



INVESTING IN COMMUNITIES

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

**Wednesday, January 16, 2013 - 6:00 p.m.**  
**801 12<sup>th</sup> Street, Sacramento, Commission Room**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF ACTION SUMMARY SYNOPSIS**

1. Synopsis – January 2, 2013

**CITIZENS COMMENTS**

2. While the Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if you would limit your comments to three minutes so that everyone may be heard. Please fill out a speaker card and present it to the Agency Clerk if you wish to speak under Citizen Comments or on a posted agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at this time. Commission attendees are requested to silence any cell phones or pagers that they have in their possession.

**BUSINESS**

- 3 Approval Of Contracts For The Twin Rivers – River District/Railyards Choice Neighborhoods Initiative

**ELECTION OF SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION OFFICERS FOR 2013**

**EXECUTIVE DIRECTORS REPORT**

Activities Calendar

**ITEMS AND QUESTIONS OF COMMISSION MEMBERS**

**ADJOURNMENT**

Staff reports are available for public review on the Agency's website [www.shra.org](http://www.shra.org) and include all attachments and exhibits. Hard copies are available at the Agency Clerk's office (801 12<sup>th</sup> Street) for 10 cents per page. A copy of materials for this agenda will be available at the meeting for public review. **Assistance for the Disabled:** 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.



## SYNOPSIS

### **Sacramento Housing and Redevelopment Commission (SHRC) Regular Meeting January 2, 2012**

Meeting noticed on December 18, 2012

#### ROLL CALL

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

MEMBERS PRESENT: Alcalay, Gore, Griffin, LeDuc, Morton,  
Rosa, Shah

MEMBERS ABSENT: Chan, Johnson, Morgan, Stivers

STAFF PRESENT: Vickie Smith, David Levin, LaShelle Dozier, Don Cavier, Nick Chhotu,  
Chris Pahule, MaryLiz Paulson, Geoff Ross

APPROVAL OF AGENDA The Chair announced that items 3 and 4 would be heard together. No other changes to the agenda were recommended.

#### 1. APPROVAL OF ACTION SUMMARY SYNOPSIS

Action Summary Synopsis for December 12, 2012 was approved

#### 2. CITIZEN COMMENTS

none

#### PUBLIC HEARING

3. Adoption of the 2013-17 Consolidated Plan and the 2013 One-Year Action Plan for the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs, Amendment of Various Years' Action Plans; and Amendment to the Sacramento Housing And Redevelopment Agency (SHRA) Budget; Execute Documents for the Administration of Federal Programs and Other Related Findings – City of Sacramento

4, Adoption of the 2013-17 Consolidated Plan and the 2013 One-Year Action Plan for the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) Funded Projects and Programs, Amendment of Various Years' Action Plans; and Amendment to the Sacramento Housing And Redevelopment Agency (SHRA) Budget; Execute Documents for the Administration of Federal Programs and Other Related Findings – County of Sacramento

Commissioner Shah asked the members of the commission if an abbreviated presentation on this item was acceptable in light of the fact that staff had already brief the Commission at the prior meeting. Members of the commission had no objection to this proposal.

Geoffrey Ross, Program Manager, briefly reviewed the item with the Commission.

Chair Rosa asked about the HOPWA funding and why no specific activities were mentioned. Staff indicated that they were still working with providers to clarify specific amounts. Chair Rosa requested a report back when this information was available.

The Commission recommended approval of the staff recommendation for the item listed above and also to close the public hearing. The votes were as follows:

AYES: Alcalay, Gore, Griffin, LeDuc, Morton, Rosa, Shah

NOES: none

ABSENT: Chan, Johnson, Morgan, Stivers

ELECTION OF SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION OFFICERS FOR 2013

Commissioner Shah motioned to move this item to the January 16, 2013 meeting to allow for greater member participation. The motion was seconded by Commissioner Griffin and approved unanimously.

EXECUTIVE DIRECTORS REPORT

La Shelle Dozier reviewed the following items:

- 1) Meeting schedule : Ms. Dozier announced that the next meeting would be held on January 16<sup>th</sup>
- 2) There will be a groundbreaking for the Township 9 project on January 16<sup>th</sup> at 10am.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Alcalay reminded the group of the January 12<sup>th</sup> Martin Luther King celebration. For more information visit the web site at [MLKcelebration.org](http://MLKcelebration.org).

SHRC Synopsis  
January 2, 2012

Commissioner Alcalay also suggested re-naming SHRA as the "Sacramento Housing and Revitalization Agency".

ADJOURNMENT

As there was no further business to be conducted, Chair Rosa adjourned the meeting at 6:30 p.m.

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AGENCY CLERK



January 11, 2013

Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Approval of Contract for the Twin Rivers – River District/Railyards Choice  
Neighborhoods Initiative

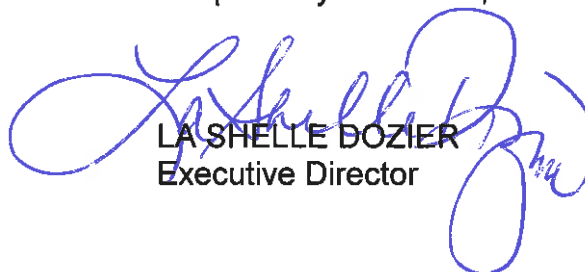
SUMMARY

The attached report is submitted to you for review and recommendation prior to  
consideration by the County of Sacramento.

RECOMMENDATION

The staff recommends approval of the recommendations outlined in this report.

Respectfully submitted,



LASHELLE DOZIER  
Executive Director

Attachment

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
January 29, 2013

To: Housing Authority of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Approval Of Contracts For The Twin Rivers – River District/Railyards Choice  
Neighborhoods Initiative

Supervisory  
District: Serna

Contact: La Shelle Dozier, Executive Director, 440-1319  
Chris Pahule, Program Manager, 440-1350

**Overview**

Approval of this report and resolution will allow the Housing Authority of the County of Sacramento to execute new and amend existing contracts to complete the Neighborhood Transformation Plan for the Twin Rivers – River District/Railyards Neighborhood as required by the Federal Choice Neighborhoods Initiative Planning Grant.

**Recommendations**

Staff recommends the adoption of the resolution which:

1. Authorizes the Executive Director to enter into a professional services contract with McCormack Baron Salazar to provide housing master planning services and develop a human capital strategy in an amount not to exceed \$275,000; and,
2. Authorizes the Executive Director to amend the existing contract with EJP Consulting Group, LLC for planning coordinator services in an amount not to exceed \$30,000.

**Measures/Evaluation**

The actions recommended in this report are consistent with goals and objectives of the approved County of Sacramento Public Housing Authority Plan (PHA Plan). Goals included in the PHA Plan consist of improving the quality of assisted housing, community quality of life, and economic vitality of the community.

**Fiscal Impact**

Through previous Housing Authority Board authorizations, approximately \$1 million has been allocated for the Twin Rivers – River District/Railyards Choice Neighborhoods Initiative. Approval of this report and resolution will provide authorities allowing the Housing Authority to execute and amend two specific contracts totaling an amount not to exceed \$305,000. Funding for these contracts will utilize existing, budgeted funds.

**BACKGROUND**

On January 31, 2012, the U.S. Department of Housing and Urban Development (HUD) awarded the Housing Authority of the County of Sacramento (Housing Authority) a \$300,000 Choice Neighborhoods Initiative (CNI) grant to develop a Neighborhood Transformation Plan (NTP) for the Twin Rivers - River District/Railyards neighborhood. The NTP is a comprehensive neighborhood revitalization plan which focuses on directing resources to address three core

goals: Housing, People and Neighborhoods. Once completed, the NTP becomes the guiding document for the revitalization of the 218-unit Twin Rivers public housing site while simultaneously directing the transformation of the surrounding neighborhood with positive outcomes for families. It is envisioned that the NTP will be complete by the end of 2013.

#### Contract for Master Planning Services

A component of the NTP planning process is a revitalization strategy for the Twin Rivers Public Housing site. On October 16, 2012 the Housing Authority Board approved selection of a development team led by McCormack Baron Salazar (MBS) to serve as Housing Lead to assist in developing a housing program and master plan to carryout the potential revitalization of the Twin Rivers Public Housing site and directed the Housing Authority to develop terms for an exclusive negotiations agreement.

Housing Authority staff has negotiated a scope of services and budget with MBS to ensure consistency with requirements of the CNI Planning grant. Under the professional services contract, MBS will be responsible for developing a housing program and master plan, which would be neighborhood-focused and include the one-for-one replacement of the 218 Twin Rivers public housing units with deeply subsidized units (public housing and project-based voucher units) in mixed-income developments. Additionally, MBS will subcontract with Urban Strategies, a not-for-profit consulting group uniquely skilled at developing human capital strategies tailored to public housing revitalization programs to serve as the lead in preparing the NTP's People strategy.

The negotiated budget for services totals \$500,000 with MBS allocating up to \$225,000 of in-kind services to the effort. This report recommends entering into a professional services contract with MBS to provide reimbursement funding for all third party costs. It is important to note that this cost sharing arrangement is consistent with Federal Safe Harbor provisions.

#### Amended Contract for Planning Coordination Services

As a requirement of the CNI grant, Planning Coordinators must be identified in the application. The Housing Authority identified EJP Consulting Group, LLC as the Planning Coordinator and in April 2012 entered into a professional services contract for planning coordination services in an amount not to exceed \$100,000. Under the terms of their contract, EJP Consulting Group, LLC is to work closely with the Housing Authority to provide technical assistance and coordination, and to oversee planning team members to ensure a coordinated and collaborative process resulting in a feasible NTP.

The Housing Authority requires additional services to assist with the preparation of deliverables associated with the NTP. Therefore, this report recommends amending the current professional services contract to include report preparation tasks as well as increasing compensation by an amount not to exceed \$30,000.

## **DISCUSSION**

This report will allow the Housing Authority to execute new and amend existing contracts to complete the Neighborhood Transformation Plan for the Twin Rivers – River District/Railyards Neighborhood as required by the Federal Choice Neighborhoods Initiative Planning Grant.

## **COMMISSION ACTION**

It is anticipated that the Sacramento Housing and Redevelopment Commission will approve this item at its January 16, 2013 meeting. Staff will notify the Board in the event this does not occur.

## **MEASURES/EVALUATIONS**

The actions contained in this report will ensure completion of the NTP by the end of 2013. The NTP will serve as the master guiding document for the revitalization and repositioning of 218 public housing units located at the Twin Rivers complex and will identify specific action steps.

## **FINANCIAL ANALYSIS**

Through previous Housing Authority Board authorizations, approximately \$1 million has been allocated for the Twin Rivers – River District/Railyards Choice Neighborhoods Initiative. Approval of this report and resolution will provide authorities allowing the Housing Authority to execute and amend two specific contracts totaling an amount not to exceed \$305,000. Funding for these contracts will utilize existing, budgeted funds.

## **POLICY CONSIDERATIONS**

This action furthers the commitment of the County through the 2008-2013 Housing Element to preserve and rehabilitate existing affordable housing and to provide housing for extremely low income households. The HUD approved 5-year Public Housing Authority Plan affirms Twin Rivers as public housing developments designated for demolition and or disposition. Specifically, these actions support policies H-3.1.1 related to extremely low income housing needs, policy H-4.4 regarding the preservation of affordable housing, and Program 74 which confirms the County's commitment to the Housing Authority Asset Repositioning Strategy.

Public Housing Authorities are required to comply with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA). No new policies are recommended in this report.

## **ENVIRONMENTAL REVIEW**

The activity recommended is statutorily exempt pursuant to California Environmental Quality Act (CEQA) Guideline 15262 involving planning and feasibility studies for possible future actions which have not been approved by the Housing Authority's governing board. These

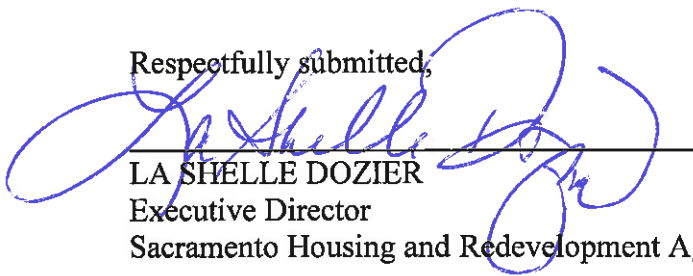


planning and feasibility study activities are categorically excluded from review under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34 (a)(1).

**M/WBE CONSIDERATIONS**

Minority and Woman’s Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding.

Respectfully submitted,



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LA SHELLE DOZIER  
Executive Director  
Sacramento Housing and Redevelopment Agency

APPROVED

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BRADLEY J. HUDSON  
County Executive

Attachments:  
RES – Housing Authority Board Resolution

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

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

**ON DATE OF**

**APPROVAL OF CONTRACTS FOR THE TWIN RIVERS – RIVER  
DISTRICT/RAILYARDS CHOICE NEIGHBORHOODS INITIATIVE**

**WHEREAS**, the Housing Authority of the County of Sacramento (the “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**, the Authority hired EJP Consulting Group, LLC to serve as the Planning Coordinator for the CNI grant and entered into a professional services contract for planning services in an amount not to exceed \$100,000; and,

**WHEREAS**, the Authority issued a Request for Qualifications (RFQ) to determine the most qualified developer to assist in developing a housing program for the Twin Rivers - River District/Railyards neighborhood and on October 16, 2012 the Authority Board approved the selection of McCormack Baron Salazar (HA-2337) as the Housing Lead for the Twin Rivers - River District/Railyards neighborhood ; and,

**WHEREAS**, the activity recommended is statutorily exempt pursuant to California Environmental Quality Act (CEQA) Guideline 15262 involving planning and feasibility studies for possible future actions which have not been approved by the Housing Authority’s governing board. These planning and feasibility activities are categorically excluded from review under the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.34 (a)(1).

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

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

Section 2: The Executive Director, or designee, is authorized to enter into a professional services contract with McCormack Baron Salazar to provide housing master planning services and develop a human capital strategy in an amount not to exceed \$275,000.

Section 3: The Executive Director, or designee, is authorized to amend the existing contract with EJP Consulting Group, LLC for planning coordinator services in an amount not to exceed \$30,000.

On a motion by Member \_\_\_\_\_, seconded by Member \_\_\_\_\_, the foregoing Resolution was passed and adopted by the Housing Authority of the County of Sacramento, State of California this 29th day of January 2013, by the following vote, to wit:

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

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Chair of the Housing Authority  
of Sacramento County, California

(SEAL)

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