traverse Rod 66" X 120"	\$ 19.80	\$ 17.39	\$ 37.19	\$ 17.39	\$ 37.19

Explanation of Charges Not Covered

- 1) The adjusted rate in the Schedule of Fees and Charges does not reflect the trip charge. A trip charge will apply to all work determined to be resident caused. All resident requested repairs will also receive a trip charge when maintenance staff is denied access to the unit to complete the repairs. Trip charges will be \$15.00 during normal business hours and \$23.00 for after-hours and weekends.
- 2) All charges for repairs performed by vendors will be determined by actual cost.
- 3) Services not described in the Schedule of Fees and Charges will be charged \$39.60 per hour during normal, business hours and \$41.58 per hour for all after-hours work. Both rates are subject to a trip charge. Parts and materials costs are charged at actual cost.

An asterisk in the Schedule of Fees and Charges indicates that the charge is for more than one trade.