



INVESTING IN COMMUNITIES

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

**Wednesday, January 2, 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 – December 12, 2012

**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.

**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

**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)**

#### **Special Meeting**

**December 12, 2012**

Meeting noticed on December 7, 2012

#### ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:05 p.m. by Chair Josh Rosa. A quorum of members was present.

**MEMBERS PRESENT:** Alcalay, Chan, Gore, Griffin, Johnson, LeDuc, Morgan, Morton, Rosa, Shah, Stivers

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Vickie Smith, David Levin, LaShelle Dozier, Don Cavier, Nick Chhotu, Chris Pahule, MaryLiz Paulson, Jim Shields, Christine Weichert, HCV Staff

**APPROVAL OF AGENDA** The Chair announced that items 4 and 5 would be continued to 1-2-13. No other changes to the agenda were recommended.

#### 1. **APPROVAL OF ACTION SUMMARY SYNOPSIS**

Action Summary Synopsis for November 14, 2012 was approved

#### 2. **CITIZEN COMMENTS**

Martha Esch spoke regarding issues in Locke.

Mack Worthy spoke regarding the redevelopment agency.

Ed Clark spoke about Marina Vista and Alder Grove.

Frederick Gale spoke about the CDBG action plan.

#### **DISCUSSION/PRESENTATION**

#### 3. **Update on status of Marina Vista and Alder Grove**

Chris Pahule gave an overview of the status of the Marina Vista and Alder Grove housing developments.

Commissioner Alcalay commented that early January was too aggressive and that the report back to the Board should be delayed until early March to allow for more public input.

Commission Morgan commented that the process needed to be conveyed to the public more clearly.

Commissioner Shah stressed that the Commission's desire was for more citizen feedback and to work closely with the newly elected official for the area. He also commented that there is a need to regain the trust of the public on this project.

Commissioner Stivers recommended a process similar to what was done for Twin Rivers and also stressed the need to explain the process better to the public.

Commissioner LeDuc asked if any funding was compromised because of the delay. Staff indicated that there is no funding at risk.

Commissioner Alcalay requested a tour of Twin Rivers and Alder Grove.

Frederick Gale and Mack Worthy provided comment.

#### PUBLIC HEARING

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 – City of Sacramento – CONTINUED TO 1-2-2013
5. 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- CONTINUED TO 1-2-2013

#### EXECUTIVE DIRECTORS REPORT

La Shelle Dozier reviewed the following items:

- 1) Nick Chottu reviewed a letter received from HUD about the Agency's Public Housing Assessment Score. Commissioner Shah asked for a copy of the letter back to HUD on this matter.
- 2) Meeting schedule : Ms. Dozier announced that there would be two meetings in January – one on January 2<sup>nd</sup> and another on January 16<sup>th</sup>

- 3) SHRA was awarded SACOG's "Blueprint Excellence Award" for the La Valentina project. The award recognizes projects for their unique approaches to smart growth and promoting integration of transportation and land-use planning.
- 4) SHRA has been nominated by the Sacramento Downtown Partnership for the "Vibe" award (Visionary Innovators in Building Excellence) for the Studios at Hotel Berry project. Winners to be announced at the Downtown Partnership breakfast in January.
- 5) SHRA will be participating in the Mayor's Sacramento Reads program

#### ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Morton asked for an explanation of why Edgewater Apartments are now accepting individuals that are under 62. LaShelle Dozier explained that once the elderly waiting list is exhausted, they move down to the next level of "near elderly" which is ages 55 and above.

Commissioner Alcalay invited attendees to the January 12, 2013 MLK Celebration dinner in Sacramento.

Commissioner Morgan invited everyone to an E-waste collection fundraiser to benefit the RAB on January 19<sup>th</sup> from 9-1.

Commissioner Gore presented Dwain Signatur with a gift to thank him for his work this year.

#### ADJOURNMENT

As there was no further business to be conducted, Chair Rosa adjourned the meeting at 7:10 p.m.

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AGENCY CLERK



December 17, 2012

Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA

Honorable Members in Session:

SUBJECT:

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

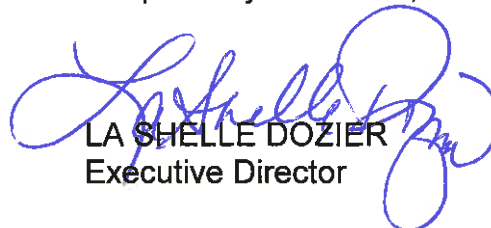
SUMMARY

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

RECOMMENDATION

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

Respectfully submitted,



LA SHELLE DOZIER  
Executive Director

Attachment



## **REPORT TO CITY COUNCIL AND HOUSING AUTHORITY**

**City of Sacramento**

**915 I Street, Sacramento, CA 95814-2671**

**[www.CityofSacramento.org](http://www.CityofSacramento.org)**

**Staff Report**

**January 8, 2013**

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

**Title: Approval and 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**

**Location/Council District: Citywide**

**Recommendation:** Approves Council and Housing Authority Resolutions which:

- 1) adopt the 2013-17 Consolidated Plan, which lays out goals and strategies for CDBG, HOME, HOPWA and ESG funds as outlined in Exhibit A, 2) adopt the 2013 One-Year Action Plan, which allocates anticipated CDBG, HOME, HOPWA and ESG funds to various programs and projects as set out in Exhibit B, 3) defund prior years' Action Plan activities set forth in Exhibit C and add the projects outlined in Exhibit D, 4) authorize the Executive Director, or designee, to amend the SHRA Budget as necessary to carry out activities funded with CDBG, HOME, HOPWA or ESG, 5) authorize amending the 2013 CDBG Capital Reserve and HOME budgets to the extent necessary to implement and ensure the timely completion of activities, 6) authorize SHRA to administer the HOPWA and ESG programs as requested by DHA, 7) authorize the Executive Director to enter into a revised Memorandum of Understanding (MOU) with the City of Sacramento for SHRA's continued administration of the CDBG, HOME, HOPWA, and ESG grants on behalf of the City of Sacramento as set out in Exhibit F, 8) repeal resolution 82-425 and designate the Housing Authority of the City of Sacramento purpose of administering the Action Plans funding and the performance of the federal grant draws on behalf of the City of Sacramento, 9) authorize the Housing Authority of the City of Sacramento to administer rental assistance for homeless families in accordance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act regulations on behalf of the City of Sacramento, 10) authorize submittal of the amendment of prior years' Action Plan(s) and the 2013 One-Year Action Plan to HUD, 11) authorize execution of the subsequent grant agreements with HUD and the execution of agreements and contracts with the appropriate entities to carry out the

CDBG, HOME, HOPWA, and ESG projects in accordance with the 2013 One-Year Action Plan, 12) authorize the City Manager to execute agreements with SHRA to carry out the activities contained in the 2013 One-Year Action Plan, 13) authorize SHRA's Executive Director, or designee, to make any budget adjustments and execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal programs, 14) authorize the Housing Authority of the City of Sacramento, staffed by SHRA, to administer rental assistance for homeless families in accordance with the HEARTH regulations, 15) authorize the Executive Director, or designee, to amend the SHRA budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel, and 16) make related findings.

**Contact:** La Shelle Dozier, Executive Director, 440-1319, Geoffrey M. Ross, Program Manager, 440-1357

**Presenters:** Geoffrey M. Ross, Program Manager

**Department:** Sacramento Housing and Redevelopment Agency

### **Description/Analysis**

**Issue:** This report recommends approval of the 2013-17 Consolidated Plan and the 2013 One-Year Action Plan, amends prior year Action Plans, and authorizes their submission to HUD. The One-Year Action Plan describes CDBG, HOME, HOPWA and ESG funded activities that the jurisdiction proposes to undertake in the coming year and it is required to be submitted each year to HUD. The 2013 Action Plan identifies significant modifications to programs reflecting the current level of funding. The 2013-17 Consolidated Plan is a five-year planning document that guides the use of federal funds in the City of Sacramento. This report also provides an update from Sacramento Steps Forward, which is the nonprofit entity administering homeless programs in the City and County of Sacramento. Staff anticipates that the 2013 federal budget will again reflect the most recent round of reductions to domestic and discretionary spending resulting in an overall lower level of funding from HUD than previously experienced at the adoption of the prior Consolidated Plan. Additional information and background is included in Attachment 1.

**Policy Considerations:** The recommended actions in this report are consistent with the 2013-17 Consolidated Plan proposed for adoption in this report. The 2013-17 Consolidated Plan reflects new policy direction and data from HUD, including the use of the new Electronic Consolidated Planning Tool (eCon) and regulatory requirements related to the HOME and ESG programs, as well as the implementation of the HEARTH Act.



**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 the 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 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.

Many of the 2013 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. Exhibit E contains specific information regarding CEQA and NEPA reviews and findings for specific projects.

**Sustainability Considerations:** The Projects included in this report have been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, the contents of this report will advance the following goals, policies and targets: the project supports GOAL NUMBER FIVE – Public Health and Nutrition, ITEM 3 – Create Healthy Urban Environments through Restorative Redevelopment.

**Other:** N/A

**Committee/Commission Action:** It is anticipated that, at its meeting on January 2, 2012, the Sacramento Housing and Redevelopment Commission will approve the recommendations outlined in this report. Staff will notify the Council in the event this does not occur.

**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. Refer to the Exhibits for the list of 2013 recommended activities, projects to be defunded and various years' Action Plan amendments.

**Financial Considerations:** Proposed allocations made in the 2013 One-Year Action Plan are based on:

CDBG Entitlement	\$4,141,637
CDBG Program Income	\$66,949
HOME Entitlement	\$1,854,531
HOME Program Income	\$332,447
ESG Entitlement	\$452,693
HOPWA Entitlement	\$900,755

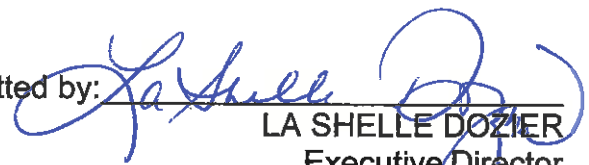
The \$421,131 in CDBG capital reserve budgeted in the One-Year Action Plan is approximately ten (10) percent of the 2013 CDBG entitlement. If Congress ultimately approves funding in a lesser amount, the reserve will be used to fund budgeted projects. SHRA is authorized to obligate the Capital Reserve to activities described in this Action Plan.

**M/WBE and Section 3 Considerations:** Minority and Woman's Business Enterprise and Section 3 requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding.

Approved as to form:

  
Agency Counsel

Respectfully Submitted by:

  
LA SHELLE DOZIER  
Executive Director

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## **Background**

### **Federal Programs Administration**

Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) has managed and administered federal housing 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 redevelopment agencies and its housing authorities.

The City and County consolidated its staffing to achieve close coordination of redevelopment and public housing functions, provide budget savings for operation and overhead, eliminate duplicate staffing efforts, and to seek federal and other funding opportunities. 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 and efficient use of housing and community development funds.

Per the request of the Department of Human Assistance of the County of Sacramento (DHA) the Housing Authority of the City of Sacramento, staffed by SHRA, is proposing to consolidate the administration of 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. Furthermore, to reflect the administration of the ESG and HOPWA programs in addition to the administration of the CDBG and HOME programs, as well as to reflect the dissolution of redevelopment, SHRA is proposing to enter into a revised Memorandum of Agreement (MOA) for the continued administration of HUD CPD funds upon adoption of this staff report and accompanying resolutions. SHRA has managed the CDBG program on behalf of the City since it was formed. However, a 1982 resolution designated that the Redevelopment Agency of the City of Sacramento be the recipient of the CDBG funds, and the Agency has been dissolved by state law. Therefore, staff is also recommending repeal of that resolution and to designate the Housing Authority of the City of Sacramento as the official recipient of federal funds on behalf of the City of Sacramento.

### **Consolidated Plan and Action Plan**

New activities and the reprogramming of previous years' funds and their use are laid out in the 2013 Annual Action Plan (Action Plan) and are based upon Consolidated Plan priorities. This report adopts the 2013-17 Consolidated Plan and makes the final modifications to programs and projects funded under the previous Consolidated Plan. The Consolidated Plan and Action Plan's key components are broken down in the following sections.

#### **Infrastructure:**

There is a continuing need within the City for public facilities to serve growing populations. Many low- and moderate-income areas in the City are within older neighborhoods that either do not have proper facilities or their existing facilities suffer from heavy use or deferred

## 2013 One-Year Action Plan

## Attachment 1

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 remain a key component of the CDBG program. As part of the 2013-17 Consolidated Plan the targeting of such areas is refined and priority areas are 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 infrastructure and public improvement projects recommended in the 2013 One-Year Action Plan are in support of current City of Sacramento priorities, as well as previous commitments. This report supports projects currently underway throughout the City, and they are located within the priority areas established under the 2013-17 Consolidated Plan. Though not included in the 2013 Action Plan, the Consolidated Plan proposes a Notice of Funding Availability (NOFA) program for community organizations and partner agencies to compete for public facility and capital improvement funding beyond City department projects. Depending on the pipeline of City projects SHRA may issue a NOFA at a future date. The Action Plan through the use of priority areas and the NOFA process 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:

High housing costs reduce economic opportunities, access to jobs and services, and the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The Consolidated Plan and the activities laid out in the 2013 Action Plan seek to support activities across the housing spectrum that will increase and improve the multi-family housing stock, rehabilitate existing single-family housing and carry out other housing responsibilities.

SHRA's ability to respond to increasingly difficult housing issues is currently resource constrained by reductions in entitlement grants from the federal government and the loss of local tax increment due to the elimination of redevelopment. As a result, more resources from CDBG are being targeted 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 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.

## 2013 One-Year Action Plan

## Attachment 1

Affordable housing rehabilitation and new construction is not limited to low- and moderate-income areas, but is able to 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 Council, and include the Multi-Family Lending Guidelines.

Homeless Services:

Homeless policy changes at the national level, coupled with recent research, are leading to local improvements in system design, repurposing of existing resources, and the development of reallocation strategies. The Sacramento Continuum of Care (CoC) has made significant headway in the past few years and has strong models and approaches to build on. However, changes imbedded in the HEARTH Act and the new federal plan to end homelessness will challenge the CoC to rethink current investments and develop a more integrated response system with clear performance expectations for all the local partners.

For the past two and half decades federal grant funding has been directed to thousands of programs across the country. While agencies were expected to coordinate their efforts locally for planning purposes, federal grants went directly to individual programs and were allocated based on numbers of people served or services offered, rather than being based on the ultimate outcomes of the programs. This funding approach is changing. Fortunately, coinciding with this change, SHRA, the City and County, Sutter Health Foundation, the Sacramento Regional Community Foundation, Legal Services of Northern California and other entities collaborated to create a new nonprofit, Sacramento Steps Forward (SSF), to act as the lead entity in our response to end homelessness. Over the past year SSF has emerged to assume the role of grantee for the CoC.

SHRA contracted with SSF to complete the transition and implementation of the countywide homeless system from the County of Sacramento Department of Human Assistance (DHA) to SSF. The deliverables required as part of the current contract are designed to ensure that SSF is able to operate as a subrecipient as part of the 2013 Annual Action Plan. The Subrecipient Agreement between SSF and SHRA will be structured around various outcomes and measures that align the CoC towards HUD's "Housing First" model. Over the coming year, Sacramento will navigate the new regulatory requirements and seek to overcome significant challenges impeding the implementation of new system-wide strategies that recognize the need for tighter linkages to other programs and resources in the human services and health care arenas as well as system-wide accountability for outcomes. The goal is to begin to transform homeless services into a crisis response system that prevents homelessness and rapidly returns people who experience homelessness to stable housing.

Emergency Solutions Grant:

A key piece towards implementing new system-wide strategies for the homeless is the full roll-out of the Emergency Solutions Grant (ESG) program that provides, for the first time, ongoing entitlement funding in support of homeless prevention and rapid rehousing activities. The first homeless prevention and rapid rehousing program established in Sacramento was linked to the one-time funding of the Homeless Prevention and Rapid Rehousing (HPRP) program

## 2013 One-Year Action Plan

## Attachment 1

under the American Recovery and Reinvestment Act (ARRA). The lessons learned and infrastructure created from HPRP will serve as a starting point for the new ESG program. In May 2012, the ESG program's second 2011 fiscal year (FY) and FY 2012 allocations were substantially amended (by Resolution 2012-140). At this time, the word "family" or "families" was inadvertently used instead of the word "household(s)." The 2013 One-Year Action Plan corrects the 2011 and 2012 Substantial Amendment by replacing the word "family (ies)" with "household(s)."

Starting in 2013, it is proposed that SHRA assume the administration of the ESG program from DHA. SHRA will subcontract with SSF to lead the community discussions for implementation of homeless prevention and rapid rehousing activities in conjunction with the wider repositioning of the CoC based upon HEARTH. SHRA will then directly contract with providers based upon the priorities adopted as part of the implementation of HEARTH locally. These actions will prove crucial for the continued competitiveness of the Sacramento CoC when the 2013 competitive funding round is launched next fall by HUD and the Notice of Funding Availability (NOFA) recognizes for the first time the new regulations pertaining to HEARTH.

Program Administration:

In October 26<sup>th</sup>, 2012 HUD issued a Memorandum to all CDBG Grantees wherein they provided advance notice that they are seeking to implement changes to HUD's Integrated Disbursement and Information System (IDIS) system that will assist grantees in preventing long-standing open activities. This means that, in addition to the IDIS changes embodied in the new Consolidated Plan (which is now electronically submitted to HUD), subsequent Action Plans and annual reports will also be linked within the IDIS system, providing HUD the ability for ongoing monitoring of individual project progress. Notably, these changes to CDBG are similar to those changes recently introduced in the HOME program.

It has always been the goal for CDBG program funds to be the last dollars into a project and the first expended. However, there have been several instances throughout the program's history where projects received funding before they were completely shovel-ready. While CDBG has a timeliness requirement that measures the overall program rate of fund expenditure, these changes by HUD are now adding an additional layer where individual projects will now be flagged within the IDIS system based upon the project's rate of expenditure. Failure to draw funds in a timely manner and failure to report accomplishments for funded projects may result in additional scrutiny and potential freezing of funds.

SHRA has successfully met all timeliness requirements over the past Consolidated Plan period; however, these changes will require that staff recommendations related to CDBG funding will further reflect projects that are actually ready to proceed. SHRA staff will continue to work closely with City Department staff to ensure that a clear pipeline of projects is identified, that funds are programmed efficiently, and that expenditures and billings are recorded regularly.

## **RESOLUTION NO. 2013 –**

**Adopted by the Sacramento City Council**

on date of

**APPROVAL OF THE 2013-17 CONSOLIDATED PLAN AND THE ADOPTION OF THE 2013 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, (CDBG), HOME INVESTMENT PARTNERSHIP PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT TO PREVIOUS YEARS' ONE-YEAR ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) BUDGET AND; AND EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS**

### **BACKGROUND**

- A. The U.S. Department of Housing and Urban Development (HUD) requires adoption of a Five-Year Consolidated Plan (Con Plan) and an annual Action Plan, consistent with the Con Plan, to identify the programs and projects for expenditure of federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Solutions Grant (ESG) funds.
- B. Since 1982 (by Resolutions 82-424, RA-94, HA-1526 and the joint powers agreement), 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 and HOME funding originating from the HUD, including on behalf of the City of Sacramento. However, HUD requires a local government agency to draw down federal funds. With the dissolution of the Redevelopment Agency of the City of Sacramento, Resolution No. 82-425 needs to be repealed and the Housing Authority of the City of Sacramento designated to perform the federal grant draws on behalf of the City of Sacramento.
- C. The Sacramento County Department of Human Assistance (DHA) previously administered the HOPWA program on behalf of the City of Sacramento for the Counties of Sacramento, El Dorado, Placer and Yolo, and has subsequently requested that SHRA administer HOPWA (effective January 1, 2012).
- D. Due to the decline of financial resources, the Director of DHA formally requested to that SHRA also administer the ESG program (effective January 1, 2013) on behalf of the City of Sacramento.

- E. The regulations for the Continuum of Care were modified with the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, which now states that rental assistance must be administered by a state, local government or a Public Housing Agency.
- F. Community development grants from HUD administered directly by the recipient are required to secure environmental clearance; SHRA is designated as the agent for the City of Sacramento, which is the general unit of local government for the purpose of the HUD regulations, and SHRA is authorized to submit a determination of environmental clearance on the City's behalf and on behalf of non-profit organizations which are sub-grantees.
- G. A noticed public workshop soliciting comments on the 2013-17 Consolidated Plan was held on October 25, 2012.
- H. A noticed public hearing soliciting comments on the 2013-17 Consolidated Plan and the 2013 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on January 2, 2013.

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

- Section 1. The 2013-17 Consolidated Plan, which lays out the strategies and goals for CDBG, HOME, HOPWA, and ESG programs, as set out in Exhibit A is adopted.
- Section 2. With the adoption of the 2013-17 Consolidated Plan, SHRA is hereby responsible for the administration of the HOPWA and ESG programs on behalf of the City of Sacramento.
- Section 3. The City Manager and the SHRA Executive Director are authorized to enter into the revised Memorandum of Understanding (MOU) for SHRA's continued administration of the CDBG, HOME, HOPWA, and ESG grants on behalf of the City of Sacramento as set out in Exhibit F.
- Section 4. The 2013 One-Year Action Plan, which allocates anticipated CDBG, HOME, HOPWA and ESG funds to various programs and projects as set out in Exhibit B, is adopted.
- Section 5. City resolution 82-425 is hereby repealed and the Housing Authority of the City of Sacramento, staffed by SHRA, is hereby designated as the entity for administering the Action Plans funding and the federal grant draw function on behalf of the City of Sacramento.
- Section 6. The One-Year Action Plan amendment, to defund the activities set forth in Exhibit C and to add the projects set out in Exhibit D, is adopted.



- Section 7. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated in Exhibit E , are approved.
- Section 8. The Executive Director, or designee, is authorized to amend the SHRA budget to allocate the CDBG 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 2013 One-Year Action Plan; and to amend the 2013 CDBG Capital Reserve, HOME and HOPWA budgets to the extent necessary to implement and ensure the timely completion of the activities set out in Exhibits B, C and D. In addition, SHRA's Executive Director, or designee, is authorized to amend the SHRA budget to allocate and amend the 2011 and 2012 ESG budgets to the extent necessary to implement and ensure timely completion of the activities as set out in prior years' Action Plans and in the 2013 Action Plan activities.
- Section 9. 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 2013 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 projects in accordance with the 2013 One-Year Action Plan. All such agreements shall be in compliance with applicable federal law.
- Section 10. The City Manager is authorized to execute agreements with SHRA to carry out the activities contained in the 2013 One-Year Action Plan. All such agreements shall be in compliance with applicable federal law.
- Section 11. SHRA's Executive Director, or designee, 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 programs.
- Section 12. The Housing Authority of the City of Sacramento, staffed by SHRA, is authorized to administer rental assistance for homeless families in accordance with the HEARTH regulations on behalf of the City of Sacramento.
- Section 13. SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

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## **2013-17 Consolidated Plan**

### **ES-05 Executive Summary**

#### **1. Introduction**

HUD transformed the Consolidated Plan into a tool for priority-setting and targeted investment planning for housing and community development. These tools are designed to support need-driven, place-based decisions and informed public participation in guiding funding decisions in the next five years for specific federal funds (Community Development Block Grant, Neighborhood Stabilization Program, HOME Investment Partnership Program, Emergency Solutions Grant and Housing Opportunities for Persons with AIDS) to identify needs and adopt strategies to address those needs, focusing primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, homeless individuals and others. The Sacramento Housing and Redevelopment Agency (SHRA) was selected by the U.S. Department of Housing and Urban Development (HUD) to participate as a community to create a pilot regional Consolidated Plan covering the City and County of Sacramento for the period covering 2013-17. This regional plan includes the Sacramento Urban County Agreement Cities of Folsom, Isleton and Galt, and the Consortium of the unincorporated County that includes the City of Citrus Heights. SHRA administers the Consolidated Plan on behalf of the City and County of Sacramento. The County of Sacramento (County) is the eighth most populated county in the State of California, consisting of urbanized neighborhoods, suburban cities, and rural communities. The range of issues confronting the County is as diverse as its residents. The County encompasses approximately 994 square miles in the middle of the 400-mile long Central Valley, which is California's prime agricultural region. According to the U.S. Census, the County has a population of over 1.4 million residents, of whom approximately 553,900 live in the Urban County area. The Urban County consists of the cities of Folsom (approximately 72,000), Isleton (approximately 800) and Galt (approximately 23,650), and the unincorporated communities of the County. The City of Sacramento (City) has a population of approximately 466,740 people. The diverse population of the Sacramento Region has divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Sacramento is struggling to balance limitations on available resources and the need to address some very critical issues including: a severe shortage of housing affordable to low- and moderate-income residents, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment. A segment of the population faces increasingly challenging issues as the regional economy continues to grow and housing costs continue to rise faster than local incomes. To meet its community's needs, this Consolidated Plan is guided by

three overarching goals that are applied according to its community's needs. The three overarching goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, greater homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

There is an ongoing gap within Sacramento, in various degrees, in the availability of services across most categories of special need. This includes seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers. The Consolidated Plan proposes that the public infrastructure funds be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community. Several potential funding sources have been identified to implement the objectives and outcomes of the Consolidated Plan. Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Potential programs include: housing rehabilitation, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers or public services. Neighborhood Stabilization Program (NSP): Consistent with the objectives of the CDBG program, the goals of NSP include rapidly arresting the decline of targeted low-income neighborhoods negatively affected by abandoned, foreclosed, or vacant properties and the subsequent stabilization of these neighborhoods through improved economic opportunities, the provision of decent, affordable housing, and the development of a sustainable living

environment. HOME Investment Partnership Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote a suitable living environment, decent and affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, removal of architectural barriers and tenant-based rental assistance. Emergency Solutions Grant (ESG): The ESG program provides homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds can be used for a variety of activities, including: rapid re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities and essential supportive services. Housing Opportunities for Persons with AIDS (HOPWA): The HOPWA Program provides grant funds to design long-term, comprehensive strategies for meeting the decent and affordable housing sustainable living environment needs for low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

### **3. Evaluation of past performance**

SHRA measures performance using the Housing, Homeless and Community Development Needs Tables, which project and measure outputs and outcomes for CDBG, NSP, HOME and ESG. These tables summarize key data related to each of the Consolidated Plan goals.

These goals include:

- Develop, preserve, provide, and maintain affordable housing;
- Revitalize the low- and moderate-income neighborhoods with various infrastructure improvements including park, street, sidewalk, and sewer improvements; and
- Provide assistance to various public services, including homeless, youth, and senior programs.

HUD implemented this ongoing performance evaluation process to assess productivity, cost effectiveness, and the impact of projects and programs in City and County neighborhoods. SHRA prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, SHRA and its partners have been successful in implementing its public improvement and community service projects and programs and meeting the objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

**4. Summary of citizen participation process and consultation process**

The preparation of the Consolidated Plan began with "in-reach" among public agencies in the City and County. SHRA sought first to identify potential needs, services gaps and key issues on which to focus the community outreach process. The City and County of Sacramento encourage community participation in the development of the five-year Consolidated Plan. With focused starting points of issues and needs, an extensive community outreach program was implemented. SHRA is responsible for coordinating the citizen participation process for Sacramento. Community meetings were advertized in newspapers of general circulations and on the SHRA website. They were also advertised public announcements made in newspapers of general circulation.

**5. Summary of public comments**

TEXT TO BE ADDED ON JANUARY 2, 2013 AFTER PUBLIC HEARING

**6. Summary of comments or views not accepted and the reasons for not accepting them**

TEXT TO BE ADDED ON JANUARY 2, 2013 AFTER PUBLIC HEARING

**7. Summary**

The overall priority for these federal funds is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. Sacramento is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low-incomes (less than 30 percent of area median income), are particular priorities. Sacramento has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities. Priorities can be achieved through a combination of 1) decent and affordable housing; 2) investment in community development activities in targeted lower-income and deteriorating neighborhoods and in facilities that serve lower-income populations; and 3) supportive services to maintain independence. Sacramento, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional decent and affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding,

overpayment, and substandard housing conditions for Sacramento's lowest-income residents;

- Programs that improve community facilities and services laying the foundation for increased private investment, particularly in low-income areas;
- A network of shelters, housing, and services that prevent homelessness, including rapid re-housing and permanent housing, and the elimination of homelessness along the lines detailed in the 10-Year Plan to end chronic homelessness;
- Programs that promote economic development and create jobs and programs that increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

**City of Sacramento  
2013 One-Year Action Plan Activities**

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 is the annual update to the 2013-17 Consolidated Plan. A key component of the One-Year Action Plan is the allocation of funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year. Proposed activities address the priority needs and specific objectives of the five-year Consolidated Plan, proposed to be adopted by the Sacramento City Council in this report.

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 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 One-Year Action Plan is based on the following estimated revenues

<b>Revenue Source</b>	<b>Estimated Revenue</b>
CDBG Entitlement	\$4,141,637
CDBG Program Income	\$66,949
HOME Entitlement	\$1,854,531
HOME Program Income	\$332,447
ESG Entitlement	\$452,693
HOPWA Entitlement	\$900,755
HOPWA Reprogramming	\$0
<b>Total Revenue</b>	<b>\$7,749,012</b>

The following summarizes proposed activities for 2013. Activities are organized into the following categories; funding totals for each category are indicated.

<b>Funding Category</b>	<b>Proposed HUD Funding</b>
Infrastructure and Public Improvements	\$865,963
Housing Development, Preservation and Homeownership	\$3,110,501
Public Services	\$1,902,402
Grant Planning and Administration	\$1,096,329
HUD Loan Repayments	\$350,686
CDBG Capital Reserve	\$423,131
<b>Total Revenue</b>	<b>\$7,749,012</b>



## 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.

Activity Name	Funding	Source
<b>12th Street Streetscape Project:</b> Funds will be used for the engineering design of the pedestrian improvements along 12th Street.	\$90,000	CDBG
<b>Richards Boulevard Streetscape Project:</b> Funds will be used for engineering design of streetscape and pedestrian improvements.	\$325,000	CDBG
<b>R Street Phase II:</b> Funds will be used to enhance pedestrian amenities, lighting, streetscaping, street furniture and other architectural treatment.	\$20,000	CDBG
<b>R Street Phase III:</b> Funds will be used for preliminary engineering, conceptual design and environmental clearance.	\$75,000	CDBG
<b>D Street &amp; 16th Street Traffic Signal:</b> Funds will be used to design and construct new traffic signal at the intersection.	\$40,000	CDBG
<b>Capital Improvement Project Scoping:</b> Funding for early cost estimates, conceptual design, and/ or environmental 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.	\$100,000	CDBG
<b>Public Improvements Implementation:</b> Staffing and supportive services for capital improvement projects in 2013.	\$215,963	CDBG
<b>Total Infrastructure and Public Improvements</b>	<b>\$865,963</b>	

## HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP

The following are recommended activities that increase the marketability and livability of neighborhoods

Activity Name	Funding	Source
<b>Multi-Family Housing Acquisition and Rehabilitation:</b> Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$552,000	CDBG
	\$66,949	CDBG PI
	\$834,539	HOME
	\$166,224	HOME PI
<b>Multi-Family Housing New Construction:</b> Provides loans for the construction of multi-family housing.	\$834,539	HOME
	\$166,223	HOME PI
<b>Emergency Repair Program/Accessibility Grant Program (ERP-A):</b> This program provides 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.	\$300,000	CDBG

<b>Minor Repair &amp; ADA for Seniors and Low Income Homeowners Program:</b> 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).	\$46,000	CDBG
<b>Housing Programs Delivery:</b> Supportive services for the multi-family rehabilitation/new construction, emergency repair/accessibility programs in 2013.	\$144,027	CDBG
<b>Total Housing Development, Preservation, and Homeownership</b>	\$3,110,501	

## 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 program income.

Activity Name	Funding	Source
<b>Emergency Solutions Grant:</b> Funding of shelter(s) to provide approximately 100-bed 24-hour shelter for women and children, with a 90-day maximum stay and to prevent homelessness.	\$407,424	ESG
<b>Homeless Activities:</b> Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, medical and counseling services, and the provision of food.	\$69,621	CDBG
<b>Senior Nutrition Program:</b> Provides meals to homebound seniors and to non-homebound seniors at over 21 dining sites.	\$431,625	CDBG
<b>Downtown SRO Supportive Services:</b> 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.	\$120,000	CDBG
<b>HOPWA: STRMU, Case Management, Housing, Supportive Services &amp; Administration</b>	\$873,732	HOPWA
<b>HOPWA - Short-Term Rent Mortgage &amp; Utilities (STRMU):</b> Provides for short-term emergency housing assistance for persons with HIV/AIDS in the City and County of Sacramento.		HOPWA
<b>HOPWA - Emergency Shelter (Open Arms):</b> An emergency shelter for homeless individuals with HIV/AIDS. Individuals are eligible for 90 days of emergency shelter including a thorough needs assessment, intensive case management services, advocacy in securing mainstream services, life skills and health education, meals, limited transportation and assistance in securing housing within the continuum of care including permanent housing.		HOPWA
<b>HOPWA - Permanent Housing (Colonia San Martin):</b> Provides permanent housing with supportive services for persons with HIV/AIDS and mental disabilities in a community setting with 40 units – 25 one bedroom units, 12 two bedroom units and 3 three bedroom units. Also provides weekly supportive services and educational and social activities for all the residents (60 units).		HOPWA

**HOPWA - Case Management:** Provides intensive case management to 30 individuals participating in the Shelter Plus Care program and 30 individuals who live in other housing, who may be single or a member of a family, and are formerly homeless persons living with HIV/AIDS.

HOPWA

**HOPWA - Permanent Housing (Southside House):** This community is 9 room Victorian home for mental health consumers who are diagnosed with AIDS or HIV+ and are homeless or at risk of homelessness. This is a permanent housing option and it offers supportive staff member to assist clients in refining and developing the skills and setting goals necessary to attain independence in the community.

HOPWA

**HOPWA - Short-Term Rent Mortgage & Utilities - Placer County (STRMU):** Provides for short-term emergency housing assistance for persons with HIV/AIDS living in Placer County.

HOPWA

**HOPWA - Short-Term Rent Mortgage & Utilities - El Dorado County (STRMU):** Provides for short-term emergency housing assistance for persons with HIV/AIDS living in El Dorado County.

HOPWA

**HOPWA - Short-Term Rent Mortgage & Utilities - Yolo County (STRMU)** Provides for short-term emergency housing assistance for persons with HIV/AIDS living in Yolo County.

HOPWA

**HOPWA - Permanent Housing (Steven Place, Hidden Cove, & Cornerstone):** Stevens Place covers 30 units of housing: 15 at Stevens Place, 9 at Hidden Cove and 6 at Cornerstone. There is also 1 resident manager unit at Stevens Place, the manager provides coverage at all three locations. Case management is provided at all three locations.

HOPWA

#### **Total Public Services**

**\$1,902,402**

#### **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.

**\$350,686**

CDBG

#### **GRANT PLANNING AND ADMINISTRATION**

The following are related to immediate/intermediate term CDBG program planning, community participation and general program administration. For CDBG, HUD limits funding for planning and administration to 20 percent of the total amount of entitlement and program income. For HOME, the limit is 10 percent.

**Homeless Activities:** Administrative services for the implementation of Homeless activities in 2013.

**\$45,257**

CDBG

**ESG Program Administration:** Administrative services for the implementation of ESG-funded activities in 2013.

**\$45,269**

ESG

<b>HOME Program Administration:</b> Administrative services for the implementation of HOME-funded activities in 2013.	\$185,453	HOME
<b>HOPWA Program Administration:</b> Administrative services for the implementation of HOPWA-funded activities in 2013.	\$27,023	HOPWA
<b>CNI Marina Vista:</b> Funds will be used to undertake community outreach and necessary supportive services to carryout the required activities for the CNI planning grant in preparation of applying for the CNI implementation grant.	\$200,000	CDBG
<b>CDBG Planning and Administration:</b> Administrative & Planning services for CDBG programs in 2013.	\$593,327	CDBG
<b>Total Grant Planning and Administration:</b>	<b>\$1,096,329</b>	

<b>CDBG CAPITAL RESERVE</b>
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<b>Capital Reserve:</b> Reserve account for overruns in capital improvement activities and to fund budgeted activities in 2013 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.	<b>\$423,131</b>	CDBG
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**City of Sacramento**  
**Defunded Activities for Various Years' Action Plan**

Activities being defunded are those that have been completed, cancelled or funded through alternative sources. Newly funded activities are scheduled to be implemented and completed by December 31, 2012 to comply with federal regulations governing the timely expenditure of funds.

<b>CDBG</b>		
<b>Recommendation</b>	<b>Amount</b>	<b>Fund</b>
<b>Capital Reserve:</b> Fund reserve account for overruns in capital improvement activities and to fund budgeted activities in 2012 if CDBG entitlement is less than anticipated. Funds to be transferred to FOCIS Housing Inspection Program.	\$100,000	CDBG
<b>Total</b>	<b>\$100,000</b>	

**City of Sacramento**  
**Amendment to 2012 Action Plan and Substantial Amendment Activities**

This report formally amends the 2012 Action Plan by augmenting existing and new projects with CDBG. These activities have been identified as those that need immediate funding. Also, these adjustments will facilitate timely expenditures as required by HUD.

<b>CDBG</b>		
<b>Recommendation</b>	<b>Amount</b>	<b>Fund</b>
<b>FOCIS Program:</b> Additional funds will be used for City building inspectors for an 18-month pilot program to operate a geographically focused single-family inspection strategy addressing problem properties in the targeted area.	\$100,000	CDBG
<b>Total</b>	<b>\$100,000</b>	

**City of Sacramento  
Environmental Determination**

**Supportive Services (no physical impact) - NEPA per 24 CFR Section 58.35(b)(2) and CEQA per Guidelines Section 15061 (b)(3):**

The Action Plan includes funding for services and staff for the following programs, which will have no physical impact on the environment. These are considered supportive services and are categorically excluded under NEPA. These programs are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. **Environmental Review is complete for these activities; no further environmental review is required.**

- Emergency Solutions Grant Program (ESG)
- Homeless Activities
- Senior Nutrition Program
- Downtown SRO Supportive Services
- Housing Programs Delivery
- HOPWA - Volunteers of America – Open Arms
- HOPWA - AIDS Housing Alliance – Saint Martin De Porras
- HOPWA - AIDS Housing Alliance – Steven Place
- HOPWA - Center for AIDS Research, Education and Services (CARES)
- HOPWA – Transitional Living and Community Support (TLCS)
- HOPWA – CommuniCare Health Clinics – Emergency Housing Assistance
- HOPWA - Placer County – Emergency Housing Assistance
- HOPWA - El Dorado County – Emergency Housing Assistance

**Operating Costs (staff costs) - NEPA per 24 CFR Section 58.35 (b)(3) and CEQA per Guidelines Section 15378 (b)(2):**

The Action Plan includes funding for staffing only for the following programs, which will have no physical impact on the environment. Staffing costs are considered operating costs and are categorically excluded under NEPA. Costs for staffing are not considered a project under CEQA. **Environmental Review is complete for these activities; no further environmental review is required.**

- Community Development Block Grant Administration
- ESG Administration
- HOPWA Administration
- Minor Repair & ADA for Seniors and Low Income Homeowners Program Administration
- HOME Administration
- Public Improvement Delivery
- Section 108 Custodial Accounts
- Section 108 Loan Repayment - Del Paso Nuevo

**Planning and Feasibility Studies - NEPA per 24 CFR Section 58.34 (a)(1) and CEQA per Guidelines Section 15262:**

The Action Plan includes funding for planning and feasibility studies only, which may include funding for environmental planning, for the following programs. These actions are considered environmental and other studies, resource identification and the development of plans and strategies, and are exempt under NEPA. As feasibility and planning studies only, with no legally binding effect on later activities, these activities are also exempt under CEQA. **Environmental Review is complete for the feasibility and planning studies associated with these programs only; if these studies identify specific projects, further environmental review will be required prior to taking any choice limiting action or discretionary action on those specific projects.**

- Community Development Block Grant Planning and Scoping
- CNI Marina Vista
- 12<sup>th</sup> Street Streetscape Engineering Design
- Richards Boulevard Streetscape and Pedestrian Engineering Design
- R Street Phase III Design
- D Street & 16<sup>th</sup> Street Traffic Signal Design
- Capital Improvement Project Scoping

**Financial Assistance for Acquisition and/or Rehabilitation of Existing Structures - NEPA per 24 CFR 58.35 (a)(3) and (a)(5) and CEQA per Guidelines Section 15301:**

The Action Plan includes funding for acquisition of land or properties, and/or rehabilitation of existing structures for the following programs. Both acquisition and rehabilitation of existing structures are categorically excluded under NEPA, assuming that the requirements of 24 CFR 58.35 (a) are met. These activities are also categorically exempt under CEQA. **Environmental Review is complete for these programs; however, as individual properties are identified for acquisition and/or rehabilitation, additional review shall be performed to complete NEPA requirements. Additional review may also be required if site specific rehabilitation, as it is further identified, allows for changes in use or capacity.**

- Multi-Family Acquisition and Rehabilitation Program
- Affordable Housing Rehabilitation Program
- Single-Family Rehabilitation Loan Program

**Rehabilitation/Reconstruction of Existing Public Facilities - NEPA per 24 CFR 58.35 (a)(1) and CEQA per Guidelines Section 15301(c) and 15304(b):**

The Action Plan includes funding for rehabilitation of existing public facilities within existing right of way under the following programs. Rehabilitation and reconstruction of existing public facilities and improvements are categorically excluded under NEPA, assuming that the requirements of 24 CFR 58.35 (a) are met. These activities are also categorically exempt under CEQA. **Environmental Review is complete for these programs; however, as individual improvements are identified, additional review will be needed to complete NEPA**



requirements. Additional review may also be required if identified improvements allow for changes in use or capacity.

• R Street Phase II

**The remaining programs and actions included in the 2012 Action Plan have program specific environmental review as described below:**

- **Emergency Repair Program/Accessibility Grant Program** – This program includes: an emergency repair component, which will be limited to repair and improvements to existing structures to control threats to public safety; and, an accessibility improvements component, which will remove barriers that restrict mobility of and accessibility by elderly and disabled persons. The emergency repairs component is exempt under NEPA pursuant to 24 CFR 58.34 (a)(10), and categorically exempt pursuant to CEQA Guidelines Section 15301. The accessibility component is categorically excluded under NEPA pursuant to 24 CFR 58.35 (a)(2), and categorically exempt pursuant to CEQA Guidelines Section 15301. **Environmental Review is complete for the emergency repair component of this program; no further environmental review is required. As individual properties are identified for the accessibility component, additional review will be needed to complete NEPA requirements.**
- **First-Time Homebuyer Assistance Program** – This program consists of financial assistance to aid first-time homebuyers in purchasing existing dwelling units. These activities are categorically excluded under NEPA pursuant to 24 CFR 58.35 (b) (5) and categorically exempt pursuant to CEQA Guidelines Section 15310. **Environmental Review is complete for this program; no further environmental review is required.**
- **Multi-Family Housing New Construction** – This program consists of financial assistance for the construction of new multi-family housing projects. The actions included in this 2011 Action Plan do not include any funding commitments or approvals for any specific project. **Environmental Review will be required for individual projects as they are identified and will be completed prior to any choice limiting action or discretionary action.**

MASTER PROJECT AGREEMENT BETWEEN THE CITY OF  
SACRAMENTO("CITY"), THE SACRAMENTO HOUSING AND  
REDEVELOPMENT AGENCY, AND THE HOUSING AUTHORITY OF THE CITY  
OF SACRAMENTO (COLLECTIVELY "AGENCY") FOR FUNDING AND  
PROVIDING SERVICES IN SUPPORT OF COMMUNITY DEVELOPMENT AND  
AFFORDABLE HOUSING IN THE CITY OF SACRAMENTO

Recitals

- A. The City and the Agency are working together to redevelop various neighborhoods in the City of Sacramento into vibrant, retail, commercial land residential communities.
- B. From time to time the City provides services to the Agency or the Agency provides services to the City, which are approved by the City Council and the appropriate governing board of the Agency.
- C. The purpose of this MPA is to authorize the City Manager and the Executive Director to execute Independent Project Agreements ("IPA") following the procedures of this Agreement permitting performance and payment for budgeted services and projects.

Agreement

- 1. Effective the date of this Master Project Agreement, the services to be performed shall be secured through Independent Project Agreements (IPA) executed by the City Manager on behalf of the City and the Executive Director on behalf of the Agency, but only if the cost to cover such services has been provided for in the City's budget (if the City is requesting that the Agency perform the services) or in the Agency budget, if the Agency is requesting that the City perform the services.
- 2. An IPA shall be prepared for each service or project before said service maybe performed or project commenced.
- 3. Services and projects to be performed shall include but not be limited to: personnel, staffing, community/public services, infrastructure, general planning, studies, design, mapping, demolition, and construction of improvements necessary to the eligible communities. The list of items in this Section is not comprehensive and is for illustrative purposes only.
- 4. The cost of services to be performed or project to be completed shall not exceed the amount budgeted to cover such costs.
- 5. Each IPA shall include, at a minimum, the following items:

- (a) a specific description of the services to be provided or a scope of work for the project to be completed;
  - (b) the time for performance;
  - (c) the amount of compensation;
  - (d) the source of the compensation (or budget item reference); and a procedure for modifying said compensation where necessary;
  - (e) the method of payment; and
  - (f) the department responsible for the provision of services or implementation of the project.
6. Any IPA for either the provision of services or implementation of the project shall be let in compliance with all applicable federal, state and local laws, funding source requirements, and the adopted policies of the parties.
  7. Each IPA shall become legally binding upon execution of the City Manager and the Executive Director. No prior review shall be required by the City Council, the Sacramento Housing and Redevelopment Commission, the Housing Authority of the City of Sacramento or the Redevelopment Agency of the City of Sacramento.
  8. This agreement supersedes City Agreement No.2001- 224.

IN WITNESS WHEREOF, the parties hereto have executed this MASTER PROJECT AGREEMENT for funding and providing services in support of community development on January 1, 2013

CITY OF SACRAMENTO

SACRAMENTO HOUSING AND  
REDEVELOPMENT AGENCY AND THE  
HOUSING AUTHORITY OF THE CITY OF  
SACRAMENTO

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Executive Director

Approved as to Form:

Approved as to Form:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Agency Counsel

ATTEST:

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
AGENCY CLERK

## **RESOLUTION NO. 2012 -**

**Adopted by the Housing Authority of the City of Sacramento**

on date of

**APPROVAL OF THE 2013-17 CONSOLIDATED PLAN AND THE ADOPTION OF THE 2013 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, (CDBG), HOME INVESTMENT PARTNERSHIP PROGRAM (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS; AMENDMENT TO PREVIOUS YEARS' ACTION PLANS; AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) AND HOUSING AUTHORITY BUDGETS; AND EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS**

### **BACKGROUND**

- A. The U.S. Department of Housing and Urban Development (HUD) requires adoption of a Five-Year Consolidated Plan (Con Plan) and an annual Action Plan, consistent with the Con Plan, to identify the programs and projects for expenditure of federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Solutions Grant (ESG) funds.
- B. Since 1982 (by Resolutions 82-424, RA-94, HA-1526 and the joint powers agreement), 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 and HOME funding originating from the HUD, including on behalf of the City of Sacramento. However, HUD requires a local government agency to draw down federal funds. With the dissolution of the Redevelopment Agency of the City of Sacramento, Resolution No. 82-425 needs to be repealed and the Housing Authority of the City of Sacramento designated to perform the federal grant draws on behalf of the City of Sacramento.
- C. The Sacramento County Department of Human Assistance (DHA) previously administered the HOPWA program on behalf of the City of Sacramento for the Counties of Sacramento, El Dorado, Placer and Yolo, and has subsequently requested that SHRA administer HOPWA (effective January 1, 2012);
- D. Due to the decline of financial resources, the Director of DHA formally requested to that SHRA also administer the ESG program (effective January 1, 2013) on behalf of the City of Sacramento.

- E. The regulations for the Continuum of Care were modified with the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, which now states that rental assistance must be administered by a state, local government or a Public Housing Agency.
- F. Community development grants from HUD administered directly by the recipient are required to secure environmental clearance; SHRA is designated as the agent for the City of Sacramento, which is the general unit of local government for the purpose of the HUD regulations, and SHRA is authorized to submit a determination of environmental clearance on the City's behalf and on behalf of non-profit organizations which are sub-grantees.
- G. A noticed public workshop soliciting comments on the 2013-17 Consolidated Plan was held on October 25, 2012.
- H. A noticed public hearing soliciting comments on the 2013-17 Consolidated Plan and the 2013 One-Year Action Plan was held by the Sacramento Housing and Redevelopment Commission on January 2, 2013.

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

- Section 1. The 2013-17 Consolidated Plan, which lays out the strategies and goals for CDBG, HOME, HOPWA, and ESG programs, as set out in Exhibit A is adopted.
- Section 2. With the adoption of the 2013-17 Consolidated Plan, SHRA is hereby responsible for the administration of the HOPWA and ESG programs on behalf of the City of Sacramento.
- Section 3. The City Manager and the SHRA Executive Director are authorized to enter into the revised Memorandum of Understanding (MOU) for SHRA's continued administration of the CDBG, HOME, HOPWA, and ESG grants on behalf of the City of Sacramento as set out in Exhibit F.
- Section 4. The 2013 One-Year Action Plan, which allocates anticipated CDBG, HOME, HOPWA and ESG funds to various programs and projects as set out in Exhibit B, is adopted.
- Section 5. City resolution 82-425 is hereby repealed and the Housing Authority of the City of Sacramento, staffed by SHRA, is hereby designated as the entity for administering the Action Plans funding and the federal grant draw function on behalf of the City of Sacramento.
- Section 6. The One-Year Action Plan amendment, to defund the activities set

forth in Exhibit C and to add the projects set out in Exhibit D, is adopted.

- Section 7. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated in Exhibit E, are approved.
- Section 8. The Executive Director, or designee, is authorized to amend the SHRA budget to allocate the CDBG 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 2013 One-Year Action Plan; and to amend the 2013 CDBG Capital Reserve, HOME and HOPWA budgets to the extent necessary to implement and ensure the timely completion of the activities set out in Exhibits B, C and D. In addition, SHRA's Executive Director, or designee, is authorized to amend the SHRA budget to allocate and amend the 2011 and 2012 ESG budgets to the extent necessary to implement and ensure timely completion of the activities as set out in prior years' Action Plans and in the 2013 Action Plan activities.
- Section 9. 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 2013 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 projects in accordance with the 2013 One-Year Action Plan. All such agreements shall be in compliance with applicable federal law.
- Section 10. The City Manager is authorized to execute agreements with SHRA to carry out the activities contained in the 2013 One-Year Action Plan. All such agreements shall be in compliance with applicable federal law.
- Section 11. SHRA's Executive Director, or designee, 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 programs.
- Section 12. The Housing Authority of the City of Sacramento, staffed by SHRA, is authorized to administer rental assistance for homeless families in accordance with the HEARTH regulations on behalf of the City of Sacramento.
- Section 13. SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts

and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

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Exhibit A	2013-17 Consolidated Plan Executive Summary
Exhibit B	2013 Action Plan Activities
Exhibit C	Project and Program Defunding
Exhibit D	Various Years' One-Year Action Plan Activities
Exhibit E	Environmental Determination
Exhibit F	Revised Memorandum of Understanding

## **2013-17 Consolidated Plan**

### **ES-05 Executive Summary**

#### **1. Introduction**

HUD transformed the Consolidated Plan into a tool for priority-setting and targeted investment planning for housing and community development. These tools are designed to support need-driven, place-based decisions and informed public participation in guiding funding decisions in the next five years for specific federal funds (Community Development Block Grant, Neighborhood Stabilization Program, HOME Investment Partnership Program, Emergency Solutions Grant and Housing Opportunities for Persons with AIDS) to identify needs and adopt strategies to address those needs, focusing primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, homeless individuals and others. The Sacramento Housing and Redevelopment Agency (SHRA) was selected by the U.S. Department of Housing and Urban Development (HUD) to participate as a community to create a pilot regional Consolidated Plan covering the City and County of Sacramento for the period covering 2013-17. This regional plan includes the Sacramento Urban County Agreement Cities of Folsom, Isleton and Galt, and the Consortium of the unincorporated County that includes the City of Citrus Heights. SHRA administers the Consolidated Plan on behalf of the City and County of Sacramento. The County of Sacramento (County) is the eighth most populated county in the State of California, consisting of urbanized neighborhoods, suburban cities, and rural communities. The range of issues confronting the County is as diverse



as its residents. The County encompasses approximately 994 square miles in the middle of the 400-mile long Central Valley, which is California's prime agricultural region. According to the U.S. Census, the County has a population of over 1.4 million residents, of whom approximately 553,900 live in the Urban County area. The Urban County consists of the cities of Folsom (approximately 72,000), Isleton (approximately 800) and Galt (approximately 23,650), and the unincorporated communities of the County. The City of Sacramento (City) has a population of approximately 466,740 people. The diverse population of the Sacramento Region has divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Sacramento is struggling to balance limitations on available resources and the need to address some very critical issues including: a severe shortage of housing affordable to low- and moderate-income residents, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment. A segment of the population faces increasingly challenging issues as the regional economy continues to grow and housing costs continue to rise faster than local incomes. To meet its community's needs, this Consolidated Plan is guided by three overarching goals that are applied according to its community's needs. The three overarching goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, greater homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

There is an ongoing gap within Sacramento, in various degrees, in the availability of services across most categories of special need. This includes seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers. The Consolidated Plan

proposes that the public infrastructure funds be focused strategically on fewer, but larger projects in low-and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community. Several potential funding sources have been identified to implement the objectives and outcomes of the Consolidated Plan. Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Potential programs include: housing rehabilitation, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers or public services. Neighborhood Stabilization Program (NSP): Consistent with the objectives of the CDBG program, the goals of NSP include rapidly arresting the decline of targeted low-income neighborhoods negatively affected by abandoned, foreclosed, or vacant properties and the subsequent stabilization of these neighborhoods through improved economic opportunities, the provision of decent, affordable housing, and the development of a sustainable living environment. HOME Investment Partnership Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote a suitable living environment, decent and affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, removal of architectural barriers and tenant-based rental assistance. Emergency Solutions Grant (ESG): The ESG program provides homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds can be used for a variety of activities, including: rapid re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities and essential supportive services. Housing Opportunities for Persons with AIDS (HOPWA): The HOPWA Program provides grant funds to design long-term, comprehensive strategies for meeting the decent and affordable housing sustainable living environment needs for low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

### **3. Evaluation of past performance**

SHRA measures performance using the Housing, Homeless and Community Development Needs Tables, which project and measure outputs and outcomes for CDBG, NSP, HOME and ESG. These tables summarize key data related to each of the Consolidated Plan goals.

These goals include:

- Develop, preserve, provide, and maintain affordable housing;
- Revitalize the low- and moderate-income neighborhoods with various infrastructure improvements including park, street, sidewalk, and sewer improvements; and
- Provide assistance to various public services, including homeless, youth, and senior programs.

HUD implemented this ongoing performance evaluation process to assess productivity, cost effectiveness, and the impact of projects and programs in City and County neighborhoods. SHRA prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, SHRA and its partners have been successful in implementing its public improvement and community service projects and programs and meeting the objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

#### **4. Summary of citizen participation process and consultation process**

The preparation of the Consolidated Plan began with "in-reach" among public agencies in the City and County. SHRA sought first to identify potential needs, services gaps and key issues on which to focus the community outreach process. The City and County of Sacramento encourage community participation in the development of the five-year Consolidated Plan. With focused starting points of issues and needs, an extensive community outreach program was implemented. SHRA is responsible for coordinating the citizen participation process for Sacramento. Community meetings were advertized in newspapers of general circulations and on the SHRA website. They were also advertised public announcements made in newspapers of general circulation.

#### **5. Summary of public comments**

TEXT TO BE ADDED ON JANUARY 2, 2013 AFTER PUBLIC HEARING

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

TEXT TO BE ADDED ON JANUARY 2, 2013 AFTER PUBLIC HEARING

#### **7. Summary**

The overall priority for these federal funds is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. Sacramento is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low-incomes (less than 30 percent of area median income), are particular priorities. Sacramento has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities. Priorities can be achieved through a combination of 1) decent and affordable housing; 2) investment in community development activities in targeted lower-income and deteriorating neighborhoods and in facilities that serve lower-income populations; and 3) supportive services to maintain independence. Sacramento, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional decent and affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for Sacramento's lowest-income residents;
- Programs that improve community facilities and services laying the foundation for increased private investment, particularly in low-income areas;
- A network of shelters, housing, and services that prevent homelessness, including rapid re-housing and permanent housing, and the elimination of homelessness along the lines detailed in the 10-Year Plan to end chronic homelessness;
- Programs that promote economic development and create jobs and programs that increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

**City of Sacramento**  
**2013 One-Year Action Plan Activities**

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 is the annual update to the 2013-17 Consolidated Plan. A key component of the One-Year Action Plan is the allocation of funds to proposed activities. This portion of the plan describes activities the jurisdiction will undertake in the coming year. Proposed activities address the priority needs and specific objectives of the five-year Consolidated Plan, proposed to be adopted by the Sacramento City Council in this report.

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 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 One-Year Action Plan is based on the following estimated revenues

<b>Revenue Source</b>	<b>Estimated Revenue</b>
CDBG Entitlement	\$4,141,637
CDBG Program Income	\$66,949
HOME Entitlement	\$1,854,531
HOME Program Income	\$332,447
ESG Entitlement	\$452,693
HOPWA Entitlement	\$900,755
HOPWA Reprogramming	\$0
<b>Total Revenue</b>	<b>\$7,749,012</b>

The following summarizes proposed activities for 2013. Activities are organized into the following categories; funding totals for each category are indicated.

<b>Funding Category</b>	<b>Proposed HUD Funding</b>
Infrastructure and Public Improvements	\$865,963
Housing Development, Preservation and Homeownership	\$3,110,501
Public Services	\$1,902,402
Grant Planning and Administration	\$1,096,329
HUD Loan Repayments	\$350,686
CDBG Capital Reserve	\$423,131
<b>Total Revenue</b>	<b>\$7,749,012</b>

## 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.

Activity Name	Funding	Source
<b>12th Street Streetscape Project:</b> Funds will be used for the engineering design of the pedestrian improvements along 12th Street.	\$90,000	CDBG
<b>Richards Boulevard Streetscape Project:</b> Funds will be used for engineering design of streetscape and pedestrian improvements.	\$325,000	CDBG
<b>R Street Phase II:</b> Funds will be used to enhance pedestrian amenities, lighting, streetscaping, street furniture and other architectural treatment.	\$20,000	CDBG
<b>R Street Phase III:</b> Funds will be used for preliminary engineering, conceptual design and environmental clearance.	\$75,000	CDBG
<b>D Street &amp; 16th Street Traffic Signal:</b> Funds will be used to design and construct new traffic signal at the intersection.	\$40,000	CDBG
<b>Capital Improvement Project Scoping:</b> Funding for early cost estimates, conceptual design, and/ or environmental 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.	\$100,000	CDBG
<b>Public Improvements Implementation:</b> Staffing and supportive services for capital improvement projects in 2013.	\$215,963	CDBG
<b>Total Infrastructure and Public Improvements</b>	<b>\$865,963</b>	

## HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP

The following are recommended activities that increase the marketability and livability of neighborhoods

Activity Name	Funding	Source
<b>Multi-Family Housing Acquisition and Rehabilitation:</b> Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$552,000	CDBG
	\$66,949	CDBG PI
	\$834,539	HOME
	\$166,224	HOME PI
<b>Multi-Family Housing New Construction:</b> Provides loans for the construction of multi-family housing.	\$834,539	HOME
	\$166,223	HOME PI
<b>Emergency Repair Program/Accessibility Grant Program (ERP-A):</b> This program provides 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.	\$300,000	CDBG

<b>Minor Repair &amp; ADA for Seniors and Low Income Homeowners Program:</b> 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).	\$46,000	CDBG
<b>Housing Programs Delivery:</b> Supportive services for the multi-family rehabilitation/new construction, emergency repair/accessibility programs in 2013.	\$144,027	CDBG
<b>Total Housing Development, Preservation, and Homeownership</b>	<b>\$3,110,501</b>	

## 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 program income.

Activity Name	Funding	Source
<b>Emergency Solutions Grant:</b> Funding of shelter(s) to provide approximately 100-bed 24-hour shelter for women and children, with a 90-day maximum stay and to prevent homelessness.	\$407,424	ESG
<b>Homeless Activities:</b> Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, medical and counseling services, and the provision of food.	\$69,621	CDBG
<b>Senior Nutrition Program:</b> Provides meals to homebound seniors and to non-homebound seniors at over 21 dining sites.	\$431,625	CDBG
<b>Downtown SRO Supportive Services:</b> 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.	\$120,000	CDBG
<b>HOPWA: STRMU, Case Management, Housing, Supportive Services &amp; Administration</b>	\$873,732	HOPWA
<b>HOPWA - Short-Term Rent Mortgage &amp; Utilities (STRMU):</b> Provides for short-term emergency housing assistance for persons with HIV/AIDS in the City and County of Sacramento.		HOPWA
<b>HOPWA - Emergency Shelter (Open Arms):</b> An emergency shelter for homeless individuals with HIV/AIDS. Individuals are eligible for 90 days of emergency shelter including a thorough needs assessment, intensive case management services, advocacy in securing mainstream services, life skills and health education, meals, limited transportation and assistance in securing housing within the continuum of care including permanent housing.		HOPWA
<b>HOPWA - Permanent Housing (Colonia San Martin):</b> Provides permanent housing with supportive services for persons with HIV/AIDS and mental disabilities in a community setting with 40 units – 25 one bedroom units, 12 two bedroom units and 3 three bedroom units. Also provides weekly supportive services and educational and social activities for all the residents (60 units).		HOPWA

**HOPWA - Case Management:** Provides intensive case management to 30 individuals participating in the Shelter Plus Care program and 30 individuals who live in other housing, who may be single or a member of a family, and are formerly homeless persons living with HIV/AIDS.

HOPWA

**HOPWA - Permanent Housing (Southside House):** This community is 9 room Victorian home for mental health consumers who are diagnosed with AIDS or HIV+ and are homeless or at risk of homelessness. This is a permanent housing option and it offers supportive staff member to assist clients in refining and developing the skills and setting goals necessary to attain independence in the community.

HOPWA

**HOPWA - Short-Term Rent Mortgage & Utilities - Placer County (STRMU):** Provides for short-term emergency housing assistance for persons with HIV/AIDS living in Placer County.

HOPWA

**HOPWA - Short-Term Rent Mortgage & Utilities - El Dorado County (STRMU):** Provides for short-term emergency housing assistance for persons with HIV/AIDS living in El Dorado County.

HOPWA

**HOPWA - Short-Term Rent Mortgage & Utilities - Yolo County (STRMU)** Provides for short-term emergency housing assistance for persons with HIV/AIDS living in Yolo County.

HOPWA

**HOPWA - Permanent Housing (Steven Place, Hidden Cove, & Cornerstone):** Stevens Place covers 30 units of housing: 15 at Stevens Place, 9 at Hidden Cove and 6 at Cornerstone. There is also 1 resident manager unit at Stevens Place, the manager provides coverage at all three locations. Case management is provided at all three locations.

HOPWA

#### **Total Public Services**

**\$1,902,402**

#### **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.

**\$350,686**

CDBG

#### **GRANT PLANNING AND ADMINISTRATION**

The following are related to immediate/intermediate term CDBG program planning, community participation and general program administration. For CDBG, HUD limits funding for planning and administration to 20 percent of the total amount of entitlement and program income. For HOME, the limit is 10 percent.

**Homeless Activities:** Administrative services for the implementation of Homeless activities in 2013.

**\$45,257**

CDBG

**ESG Program Administration:** Administrative services for the implementation of ESG-funded activities in 2013.

**\$45,269**

ESG



<b>HOME Program Administration:</b> Administrative services for the implementation of HOME-funded activities in 2013.	\$185,453	HOME
<b>HOPWA Program Administration:</b> Administrative services for the implementation of HOPWA-funded activities in 2013.	\$27,023	HOPWA
<b>CNI Marina Vista:</b> Funds will be used to undertake community outreach and necessary supportive services to carryout the required activities for the CNI planning grant in preparation of applying for the CNI implementation grant.	\$200,000	CDBG
<b>CDBG Planning and Administration:</b> Administrative & Planning services for CDBG programs in 2013.	\$593,327	CDBG
<b>Total Grant Planning and Administration:</b>	<b>\$1,096,329</b>	

<b>CDBG CAPITAL RESERVE</b>
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<b>Capital Reserve:</b> Reserve account for overruns in capital improvement activities and to fund budgeted activities in 2013 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.	<b>\$423,131</b>	CDBG
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**City of Sacramento**  
**Defunded Activities for Various Years' Action Plan**

Activities being defunded are those that have been completed, cancelled or funded through alternative sources. Newly funded activities are scheduled to be implemented and completed by December 31, 2012 to comply with federal regulations governing the timely expenditure of funds.

<b>CDBG</b>		
<b>Recommendation</b>	<b>Amount</b>	<b>Fund</b>
<b>Capital Reserve:</b> Fund reserve account for overruns in capital improvement activities and to fund budgeted activities in 2012 if CDBG entitlement is less than anticipated. Funds to be transferred to FOCIS Housing Inspection Program.	\$100,000	CDBG
<b>Total</b>	<b>\$100,000</b>	

**City of Sacramento**  
**Amendment to 2012 Action Plan and Substantial Amendment Activities**

This report formally amends the 2012 Action Plan by augmenting existing and new projects with CDBG. These activities have been identified as those that need immediate funding. Also, these adjustments will facilitate timely expenditures as required by HUD.

<b>CDBG</b>		
<b>Recommendation</b>	<b>Amount</b>	<b>Fund</b>
<b>FOCIS Program:</b> Additional funds will be used for City building inspectors for an 18-month pilot program to operate a geographically focused single-family inspection strategy addressing problem properties in the targeted area.	\$100,000	CDBG
<b>Total</b>	<b>\$100,000</b>	



**SACRAMENTO  
STEPS FORWARD**

Ending Homelessness. Starting Fresh.

## **ANNUAL REPORT 2012**

(Data rich version for collaborative partners and funders)

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Greetings,

With the help of Sacramento Steps Forward's Board of Directors, Continuum of Care Advisory Board, public leaders, homeless providers, and business and community partners, we have made much progress toward reducing homelessness in the Sacramento region. My thanks and appreciation goes to them for their commitment, support and hard work.

It is with pleasure that we present our data rich version Annual Report created specifically for our partners and funders. In it you will find highlights of our key achievements and activities over the last year. It has been a rewarding year of growth, innovation and impact. I look forward to building on our successes together to fulfill the mission and vision of Sacramento Steps Forward.

Respectfully Submitted,

Ben Burton  
Executive Director  
Sacramento Steps Forward

**SACRAMENTO STEPS FORWARD** (SSF) was launched by Sacramento Mayor Kevin Johnson in 2009 as new momentum gathered to reshape the fight against homelessness. Sacramento City, County and community leaders worked to transition homeless residents to shelters and longer-term housing. Sacramento Steps Forward was incorporated as a nonprofit in 2011, and hired Executive Director, Ben Burton and key staff. We remain committed to ensuring that every member of our community has a place to call “home” and hope for a better life.

### **Mission**

The mission of the Sacramento Steps Forward, a private public partnership, is to assist individuals and families experiencing homelessness or at risk of becoming homeless to obtain housing, economic stability, and an enhanced quality of life through comprehensive services.

### **Vision**

The vision of Sacramento Steps Forward is that within the next ten years, all persons and families experiencing the possibility of homelessness in Sacramento County will have a permanent, safe, decent and affordable place to call home with access to appropriate support services when necessary.

### **Highlights of Our Success**

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#### **More Accountable and Effective Approach**

New nonprofit was formally incorporated to take over administration and oversight of city and county homeless programs with a more results- and data-driven mentality. Accomplishments:

- Hired executive director
- Secured 13.9 million dollars in Department of Housing and Urban Development (HUD) homeless renewal funding 2011-12
- Implement Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) resources at [sacramentostepsforward.org](http://sacramentostepsforward.org)
- Coordinated Winter Shelter and Homeless Connect
- Created Continuum of Care (CoC) Board
- Became HUD lead planning agency and grantee
- Began transfer of all eligible HUD grants from Department of Human Assistance (County) to Sacramento Steps Forward
- Sponsored Day to End Homelessness 2013

- Oversee and monitor \$15 million in HUD homeless funding
- Updating of 10 Year Plan to End Chronic Homelessness 2013

### *Homelessness: Data and Trends*

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#### **A Data Driven Housing Approach**

Over the course of 2011, approximately 4,000 adults and 5,000 children experienced homelessness in Sacramento County. Approximately 1,000 homeless single adults are sleeping outside each and every night. When the educational definition of homelessness is used, the number of homeless children increases to 11,354, based on annual data collected from school districts and reported by Sacramento County Office of Education Project TEACH for the 2010-2011 school year (the educational definition of homelessness is more comprehensive than the Point in Time methodology and includes situations such as doubling up and “couch surfing”). It is also important to give context to these numbers to understand that HUD adopted a more inclusive definition of homelessness in January 2012 (see – Improved Housing and Trends below).

Our current continuum design allows us to provide some type of housing or service to between 70% - 75% of those experiencing homelessness in Sacramento County. Our goal is to expand this capacity by 15% or more over the next five (5) years. We have laid out our concrete strategy to reach this goal in our partner’s Sacramento Housing and Redevelopment Agency’s (SHRA) current Consolidated Plan. Our community’s plan will be further refined when we update the 10 Year Plan to end Homelessness next year.

#### **Homeless Population Demographics**

<u>Who</u>	<u>Why</u>	<u>Where</u>
75% single adults	60% poverty and economics	60% sheltered
55% children	41% substance abuse	15% emergency or transitional housing
25% families	26% mental health	25% homeless on the streets
13% seniors	22% domestic violence	
65% male	13% veterans	
35% female		

#### Costs (Single Adults)

Winter Sanctuary \$11/night  
 Unfunded shelter bed \$35/night  
 Emergency shelter \$1,154/av. placement  
 Transitional housing \$13,659/av. placement  
 Rapid rehousing \$4,305/av. Placement

#### Costs (Families)

Motel voucher \$33/night  
 Emergency shelter \$2,248/av. placement  
 Transitional housing \$20,854/av. placement  
 Rapid rehousing \$4,701/av. placement

Success Rates (single adults - placement into permanent housing)

Rapid rehousing 68%  
Transitional housing 70%  
Emergency housing 14%

Success Rates (Families - placement into permanent housing)

Rapid rehousing 88%  
Transitional housing 70%  
Emergency housing 27%

Failure Rate (Single adults - return to homelessness)

Rapid rehousing 13%  
Transitional housing 4%  
Emergency housing 31%

Failure Rates (Families - return to homelessness)

Rapid rehousing 2%  
Transitional housing 2%  
Emergency housing 11%

*Implications: Rapid rehousing (which is a HUD suggested strategy that covers many types of permanent housing models that get individuals and families stabilized as quickly as possible and returned to permanent housing) appears to be a method that is cost effective with good permanent housing placement outcomes in the review of our community's data. This in no way should be construed to imply eliminating a category of housing. However, there may be an opportunity to shift some of the Sacramento's Continuum resources to rapid rehousing in order to have higher impact on homelessness.*

*Also, permanent supportive housing is not discussed here because it is an expensive model in comparison to the models discussed above. For those who are high service users however, the balance that is struck here is a savings to the community; for example, due to not accessing emergency room health care services or being incarcerated, all of which are more expensive than permanent supportive housing. (see - Continuum Investment by housing type below)*

## **Improved Housing & Trends**

### Trends

16% decrease in overall homelessness since 2009  
51% decrease in chronic homelessness since 2007  
14% Increase in family homelessness since 2009

### Permanent Housing Units and Placements

703 households moved into permanent housing units and placements to date  
75 new permanent housing (7<sup>th</sup> and H) units under construction to be completed by 12/31/2012

### Homeless Prevention and Rapid Re-Housing (HPRP - completed 2011)

2,401 households received permanent housing  
6,100 individuals served

85% of households retaining housing once rental support ended

Homeless Continuum Investment by Housing type (Families)

Permanent supportive housing \$6,418,864

Transitional housing \$3,044,621

Emergency shelter \$3,205,673

Rapid rehousing \$1,220,106

Supportive services only \$419,571

Homeless Continuum Investment by Housing type (Single Adults)

Permanent supportive housing \$8,829,620

Transitional housing \$2,772,863

Emergency shelter \$1,442,130

Rapid rehousing \$707,332

Supportive services only \$821,419

New Definition of "Homeless:"

The final rule on the definition of homeless establishes four categories under which an individual or family may qualify as homeless. The categories are:

1. Literally homeless – An individual or family who lacks a fixed, regular and adequate nighttime residence, meaning the individual or family has a primary nighttime residence that is a public or private place not meant for human habitation or is living in a publicly or privately operated shelter designed to provide temporary living arrangements. This category also includes individuals who are exiting an institution where he or she resided for 90 days or less who resided in an emergency shelter or place not meant for human habitation immediately prior to entry into the institution.
2. Imminent risk of homelessness – an individual or family who will imminently lose (within 14 days) their primary nighttime residence provided that no subsequent residence has been identified and the individual or family lacks the resources or support networks needed to obtain other permanent housing.
3. Homeless under other federal statutes – unaccompanied youth (under 25) or families with children and youth who do not otherwise qualify as homeless under this definition and are defined as homeless under another federal statute, have not had permanent housing during the past 60 days, have experience persistent instability, and can be expected to continue in such status for an extended period of time. \* HUD has since published clarification restricting the use of this definition only to (CoC's) that submit an application and receive approval from HUD.
4. Fleeing/attempting to flee domestic violence – any individual or family who is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking.



## Next Steps

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### Innovations and New Ideas

- Transition of emergency shelters for single adults to SSF
- Implement HEARTH Plan for the continuum
- Work with community partners to develop affordable housing strategies
- Roll out of new improved Homeless Management System (HMIS)
- Update the 10 Year Plan to End Homelessness
- Implement our new coordinated Marketing & Fundraising Plan
- Continue to refine and align organizational staffing and design to be responsive to community needs
- Develop and incubate innovative solutions to ending homelessness in Sacramento

*Prepared by Sacramento Steps Forward*  
*1331 Garden Highway*  
*Sacramento, CA 95833*  
*[Sacramentostepsforward.org](http://Sacramentostepsforward.org)*  
*(916) 577-9770*



December 17, 2012

Sacramento Housing and  
Redevelopment Commission  
Sacramento, CA

Honorable Members in Session:

SUBJECT:

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

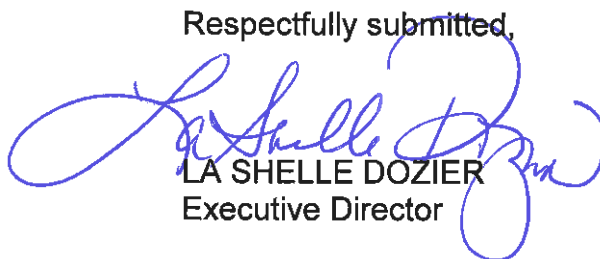
SUMMARY

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,



LA SHELLE DOZIER  
Executive Director

Attachment

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
January 8, 2013  
11:30am

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

From: Sacramento Housing and Redevelopment Agency

Subject: Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

Supervisory All  
District:

Contact: LaShelle Dozier, Executive Director, 440-1319  
Geoffrey M. Ross, Program Manager, 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 the annual One-Year Action Plan describing proposed activities and expenditures for the following year using the goals and priorities described in the Five-Year Consolidated Plan. This report recommends approval of the 2013 One-Year Action Plan (Action Plan) and the updated 2013-17 Consolidated Plan for the County of Sacramento. Staff anticipates that the 2013 federal budget will again include a reduction to domestic and discretionary spending. At this time, SHRA is projecting the same funding levels for 2012 and 2013 and, if necessary, will return to the Board of Supervisors if funding is dramatically different upon adoption of the federal budget. This report also recommends the transfer of property at 46<sup>th</sup> St. and Lang Avenue from SHRA to the Housing Authority of the County.

**Board Recommendations**

Staff recommends adoption of the attached resolution that:

1. The 2013-17 Consolidated Plan, which lays out the strategies and goals for CDBG, HOME and ESG programs, as set out in Attachment I, is adopted.
2. With the adoption of the 2013-17 Consolidated Plan, SHRA is hereby responsible for the administration of the ESG program on behalf of the County of Sacramento.
3. Authorizes the County Executive and the SHRA Executive Director to enter into the revised Memorandum of Understanding (MOU) for SHRA's continued administration of the CDBG, HOME and ESG grants on behalf of the County of Sacramento as set out in Attachment VII.

Approval and 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; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment The SHRA, County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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4. The 2013 One-Year Action Plan, which allocates anticipated CDBG, HOME and ESG funds to various programs and projects as set out in Attachment II, is adopted.
5. County resolution 82-650 is hereby repealed and the Housing Authority of the County of Sacramento, staffed by SHRA, is hereby designated as the entity for administering the Action Plans funding and the federal grant draw function on behalf of the County of Sacramento.
6. Adopts the various years' Action Plan amendment to defund the activities set forth in Attachment III and add the projects set out in Attachment IV.
7. Authorizes SHRA 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 2013 Action Plan; and to amend the 2013 CDBG Capital Reserve, HOME and ESG budgets to the extent necessary to implement and ensure the timely completion of the activities set out in the 2013 Action Plan.
8. Authorizes SHRA's Executive Director, or designee, to execute agreements, contracts and documents with the appropriate entities to carry out Action Plan activities in compliance with adopted policies, guidelines and federal law as approved to form by Counsel.
9. Authorizes the County Executive, or designee, to execute agreements, contracts and documents with the appropriate entities to carry out Action Plan activities in compliance with adopted policies, guidelines and federal law as approved to form by Counsel.
10. Authorizes SHRA's Executive Director, or designee, to dispose of surplus property purchased with HOME program funds located at 46th and Lang Avenue (APN 039-0011-013-0000) at fair market value as determined by an independent appraisal and to use the proceeds from the sale to reimburse HUD and the HOME program; and is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by Counsel.
11. Authorizes the Executive Director, or designee, to exchange \$300,000 in Mortgage Revenue Bond (MRB) funds for \$300,000 in HOME funds to closeout the Walnut Grove housing project as described in the staff report. SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by Counsel.
12. Authorizes SHRA Executive Director to make any budget adjustments and execute any and all related documents, including invoicing, contracts and amendments as necessary to carry out the federal programs. SHRA's authorities for the federal grants are effective as of January 1, 2013.

13. Authorizes and 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 2013 One-Year Action Plan. Such agreements shall be consistent and in compliance with applicable federal law.
14. Authorizes SHRA to draw the ESG funds from HUD for January 2013 shelter expenses, and to reimburse the Sacramento County Department of Human Assistance (DHA) those funds upon receipt of a bill from DHA.
15. The Sacramento County Department of Human Assistance (DHA) will reimburse providers for allowable expenses incurred in January 2013, when claims for payment are submitted in February 2013. SHRA agrees to draw the ESG funds from HUD for those January shelter expenses, and reimburse DHA those funds upon receipt of a bill from DHA. Approval of this resolution authorizes this administrative function.
16. Authorizes the County Executive, or designee, to make any budget adjustments and execute any and all related documents, including invoicing, contracts and amendment as necessary to carry out the ESG program for the month of January 2013.
17. Authorizes and directs the Department of Human Assistance and the Office of Budget and Debt Management to make appropriate adjustments to the final Fiscal Year 2012-2013 budget for activities related to the January 2013 ESG expenses; and
18. Authorizes the Housing Authority of the County of Sacramento, staffed by SHRA, to administer rental assistance for homeless families in accordance with the HEARTH regulations. SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts, and documents with the appropriate entities to carry out these activities in compliance with adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

#### **Housing Authority Recommendations**

Staff recommends adoption of the attached resolution that:

1. The 2013-17 Consolidated Plan, which lays out the strategies and goals for CDBG, HOME and ESG programs, as set out in Attachment I, is adopted.
2. With the adoption of the 2013-17 Consolidated Plan, SHRA is hereby responsible for the administration of the ESG program on behalf of the County of Sacramento.
3. Authorizes the County Executive and the SHRA Executive Director to enter into the revised Memorandum of Understanding (MOU) for SHRA's continued administration of the CDBG, HOME and ESG grants on behalf of the County of Sacramento as set out in Attachment VII.
4. The 2013 One-Year Action Plan, which allocates anticipated CDBG, HOME and ESG funds to various programs and projects as set out in Attachment II, is adopted.
5. County resolution 82-650 is hereby repealed and the Housing Authority of the County of Sacramento, staffed by SHRA, is hereby designated as the entity for administering

- the Action Plans funding and the federal grant draw function on behalf of the County of Sacramento. Adopts the 2013 Action Plan which allocates anticipated CDBG, HOME and ESG funds to various programs and projects as set out in Attachment II.
6. Adopts the various years' Action Plan amendment to defund the activities set forth in Attachment III and add the projects set out in Attachment IV.
  7. Authorizes the Executive Director, or designee to amend the Housing Authority Budget to allocate the CDBG funding for programs and projects in accordance with the amendment of the prior years' Action Plan; allocate the CDBG, HOME, and ESG grant funding for programs and projects as set out in the 2013 Action Plan; to amend the 2013 CDBG Capital Reserve and HOME budgets to the extent necessary to implement and ensure the timely completion of the activities set out in the 2013 Action Plan; and to amend the ESG budget to the extent necessary to implement and ensure timely completion of the activities as set out in prior years' Action Plans and in the 2013 Action Plan.
  8. Authorizes the Executive Director, or designee, to execute agreements, contracts and documents with the appropriate entities to carry out the Action Plans activities in compliance with adopted policies, guidelines and federal law as approved to form by Counsel.
  9. Authorizes and directs authority to SHRA, on behalf of the Housing Authority of the County of Sacramento, to allocate to Sacramento Steps Forward (SSF) the annual Multi-family Supplemental Assessment collected to support homeless activities funded in the 2013 Action Plan and further described as set forth in Attachment I.
  10. Authorizes the Executive Director, or designee, to amend the SHRA budget to allocate the Multi-family Supplemental Assessment for programs and projects in accordance with the activities set forth in Attachment II.
  11. Authorizes the Executive Director, or designee, to purchase the property located at 46th and Lang Avenue (APN 039-0011-013-0000) at fair market value as determined by an independent appraisal per the adopted NSP Property Recycling Program Guidelines (by Resolutions 2011-1026 and HA-2322). The acquisition of said property will assist in the removal of blight caused by deteriorated, vacant and abandoned properties, help achieve long-term affordable housing goals of the County, and will have a direct benefit to existing Housing Authority assets located in the surrounding area. Costs associated with the property acquisition shall not exceed the amount of \$500,000.
  12. Authorizes the Executive Director, or designee, to amend the Housing Authority budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by Counsel.
  13. The Housing Authority of the County of Sacramento, staffed by SHRA, is authorized to administer rental assistance for homeless families in accordance with the HEARTH regulations. SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts, and documents with the

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appropriate entities to carry out these activities in compliance with adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

#### **Measures/Evaluation**

The proposed appropriation of funds for new and existing activities is consistent with the goals and objectives in the 2013-17 Consolidated Plan being approved as part of this action. 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, economic development, and planning activities.

#### **Fiscal Impact**

Allocations made in the 2013 One-Year Action Plan are based on an estimated 2013 CDBG entitlement of \$4,543,606; \$1,075,000 in CDBG reprogramming; \$16,433 in CDBG program income; \$1,706,058 in HOME entitlement funds; \$640,477 in HOME program income; and \$454,693 in ESG funds.

### **BACKGROUND**

#### **Federal Programs Administration**

Since 1982 the Sacramento Housing and Redevelopment Agency (SHRA) has managed and administered federal housing 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 redevelopment agencies and its housing authorities.

The City and County consolidated its staffing to achieve close coordination of redevelopment and public housing functions, provide budget savings for operation and overhead, eliminate duplicate staffing efforts, and to seek federal and other funding opportunities. 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 and efficient use of housing and community development funds.

Per the request of the Department of Human Assistance of the County of Sacramento (DHA) the Housing Authority of the County of Sacramento, staffed by SHRA, is proposing to consolidate the administration of 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



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2013-17 Consolidated Plan. Furthermore, to reflect the administration of the ESG and HOPWA programs in addition to the administration of the CDBG and HOME programs, as well as to reflect the dissolution of redevelopment, SHRA is proposing to enter into a revised Memorandum of Agreement (MOA) for the continued administration of HUD CPD funds upon adoption of this staff report and accompanying resolutions. SHRA has managed the CDBG program on behalf of the County since it was formed. However, a 1982 resolution designated that the Redevelopment Agency of the County of Sacramento be the recipient of the CDBG funds, and the Agency has been dissolved by state law. Therefore, staff is also recommending repeal of that resolution and to designate the Housing Authority of the County of Sacramento as the official recipient of federal funds on behalf of the County of Sacramento.

### **Consolidated Plan and Action Plan**

New activities and the reprogramming of previous years' funds and their use are laid out in the 2013 Annual Action Plan (Action Plan) and are based upon Consolidated Plan priorities. This report adopts the 2013-17 Consolidated Plan and makes the final modifications to programs and projects funded under the previous Consolidated Plan. The Consolidated Plan and Action Plan key components are broken down in the following sections.

#### **Infrastructure:**

There is a continuing need within the County for public facilities to serve growing populations. Many low- and moderate-income areas in the County are within older neighborhoods that either do not have proper facilities or their existing facilities suffer from heavy use or deferred maintenance leading to inadequate infrastructure. As identified in the 2013-17 Consolidated Plan, capital improvement funding identified in the Action Plan will be concentrated in targeted areas 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 remain a key component of the CDBG program. As part of the 2013-17 Consolidated Plan, the targeting of such areas is refined and priority areas are 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 infrastructure and public improvement projects recommended in the 2013 One-Year Action Plan are in support of the Board of Supervisors' priorities, as well as previous commitments.

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This report supports projects currently underway throughout the County, and they are located within the priority areas established under the 2013-17 Consolidated Plan. Though not included in the 2013 Action Plan, the Consolidated Plan proposes a Notice of Funding Availability (NOFA) program for community organizations and partner agencies to compete for public facility and capital improvement funding beyond County department projects. Depending on the pipeline of County projects SHRA may issue a NOFA at a future date. The Action Plan through the use of priority areas and the NOFA system 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:

High housing costs reduce economic opportunities, access to jobs and services, and the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The Consolidated Plan and the activities laid out in the 2013 Action Plan seek to support activities across the housing spectrum that will increase and improve the multi-family housing stock, rehabilitate existing single-family housing and carry out other housing responsibilities.

SHRA's ability to respond to increasingly difficult housing issues is currently resource constrained by reductions in entitlement grants from the federal government and the loss of local tax increment due to the elimination of redevelopment. As a result, more resources from CDBG are being targeted 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 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.

Affordable housing rehabilitation and new construction is not limited to low- and moderate-income areas, but it is able to 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, and include the SHRA Multi-Family Lending Guidelines.

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### Homeless Services:

Homeless policy changes at the national level, coupled with recent research, are leading to local improvements in system design, repurposing of existing resources, and the development of reallocation strategies. The Sacramento Continuum of Care (CoC) has made significant headway in the past years and has strong models and approaches to build on. However, changes imbedded in the HEARTH Act and the new federal plan to end homelessness will challenge the CoC to rethink current investments and develop a more integrated response system with clear performance expectations for all the local partners.

For the past two and half decades federal grant funding has been directed to thousands of programs across the country. While agencies were expected to coordinate their efforts locally for planning purposes, federal grants went directly to individual programs and were allocated based on numbers of people served or services offered, rather than being based on the ultimate outcomes of the programs. This funding approach is changing. Fortunately, coinciding with this change, SHRA, the City and County, Sutter Health Foundation, the Sacramento Regional Community Foundation, Legal Services of Northern California and other entities collaborated to create a new nonprofit, Sacramento Steps Forward (SSF), to act as the lead entity in our response to end homelessness. Over the past year, SSF has emerged to assume the role of grantee for the CoC.

SHRA contracted with SSF to complete the transition and implementation of the countywide homeless system from the County of Sacramento Department of Human Assistance (DHA) to SSF. The deliverables required as part of the current contract are designed to ensure SSF is able to operate as a subrecipient as part of the 2013 Action Plan. The 2013 Subrecipient Agreement between SSF and SHRA will be structured around various outcomes and measures that align the CoC towards HUD's "Housing First" model. Over the coming year, Sacramento will navigate the new regulatory requirements and seek to overcome significant challenges impeding the implementation of new system-wide strategies that recognize the need for tighter linkages to other programs and resources in the human services and health care arenas as well as system-wide accountability for outcomes. The goal is to begin to transform homeless services into a crisis response system that prevents homelessness and rapidly returns people who experience homelessness to stable housing.

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#### Emergency Solutions Grant:

A key piece towards implementing new system-wide strategies for the homeless is the full roll-out of the Emergency Solutions Grant (ESG) program that provides, for the first time, ongoing entitlement funding in support of homeless prevention and rapid rehousing activities. The first homeless prevention and rapid rehousing program established in Sacramento was linked to the one-time funding of the Homeless Prevention and Rapid Rehousing (HPRP) program under the American Recovery and Reinvestment Act (ARRA). The lessons learned and infrastructure created from HPRP will serve as a starting point for the new ESG program.

In June 2012, the ESG program's second 2011 fiscal year (FY) and FY 2012 allocations were substantially amended (by Resolution 2012-0464). At this time, the word "family" or "families" was inadvertently used instead of the word "household(s)." The 2013 Action Plan corrects the 2011 and 2012 Substantial Amendment by replacing the word "family (ies)" with "household(s)."

Starting in 2013, SHRA is proposing to assume the administration of the ESG program from DHA. SHRA will subcontract with SSF to lead the community discussions for implementation of homeless prevention and rapid rehousing activities in conjunction with the wider repositioning of the CoC based upon HEARTH. SHRA will then directly contract with providers based upon the priorities adopted as part of the implementation of HEARTH locally. These actions will prove crucial for the continued competitiveness of the Sacramento CoC when the 2013 competitive funding round is launched next fall by HUD and the Notice of Funding Availability (NOFA) recognizes for the first time the new regulations pertaining to HEARTH.

#### Program Administration:

On October 26<sup>th</sup>, 2012 HUD issued a Memorandum to all CDBG Grantees wherein they provided advance notice that they are seeking to implement changes to HUD's Integrated Disbursement and Information System (IDIS) system that will assist grantees in preventing long-standing open activities. This change means that, in addition to the IDIS changes embodied in the new Consolidated Plan model where the plan is submitted electronically (eCon), all subsequent Action Plans and annual reports will be linked within the IDIS system, providing HUD ongoing monitoring of individual project progress. These changes to CDBG are similar to those recently introduced in the HOME program.

It has always been the goal for CDBG program funds to be the last dollars into a project and the first expended. However, there have been several instances throughout the program's history where projects received funding before they were completely shovel-ready. While CDBG has a timeliness requirement that measures the overall program's rate of fund expenditure, HUD is now adding an additional layer where individual projects will now be flagged within the IDIS

Approval and 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; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment The SHRA, County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings  
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system based upon the project's rate of expenditure. Failure to draw funds in a timely manner and failure to report accomplishments for funded projects may result in additional scrutiny and potential freezing of funds.

SHRA successfully met all timeliness requirements over the past Consolidated Plan period; however, these changes will require that staff recommendations related to CDBG funding will further reflect projects that are actually ready to proceed. SHRA staff will continue to work closely with County Department staff to ensure that a clear pipeline of projects is identified, that funds are programmed efficiently, and that expenditures and billings are recorded regularly.

#### Status of HOME Consortium:

HOME funds are a vital source of funding for the production and preservation of affordable housing in the County of Sacramento. Under the 2012-2014 HOME Consortium Agreement, the County of Sacramento will continue to receive HOME funding for the entire unincorporated County and the City of Citrus Heights, plus the incorporated cities of Folsom, Isleton and Galt pursuant to their status as agreement cities. Participation in the HOME Consortium allows incorporated cities access to SHRA funds in an amount up to their jurisdiction's contribution to the County Entitlement, as determined by HUD. Each participating city in the HOME Consortium will be allowed access to the proportionate funding associated with their city, less 15 percent for the Community Housing and Development Organization (CHDO) requirement. The Cities of Elk Grove and Rancho Cordova are no longer participating in the Consortium. The City of Sacramento receives a separate HOME allocation, also administered by SHRA.

As part of a previous Action Plan, \$300,000 in HOME funding was expended for a housing project in Walnut Grove which could not be completed due to a moratorium on housing due to new flood regulations. An exchange of funds with HUD and the HOME program per 24 CFR Part 92.503 is therefore required. SHRA is seeking authorization in this report to allocate \$300,000 in Mortgage Revenue Bonds (MRB) to make the exchange, after which HUD will restore \$300,000 in HOME funds to the Agency account.

#### Property Disposition and Purchase:

Staff has determined that the property located at 46<sup>th</sup> and Lang Avenue (APN 039-0011-013-0000) is not able to be developed under the HOME program and is therefore declaring it surplus. Staff recommends its disposition to the Housing Authority of the County of Sacramento (Housing Authority) at fair market value per the adopted Neighborhood Stabilization Program's (NSP) Property Recycling Program Guidelines (by Resolutions 2011-1026 and HA-2322). Sale proceeds will be used to reimburse HUD and the HOME program. Once reimbursed, HUD will restore an equal amount of HOME funds to the Agency account. Transfer of the property to the Housing Authority will assist in the removal of blight caused by deteriorated, vacant and

Approval and 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; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment The SHRA, County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings  
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abandoned properties, help achieve long-term affordable housing goals of the County, and will have a direct benefit to existing Housing Authority assets located in the surrounding area.

#### **Status of Agreement Cities:**

The Cooperation Agreements with Folsom, Isleton and Galt will expire on December 31, 2014. The City of Isleton will be advanced its 2013 and 2014 allocations in this report to provide one-time grant match funding of the Bing Kong Tong Phase I Stabilization project (see Attachment IV). Prior to 2012, the City of Folsom and Galt received annual allocations of \$200,000 each. Due to anticipated reductions in the 2013 federal budget, the 2013 Action Plan proposes the allocation of \$150,000 to Folsom and \$150,000 to Galt (see Attachment II).

#### **DISCUSSION**

This report recommends approval of the 2013-17 Consolidated Plan (see Attachment I for Executive Summary) and 2013 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 2013-17. 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 the following federally funded housing and community development programs: CDBG, HOME and ESG.

#### **COMMISSION ACTION**

At its meeting of January 2, 2013 it is anticipated that 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**

The proposed funding allocations, for new and existing activities, are consistent with the goals and objectives found in the County's 2013-17 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 improvements and facilities, economic development, planning and administration

Approval and 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; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment The SHRA, County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings  
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## **FINANCIAL ANALYSIS**

Proposed allocations made in the 2013 One-Year Action Plan are based on:

CDBG Entitlement	\$4,543,606
CDBG Program Income	\$16,433
HOME Entitlement	\$1,706,058
HOME Program Income	\$ 640,477
ESG Entitlement	\$454,693

The \$295,515 in CDBG capital reserve budgeted in the One-Year Action Plan is approximately seven (7) percent of the 2013 CDBG entitlement. 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 actions recommended in this report are consistent with previously approved policies and federal requirements.

## **ENVIRONMENTAL REVIEW**

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. Commitment of funding for new projects that could result in a direct or indirect physical change to the environment is also subject to environmental review under the California Environmental Quality Act (CEQA), if implementation of the projects is authorized as part of the budgeting process. Many of the 2013 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. Refer to Attachment V for detailed information. The transfer of property at 46<sup>th</sup> St. and Lang Avenue from SHRA to the Housing Authority of the County approved herein is not subject to CEQA pursuant to CEQA Guideline 15378(a) which excludes administrative activities of government which will not result in direct or indirect changes in the environment. The proposed transfer is categorically excluded pursuant to NEPA (24 CFR 58.35(a) (5) which includes the disposition of property where there is no change in use is contemplated.

Approval and 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; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

**M/WBE AND SECTION 3 CONSIDERATION**

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

Respectfully submitted,

APPROVED



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LA SHELLE DOZIER

Executive Director

Sacramento Housing and Redevelopment Agency

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BRADLEY J. HUDSON

County Executive

Attachments:

- RES – County BOS Resolution
- RES - County HA Resolution
- ATT I - 2013-17 Consolidated Plan Executive Summary
- ATT II – 2013 One-Year Action Plan Activities
- ATT III – Defunded Prior Year's Activities
- ATT IV– Previous Year's Action Plan Activities
- ATT V - Environmental Determination
- ATT VI - Sacramento Steps Forward Annual Report
- ATT VII – Master Project Agreement



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

**APPROVAL OF THE 2013-17 CONSOLIDATED PLAN AND THE ADOPTION OF THE 2013 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME) AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS, AMENDMENT OF VARIOUS YEARS' ACTION PLANS; AUTHORIZATION TO DISPOSE OF SURPLUS PROPERTY; AUTHORIZATION TO PURCHASE PROPERTY; AUTHORIZATION TO SUBMIT REPAYMENTS; AND AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA), COUNTY OF SACRAMENTO DEPARTMENT OF HUMAN ASSISTANCE AND HOUSING AUTHORITY BUDGETS; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS AND OTHER RELATED FINDINGS**

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

**WHEREAS**, since 1982 (by Resolutions 82-650, 82-651, 82-652, RA-94, RA-107, HA-1526 and the joint powers agreement), 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 and HOME funding originating from the HUD, including on behalf of the County of Sacramento. However, HUD requires a local government agency to draw down federal funds. With the dissolution of the Redevelopment Agency of the County of Sacramento, Resolution No. 82-650 needs to be repealed and the Housing Authority of the County of Sacramento designated to perform the federal grant draws on behalf of the County of Sacramento;and

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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**WHEREAS**, the Sacramento County Department of Human Assistance (DHA) previously administered the Housing Opportunities for Persons With AIDS (HOPWA) program on behalf of the City of Sacramento for the Counties of Sacramento, El Dorado, Placer and Yolo, and has subsequently requested that SHRA administer HOPWA (effective January 1, 2012); and

**WHEREAS**, due to the decline of financial resources, the Director of DHA formally requested to the Executive Director of SHRA in a conversation on August 28, 2012, that SHRA also administer the ESG program (effective January 1, 2013) on behalf of the County of Sacramento; and

**WHEREAS**, on February 11, 2011, the County of Sacramento Board of Supervisors and the Housing Authority adopted the Substantial Amendment to the 2010 One-Year Action Plan and Neighborhood Stabilization Program's Property Recycling Program Guidelines by Resolutions 2011-1026 and HA-2322; and

**WHEREAS**, the regulations for the Continuum of Care have been modified with the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, which now states that rental assistance must be administered by a state, local government or a Public Housing Agency; and

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

**WHEREAS**, a duly noticed public workshop soliciting comments on the 2013-17 Consolidated Plan was held on October 25, 2012; and

**WHEREAS**, a duly noticed public hearing soliciting comments on the 2013-17 Consolidated Plan and the 2013 One-Year Action Plan was held on January 2, 2013 by the Sacramento Housing and Redevelopment Commission.

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

Section 1. The 2013-17 Consolidated Plan, which lays out the strategies and goals for CDBG, HOME and ESG programs, as set out in Attachment I, is adopted.

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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Section 2. With the adoption of the 2013-17 Consolidated Plan, SHRA is hereby responsible for the administration of the ESG program on behalf of the County of Sacramento.

Section 3. All evidence presented, having been duly considered, the finding, including the environmental findings regarding this action, as stated in Attachment V, are approved. In addition, the transfer of property at 46<sup>th</sup> St. and Lang Avenue from SHRA to the Housing Authority of the County approved herein is not subject to CEQA pursuant to CEQA Guideline 15378(a) which excludes administrative activities of government which will not result in direct or indirect changes in the environment. The proposed transfer is categorically excluded pursuant to NEPA (24 CFR 58.35(a)(5) which includes the disposition of property where there is no change in use is contemplated.

Section 4. The County Executive and the SHRA Executive Director are authorized to enter into the revised Memorandum of Understanding (MOU) for SHRA's continued administration of the CDBG, HOME and ESG grants on behalf of the County of Sacramento as set out in Attachment VII.

Section 5. The 2013 One-Year Action Plan, which allocates anticipated CDBG, HOME and ESG funds to various programs and projects as set out in Attachment II, is adopted.

Section 6. County resolution 82-650 is hereby repealed and the Housing Authority of the County of Sacramento, staffed by SHRA, is hereby designated as the entity for administering the Action Plans funding and the federal grant draw function on behalf of the County of Sacramento.

Section 7. Various years' Action Plans are amended to defund activities set forth in Attachment III and add the projects set out in Attachment IV.

Section 8. SHRA's Executive Director, or designee, is authorized to amend the SHRA Budget to allocate the CDBG funding for programs and projects in accordance with the amendment of prior Action Plans; allocate the CDBG, HOME, and ESG grant funding for programs and projects as set out in the 2013 One-Year Action Plan; to amend the 2013 CDBG Capital Reserve and HOME budgets to the extent necessary to implement and ensure the timely completion of the activities set out in the 2013 One-Year Action Plan; and to amend the ESG budget to the extent necessary to implement and ensure timely completion of the activities as set

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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out in prior One-Year Action Plans and in the 2013 One-Year Action Plan.

Section 9. SHRA's Executive Director, or designee, is authorized to execute agreements, contracts and documents with the appropriate entities to carry out Action Plan activities in compliance with adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Section 10. The County Executive, or designee, is authorized to execute agreements, contracts and documents with the appropriate entities to carry out Action Plan activities in compliance with adopted policies, guidelines and federal law as approved to form by County Counsel.

Section 11. SHRA's Executive Director, or designee, is authorized to dispose of surplus property, which was originally purchased with HOME program funds located at 46th and Lang Avenue (APN 039-0011-013-0000) at fair market value as determined by an independent appraisal and to use the proceeds from the sale to reimburse HUD and the HOME program; and is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Section 12. SHRA's Executive Director, or designee, is authorized to exchange \$300,000 in Mortgage Revenue Bond (MRB) funds for \$300,000 in HOME funds that will be restored to the HOME account to closeout the Walnut Grove housing project. SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Section 13 SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel. SHRA's authorities for the federal grants are effective as of January 1, 2013.

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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Section 14. SHRA is authorized and delegated 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 2013 One-Year Action Plan. Such agreements shall be consistent and in compliance with applicable federal law.

Section 15. SHRA is authorized to draw the ESG funds from HUD for January 2013 shelter expenses, and to reimburse the Sacramento County Department of Human Assistance (DHA) those funds upon receipt of a bill from DHA. DHA will reimburse providers for allowable expenses incurred in January 2013, when claims for payment are submitted in February 2013.

Section 16. The Sacramento County Department of Human Assistance (DHA) will reimburse providers for allowable expenses incurred in January 2013, when claims for payment are submitted in February 2013. SHRA agrees to draw the ESG funds from HUD for those January shelter expenses, and reimburse DHA those funds upon receipt of a bill from DHA. Approval of this resolution authorizes this administrative function.

Section 17. The County Executive, or designee, is authorized to make any budget adjustments and execute any and all related documents, including invoicing, contracts and amendment as necessary to carry out the ESG program for the month of January.

Section 18. The Department of Human Assistance and the Office of Budget and Debt Management are directed to make appropriate adjustments to the final Fiscal Year 2012-2013 budget for activities related to the January 2013 ESG expenses.

Section 19. The Housing Authority of the County of Sacramento, staffed by SHRA, is authorized to administer rental assistance for homeless families in accordance with the HEARTH regulations on behalf of the County of Sacramento. SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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On a motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California this 8<sup>th</sup> day of January, 2013, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

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Chair of the Board of  
Supervisors of Sacramento  
County, California

(SEAL)

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

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

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

**ON DATE OF**

**APPROVAL OF THE 2013-17 CONSOLIDATED PLAN AND THE ADOPTION OF THE 2013 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME) AND EMERGENCY SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS, AMENDMENT OF VARIOUS YEARS' ACTION PLANS; AUTHORIZATION TO DISPOSE OF SURPLUS PROPERTY; AUTHORIZATION TO PURCHASE PROPERTY; AUTHORIZATION TO SUBMIT REPAYMENTS; AND AMENDMENT TO THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA), COUNTY OF SACRAMENTO DEPARTMENT OF HUMAN ASSISTANCE AND HOUSING AUTHORITY BUDGETS; EXECUTE DOCUMENTS FOR THE ADMINISTRATION OF FEDERAL PROGRAMS AND OTHER RELATED FINDINGS**

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

**WHEREAS**, since 1982 (by Resolutions 82-650, 82-651, 82-652, RA-94, RA-107, HA-1526), the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the community development funding originating from the HUD on behalf of the County of Sacramento; and

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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**WHEREAS**, the Sacramento County Department of Human Assistance (DHA) previously administered the Housing Opportunities for Persons With AIDS (HOPWA) program on behalf of the City of Sacramento for the Counties of Sacramento, El Dorado, Placer and Yolo, and has subsequently requested that SHRA administer HOPWA (effective January 1, 2012); and

**WHEREAS**, due to the decline of financial resources, the Director of DHA formally requested to the Executive Director of SHRA in a conversation on August 28, 2012, that SHRA administer the ESG program (effective January 1, 2013) on behalf of the County of Sacramento; and

**WHEREAS**, SHRA is the staffing entity for the Housing Authority of the County of Sacramento (Housing Authority) the public entity that collects and administers the annual Multi-Family Supplemental Assessments from for-profit development partners related to housing projects that were supported with public funds; and

**WHEREAS**, as directed by the governing board of the County Housing Authority, SHRA on behalf of the County Housing Authority remits the annual Multi-Family Supplemental Assessment to the County of Sacramento to support public services administered by the Department of Human Assistance (DHA).

**WHEREAS**, for the 2013 fiscal year the County wants SHRA to instead allocate the annual Multi-Family Supplemental Assessment directly to Sacramento Steps Forward (SSF) in support of homeless service activities; and

**WHEREAS**, on February 11, 2011, the County of Sacramento Board of Supervisors and the Housing Authority adopted the Substantial Amendment to the 2010 One-Year Action Plan and Neighborhood Stabilization Program's (NSP) Property Recycling Program Guidelines by Resolutions 2011-1026 and HA-2322; and

**WHEREAS**, the Redevelopment Agency of the County of Sacramento was dissolved on February 1, 2012 by ABX26; and

**WHEREAS**, the regulations for the Continuum of Care have been modified with the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act,



Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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which now states that rental assistance must be administered by a state, local government or a Public Housing Agency; and

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

**WHEREAS**, a duly noticed public workshop soliciting comments on the 2013-17 Consolidated Plan was held on October 25, 2012; and

**WHEREAS**, a duly noticed public hearing soliciting comments on the 2013-17 Consolidated Plan and the 2013 One-Year Action Plan was held on January 2, 2013 by the Sacramento Housing and Redevelopment Commission.

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

Section 1. The 2013-17 Consolidated Plan, which lays out the strategies and goals for CDBG, HOME and ESG programs, as set out in Attachment I, is adopted.

Section 2. With the adoption of the 2013-17 Consolidated Plan, SHRA is hereby responsible for the administration of the ESG program on behalf of the County of Sacramento.

Section 3. The County Executive and the SHRA Executive Director are authorized to enter into the revised Memorandum of Understanding (MOU) for SHRA's continued administration of the CDBG, HOME and ESG grants on behalf of the County of Sacramento as set out in Attachment VII.

Section 4. All evidence presented, having been duly considered, the findings, including environmental findings regarding this action, as stated in Attachment V, are approved. In addition, the transfer of property at 46<sup>th</sup> St. and Lang Avenue from SHRA to the Housing Authority of the County approved herein is not subject to CEQA pursuant to CEQA Guideline 15378(a) which excludes administrative activities of government which will not result in direct

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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or indirect changes in the environment. The proposed transfer is categorically excluded pursuant to NEPA (24 CFR 58.35(a)(5) which includes the disposition of property where there is no change in use is contemplated.

Section 5. The 2013 One-Year Action Plan, which allocates anticipated CDBG, HOME and ESG funds to various programs and projects as set out in Attachment II, is adopted.

Section 6. County resolution 82-650 is hereby repealed and the Housing Authority of the County of Sacramento, staffed by SHRA, is hereby designated as the entity for administering the Action Plans funding and the federal grant draw function on behalf of the County of Sacramento.

Section 7. Various years' Action Plans are amended to defund activities set forth in Attachment III and add the projects set out in Attachment IV.

Section 8. The Executive Director, or designee, is authorized to amend the Housing Authority Budget to allocate the CDBG funding for programs and projects in accordance with the amendment of prior Action Plans; allocate the CDBG, HOME, and ESG grant funding for programs and projects as set out in the 2013 One-Year Action Plan; to amend the 2013 CDBG Capital Reserve and HOME budgets to the extent necessary to implement and ensure the timely completion of the activities set out in the 2013 One-Year Action Plan; and to amend the ESG budget to the extent necessary to implement and ensure timely completion of the activities as set out in prior years' Action Plans and in the 2013 One-Year Action Plan.

Section 9. The Executive Director, or designee, is authorized to execute agreements, contracts and documents with the appropriate entities to carry out Action Plan activities in compliance with adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Section 10. SHRA, on behalf of the Housing Authority of the County of Sacramento, is authorized and directed to allocate to SSF the annual Multi-family Supplemental Assessment collected to support homeless activities funded in the 2013 Action Plan and further described as set forth in Attachment II.

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA), County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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Section 11. The Executive Director, or designee, is authorized to amend the SHRA budget to allocate the Multi-family Supplemental Assessment for programs and projects in accordance with the activities set forth in Attachment II.

Section 12. The Executive Director, or designee, is authorized to purchase the property located at 46th and Lang Avenue (APN 039-0011-013-0000) at fair market value as determined by an independent appraisal pursuant to the adopted NSP Property Recycling Program Guidelines (by Resolutions 2011-1026 and HA-2322). The acquisition of said property will assist in the removal of blight caused by deteriorated, vacant and abandoned properties, help achieve long-term affordable housing goals of the County, and will have a direct benefit to existing Housing Authority assets located in the surrounding area. Costs associated with the property acquisition shall not exceed the amount of \$500,000.

Section 13. The Executive Director, or designee, is further authorized to amend the Housing Authority budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Section 14. The Housing Authority of the County of Sacramento, staffed by SHRA, is authorized to administer rental assistance for homeless families in accordance with the HEARTH regulations on behalf of the County of Sacramento. SHRA's Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Approval and 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) And Emergency Solutions Grant (ESG) Funded Projects And Programs, Amendment Of Various Years' Action Plans; Authorization To Dispose of Surplus Property; Authorization to Purchase Property; Authorization to Submit Repayments; And Amendment To The Sacramento Housing And Redevelopment Agency (SHRA),County Of Sacramento Department Of Human Assistance And Housing Authority Budgets; Execute Documents For The Administration Of Federal Programs And Other Related Findings

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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 8<sup>th</sup> 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

## 2013-17 Consolidated Plan

### ES-05 Executive Summary

#### 1. Introduction

HUD transformed the Consolidated Plan into a tool for priority-setting and targeted investment planning for housing and community development. These tools are designed to support need-driven, place-based decisions and informed public participation in guiding funding decisions in the next five years for specific federal funds (Community Development Block Grant, Neighborhood Stabilization Program, HOME Investment Partnership Program, Emergency Solutions Grant and Housing Opportunities for Persons with AIDS) to identify needs and adopt strategies to address those needs, focusing primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, homeless individuals and others. The Sacramento Housing and Redevelopment Agency (SHRA) was selected by the U.S. Department of Housing and Urban Development (HUD) to participate as a community to create a pilot regional Consolidated Plan covering the City and County of Sacramento for the period covering 2013-17. This regional plan includes the Sacramento Urban County Agreement Cities of Folsom, Isleton and Galt, and the Consortium of the unincorporated County that includes the City of Citrus Heights. SHRA administers the Consolidated Plan on behalf of the City and County of Sacramento. The County of Sacramento (County) is the eighth most populated county in the State of California, consisting of urbanized neighborhoods, suburban cities, and rural communities. The range of issues confronting the County is as diverse as its residents. The County encompasses approximately 994 square miles in the middle of the 400-mile long Central Valley, which is California's prime agricultural region. According to the U.S. Census, the County has a population of over 1.4 million residents, of whom approximately 553,900 live in the Urban County area. The Urban County consists of the cities of Folsom (approximately 72,000), Isleton (approximately 800) and Galt (approximately 23,650), and the unincorporated communities of the County. The City of Sacramento (City) has a population of approximately 466,740 people. The diverse population of the Sacramento Region has divergent needs to help attain personal, educational, employment, recreational, housing, and other goals. Sacramento is struggling to balance limitations on available resources and the need to address some very critical issues including: a severe shortage of housing affordable to low- and moderate-income residents, homelessness, aging infrastructure and community facilities, inadequate services, and underemployment. A segment of the population faces increasingly challenging issues as the regional economy continues to grow and housing costs continue to rise faster than local incomes. To meet its community's needs, this Consolidated Plan is guided by three overarching goals that are applied according to its community's needs. The three overarching goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Sacramento, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, greater homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

There is an ongoing gap within Sacramento, in various degrees, in the availability of services across most categories of special need. This includes seniors, at-risk youth, working parents, persons with disabilities, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. In addition, there is a need to link access to supportive services to affordable and appropriate housing. More coordination and collaboration is needed between housing providers and service providers. The Consolidated Plan proposes that the public infrastructure funds be focused strategically on fewer, but larger projects in low- and moderate-income neighborhoods. The goal is to create a concentration of activity for strategic and visible impacts that deliver greater efficiencies and effectuate positive changes within the community. Several potential funding sources have been identified to implement the objectives and outcomes of the Consolidated Plan. Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Potential programs include: housing rehabilitation, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers or public services. Neighborhood Stabilization Program (NSP): Consistent with the objectives of the CDBG program, the goals of NSP include rapidly arresting the decline of targeted low-income neighborhoods negatively affected by abandoned, foreclosed, or vacant properties and the subsequent stabilization of these neighborhoods through improved economic opportunities, the provision of decent, affordable housing, and the development of a sustainable living environment. HOME Investment Partnership Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote a suitable living environment, decent and affordable rental housing and

homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, removal of architectural barriers and tenant-based rental assistance. Emergency Solutions Grant (ESG): The ESG program provides homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds can be used for a variety of activities, including: rapid re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities and essential supportive services. Housing Opportunities for Persons with AIDS (HOPWA): The HOPWA Program provides grant funds to design long-term, comprehensive strategies for meeting the decent and affordable housing sustainable living environment needs for low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services.

### **3. Evaluation of past performance**

SHRA measures performance using the Housing, Homeless and Community Development Needs Tables, which project and measure outputs and outcomes for CDBG, NSP, HOME and ESG. These tables summarize key data related to each of the Consolidated Plan goals.

These goals include:

- Develop, preserve, provide, and maintain affordable housing;
- Revitalize the low- and moderate-income neighborhoods with various infrastructure improvements including park, street, sidewalk, and sewer improvements; and
- Provide assistance to various public services, including homeless, youth, and senior programs.

HUD implemented this ongoing performance evaluation process to assess productivity, cost effectiveness, and the impact of projects and programs in City and County neighborhoods. SHRA prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, SHRA and its partners have been successful in implementing its public improvement and community service projects and programs and meeting the objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

### **4. Summary of citizen participation process and consultation process**

The preparation of the Consolidated Plan began with "in-reach" among public agencies in the City and County. SHRA sought first to identify potential needs, services gaps and key issues on

which to focus the community outreach process. The City and County of Sacramento encourage community participation in the development of the five-year Consolidated Plan. With focused starting points of issues and needs, an extensive community outreach program was implemented. SHRA is responsible for coordinating the citizen participation process for Sacramento. Community meetings were advertised in newspapers of general circulations and on the SHRA website. They were also advertised public announcements made in newspapers of general circulation.

**5. Summary of public comments**

TEXT TO BE ADDED ON JANUARY 2, 2013 AFTER PUBLIC HEARING

**6. Summary of comments or views not accepted and the reasons for not accepting them**

TEXT TO BE ADDED ON JANUARY 2, 2013 AFTER PUBLIC HEARING

**7. Summary**

The overall priority for these federal funds is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. Sacramento is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low-incomes (less than 30 percent of area median income), are particular priorities. Sacramento has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons threatened with homelessness, the elderly (especially frail elderly), and persons with disabilities. Priorities can be achieved through a combination of 1) decent and affordable housing; 2) investment in community development activities in targeted lower-income and deteriorating neighborhoods and in facilities that serve lower-income populations; and 3) supportive services to maintain independence. Sacramento, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional decent and affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for Sacramento's lowest-income residents;
- Programs that improve community facilities and services laying the foundation for increased private investment, particularly in low-income areas;



## Attachment I

- A network of shelters, housing, and services that prevent homelessness, including rapid re-housing and permanent housing, and the elimination of homelessness along the lines detailed in the 10-Year Plan to end chronic homelessness;
- Programs that promote economic development and create jobs and programs that increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

## County of Sacramento

## 2013 One Year Action Plan Activities

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), and Emergency Shelter 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 adopted Five-Year Consolidated Plan outlines proposed strategies for the expenditure of CDBG, HOME, and ESG funds for the period 2013-2017. 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 is the annual update to the Consolidated Plan. A key component of the One-Year Action Plan is the allocation of 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 Sacramento Board of Supervisors on January 8, 2013.

The 2013 One-Year Action Plan is based on the following estimated revenues:

<b>Revenue Source</b>	<b>Estimated Revenue</b>
CDBG Entitlement	\$4,543,606
CDBG Program Income	\$16,433
HOME Entitlement	\$1,806,058
HOME Program Income	\$640,477
ESG Entitlement	\$454,693
<b>Total Revenues</b>	<b>\$7,461,267</b>

The following summarizes proposed activities for 2013. Activities are organized into the following categories; funding totals for each category are indicated.

<b>Funding Category</b>	<b>Proposed Funding</b>
Infrastructure and Public Improvements	\$1,144,141
Housing Development, Preservation and Homeownership	\$3,659,039
Public Services	\$1,078,214
Agreement Cities	\$300,000
Grant Planning and Administration	\$984,358
CDBG Capital Reserve	\$295,515
<b>Total Funding</b>	<b>\$7,461,267</b>

## INFRASTRUCTURE AND PUBLIC IMPROVEMENTS

The following are recommended capital improvements of public or community-based facilities and public right-of-way projects 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 plan.

<b>ADA Curb Ramps:</b> Funds will be used to provide ADA compliance ramps to various locations in the County of Sacramento. The work is part of a larger overlay/pavement project through the County of Sacramento's Public Works Department.	\$606,000	CDBG
<b>Howe Avenue Safety, Pedestrian, &amp; Bike Project:</b> Funds will be used for the construction of new curb, gutter, sidewalks, new pedestrian signal, and ADA compliance upgrades.	\$194,000	CDBG
<b>Capital Improvement Project Scoping:</b> Funding for scoping, cost estimates, conceptual design, eligibility review and/or environmental review for proposed CDBG projects. Location and scope to be determined by an internal process of requests on first-come, first-served basis.	\$100,000	CDBG
<b>Public Improvements Delivery:</b> Staffing and administration for capital improvement projects in 2013.	\$244,141	CDBG
<b>Total Infrastructure and Public Improvements</b>	<b>\$1,144,141</b>	

## HOUSING DEVELOPMENT, PRESERVATION AND HOMEOWNERSHIP

<b>Multi-Family Housing Acquisition and Rehabilitation:</b> Provides loans for the acquisition and rehabilitation of low- and moderate-income multi-family housing.	\$795,500	CDBG
	\$792,553	HOME
	\$336,672	HOME PI
<b>Multi-Family Housing New Construction:</b> Provides loans for the construction of low- and moderate-income multi-family housing.	\$692,553	HOME
	\$320,239	HOME PI
<b>City of Citrus Heights First-Time Homebuyer Program:</b> Provides down payment assistance, closing costs, homeownership education and counseling to income eligible first-time homebuyers.	\$150,346	HOME
<b>Emergency Repair Program/Accessibility Grant Program (ERP-A):</b> This program provides 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.	\$300,000	CDBG
<b>Minor Repair &amp; ADA for Seniors and Low Income Homeowners Program:</b> 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).	\$46,000	CDBG
<b>Housing Programs Delivery:</b> Supportive services for the multi-family rehabilitation/new construction, emergency repair/accessibility programs in 2013.	\$225,176	CDBG

**Total Housing Development, Preservation and Homeownership****\$3,659,039****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 program income.

**Emergency Solutions Grant Program:** Funding of shelter(s) to provide approximately 100-bed 24-hour shelter for women and children, with a 90-day maximum stay and to prevent homelessness. \$409,224 ESG

**Senior Nutrition Program:** Provides meals to homebound seniors and to non-homebound seniors at over 21 dining sites. \$378,778 CDBG

**Homeless Activities:** Funds will be used to design, administer, and implement homeless programs including but not limited to housing and shelter, medical and counseling services, and the provision of food. \$290,212 CDBG

**Total Public Services:** \$1,078,214

**AGREEMENT CITIES**

The following are funding allocations to incorporated areas within the County. The cities of Rancho Cordova, Elk Grove and Citrus Heights receive CDBG directly from HUD.

**Folsom - Seniors Helping Seniors Handyman Program:** Funds to be used for the City's Seniors Helping Seniors Handyman Program. \$150,000 CDBG

**Galt - Railroad Quiet Zone Improvements:** Funds to be used to implement Railroad Quiet Zone improvements in CDBG eligible areas of Galt. \$150,000 CDBG

**Total Agreement Cities** \$300,000

<b>GRANT PLANNING AND ADMINISTRATION</b>
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The following are related to CDBG program planning, community participation and general program administration. For CDBG, HUD limits funding for planning and administration to 20 percent of the total amount of entitlement and program income. For HOME, the limit is 10 percent.

<b>ESG Program Administration:</b> Administrative services for the implementation of ESG-funded activities in 2013.	\$45,469	ESG
<b>HOME Program Administration:</b> Administrative services for the implementation of HOME-funded activities in 2013.	\$170,605	HOME
<b>Challenge Grant:</b> Funds will be used for the creation of a TOD loan fund to promote equitable affordable housing near transit, establish fund objectives and priorities and frame conditions for fund deployment.	\$100,000	CDBG
<b>CNI Twin Rivers:</b> Funds will be used to undertake community outreach and necessary supportive services to carryout the required activities for the CNI planning grant in preparation of applying for the CNI implementation grant.	\$200,000	CDBG
<b>CDBG Planning and Administration:</b> Administrative and Planning services for CDBG projects and programs in 2013.	\$468,284	CDBG
<b>Total Grant Planning and Administration:</b>	<b>\$984,358</b>	

<b>CDBG CAPITAL RESERVE</b>
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<b>Capital Reserve:</b> Reserve account for overruns in capital improvement activities and to fund budgeted activities in 2013 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.	<b>\$295,515</b>
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**County of Sacramento  
Defunded Activities for Various Years' Action Plan**

Activities being defunded are those that have been completed, cancelled or funded through alternative sources.

<b>Recommendation</b>	<b>Amount</b>	
<b>Streetscape Improvements:</b> Funds to complete street improvement projects at the following locations: Zinfandel Drive, Auburn Blvd., Eagles Nest Road, Freedom Park Drive, Femoyer Street, and Franklin Blvd. Work may include, but not limited to curb, gutter, sidewalks, paving, utilities, drainage, lighting, landscaping and signage. Funds transferred to Franklin Boulevard Streetscape and Old Florintown Streetscape projects.	\$1,000,000	CDBG
<b>Capital Reserve:</b> Fund reserve account for overruns in capital improvement activities and to fund budgeted activities in 2012 if CDBG entitlement is less than anticipated. Funds to be transferred to Isleton Bing Kong Tong Phase 1 Stabilization project.	\$75,000	CDBG
<b>Total</b>	<b>\$1,075,000</b>	

**County of Sacramento  
Amendment to 2012 Action Plan Activities**

For the 2012 Action Plan, the following new CDBG project and existing HOME project augmentations are recommended in this report. These activities have been identified as those that need immediate funding. In addition, these adjustments will facilitate timely expenditures as required by HUD.

<b>Recommendation</b>	<b>Amount</b>	
<b>Isleton Bing Kong Tong Building Phase 1 Stabilization:</b> One-time match of \$41,000 to the California Cultural Historic Endowment Grant (CCHE) to eliminate conditions detrimental to health and safety. The balance of funds will be used by the Agency for associated project costs.	\$75,000	CDBG
<b>Franklin Boulevard Streetscape Project:</b> Funds will be used for infrastructure improvements on Franklin Blvd. from 47 <sup>th</sup> Avenue to Sacramento City limits. Proposed improvements; curb, gutter, sidewalks, bike lanes, landscaped median, and intersection improvements including ADA compliance upgrades.	\$600,000	CDBG
<b>Old Florintown Streetscape Project:</b> Funds will be used for infrastructure improvements on Florin Road from Prichard Road to McComber Street. Proposed improvements; curb, gutter, sidewalks, bike lanes, landscaped median, frontage landscaping, and new traffic signals.	\$400,000	CDBG
<b>Disposition of Surplus Property:</b> Staff is seeking authorization to dispose of surplus property purchased with HOME program funds located at 46th and Lang Avenue (APN 039-0011-013-0000) at fair market value as determined by an independent appraisal and to use the proceeds from the sale to reimburse HUD and the HOME program.	\$320,000	HOME PI
<b>Total</b>	<b>\$1,395,000</b>	

**County of Sacramento  
Environmental Determination**

**Supportive Services (no physical impact) - NEPA per 24 CFR Section 58.35(b)(2) and CEQA per Guidelines Section 15061 (b)(3):**

The Action Plan includes funding for services and staff for the following programs, which will have no physical impact on the environment. These are considered supportive services and are categorically excluded under NEPA. These programs are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. **Environmental Review is complete for these activities; no further environmental review is required.**

- Emergency Solutions Grant Program (ESG)
- Homeless Activities
- Senior Nutrition Program

**Operating Costs (staff costs) - NEPA per 24 CFR Section 58.35 (b)(3) and CEQA per Guidelines Section 15378 (b)(2):**

The Action Plan includes funding for staffing only for the following programs, which will have no physical impact on the environment. Staffing costs are considered operating costs and are categorically excluded under NEPA. Costs for staffing are not considered a project under CEQA. **Environmental Review is complete for these activities; no further environmental review is required.**

- Community Development Block Grant Administration
- ESG Administration
- Minor Repair & ADA for Seniors and Low-Income Homeowners Program Administration
- Housing Programs Delivery
- HOME Program Administration (including the city of Citrus Heights of the Consortium)
- Public Improvements Delivery
- Section 108 Custodial Accounts

**Planning and Feasibility Studies and Design Costs - NEPA per 24 CFR Section 58.34 (a)(1) and (a)(8) and CEQA per Guidelines Section 15262:**

The Action Plan includes funding for planning and feasibility studies, and design work only, which may include funding for environmental planning, for the following programs. These actions are considered engineering and design costs, and studies, and are exempt under NEPA. As feasibility and planning studies only, with no legally binding effect on later activities, these activities are exempt under CEQA. **Environmental Review is complete for the feasibility and planning studies and design costs associated with these programs only; if these studies identify specific projects, further environmental review will be required prior to taking any choice limiting action or discretionary action on those specific projects.**

- Community Development Block Grant Planning and Scoping
- Capital Improvement Project Scoping
- Challenge Grant Match
- CNI Twin Rivers



**Financial Assistance for Acquisition and/or Rehabilitation of Existing Structures - NEPA per 24 CFR 58.35 (a)(3) and (a)(5) and CEQA per Guidelines Section 15301:**

The Action Plan includes funding for acquisition of land or properties, and/or rehabilitation of existing structures for the following programs. Both acquisition and rehabilitation of existing structures are categorically excluded under NEPA, assuming that the requirements of 24 CFR 58.35 (a) are met. These activities are also categorically exempt under CEQA. **Environmental Review is complete for these programs; however, as individual properties are identified for acquisition and/or rehabilitation, additional review shall be performed to complete NEPA requirements. Additional review may also be required if site specific rehabilitation, as it is defined, allows for changes in use or capacity.**

- Multi-Family Acquisition and Rehabilitation Program
- Affordable Housing Rehabilitation Program

**Removal of barriers for elderly and disabled persons. NEPA per 24 CFR 58.35 (a)(2) and CEQA per Guidelines Section 15301:**

The Action Plan includes funding for minor improvements to the following existing facilities in order to remove barriers that restrict mobility of and accessibility by elderly and disabled persons. These actions are categorically excluded under NEPA, assuming that the requirements of 24 CFR 58.35 (a) are met. These activities are also categorically exempt under CEQA, assuming that improvements are minor and do not allow for changes in use or capacity. **Environmental Review is complete for these programs; no further environmental review is required.**

- ADA Curb Ramps

**Acquisition/Rehabilitation/Reconstruction of Existing Public Facilities - NEPA per 24 CFR 58.35 (a)(1) and CEQA per Guidelines Section 15301(c) and 15304(b):**

The Action Plan includes funding for rehabilitation of and improvements to existing public facilities within existing right of way under the following programs. Rehabilitation and reconstruction of existing public facilities and improvements are categorically excluded under NEPA, assuming that the requirements of 24 CFR 58.35 (a) are met. These activities are also categorically exempt under CEQA. **Environmental Review is complete for these programs; however, as individual improvements are identified, additional review shall be performed to complete NEPA requirements. Additional review may also be required if identified improvements allow for changes in use or capacity.**

- Isleton Bing Kong Tong Phase 1 Stabilization Project
- Howe Avenue Safety, Pedestrian, & Bike Project

**Supplemental Assistance to Pre-existing Projects (no change in scope) - NEPA per 24 CFR 58.35 (b)(7) and CEQA per Guidelines Sections 15162 and 15301(c):**

- Galt – Railroad Quiet Zone Improvements

**The remaining programs and actions included in the Action Plan have program specific environmental review as described below:**

- **Emergency Repair Program/Accessibility Grant Program**
- **Folsom – Seniors Helping Seniors Handyman Program**

These programs includes: an emergency repair component, which will be limited to repair and improvements to existing structures to control threats to public safety; and, an accessibility improvements component, which will remove barriers that restrict mobility of and accessibility by elderly and disabled persons. The emergency repairs component is exempt under NEPA pursuant to 24 CFR 58.34 (a)(10), and categorically exempt pursuant to CEQA Guidelines Section 15301. The accessibility component is categorically excluded under NEPA pursuant to 24 CFR 58.35 (a)(2), and and categorically exempt pursuant to CEQA Guidelines Section 15301. **Environmental Review is complete for the emergency repair component of this program; no further environmental review is required.** As individual properties are identified for the accessibility component, additional review shall be performed to complete NEPA requirements.

- **First-Time Homebuyer Assistance Program**

This program consists of financial assistance to aid fist-time homebuyers in purchasing existing dwelling units. These activities are categorically excluded under NEPA pursuant to 24 CFR 58.35 (b) (5) and categorically exempt pursuant to CEQA Guidelines Section 15310. **Environmental Review is complete for this program; no further environmental review is required.**

- **Multi-Family Housing New Construction**

This program consists of financial assistance for the construction of new multi-family housing projects. The actions included in this 2013 Action Plan do not include any funding commitments or approvals for any specific project. **Environmental Review will be required for individual projects as they are identified and will be completed prior to any choice limiting action or discretionary action.**



**SACRAMENTO  
STEPS FORWARD**

Ending Homelessness. Starting Fresh.

## ANNUAL REPORT 2012

(Data rich version for collaborative partners and funders)

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Greetings,

With the help of Sacramento Steps Forward's Board of Directors, Continuum of Care Advisory Board, public leaders, homeless providers, and business and community partners, we have made much progress toward reducing homelessness in the Sacramento region. My thanks and appreciation goes to them for their commitment, support and hard work.

It is with pleasure that we present our data rich version Annual Report created specifically for our partners and funders. In it you will find highlights of our key achievements and activities over the last year. It has been a rewarding year of growth, innovation and impact. I look forward to building on our successes together to fulfill the mission and vision of Sacramento Steps Forward.

Respectfully Submitted,

Ben Burton  
Executive Director  
Sacramento Steps Forward

**SACRAMENTO STEPS FORWARD** (SSF) was launched by Sacramento Mayor Kevin Johnson in 2009 as new momentum gathered to reshape the fight against homelessness. Sacramento City, County and community leaders worked to transition homeless residents to shelters and longer-term housing. Sacramento Steps Forward was incorporated as a nonprofit in 2011, and hired Executive Director, Ben Burton and key staff. We remain committed to ensuring that every member of our community has a place to call “home” and hope for a better life.

### **Mission**

The mission of the Sacramento Steps Forward, a private public partnership, is to assist individuals and families experiencing homelessness or at risk of becoming homeless to obtain housing, economic stability, and an enhanced quality of life through comprehensive services.

### **Vision**

The vision of Sacramento Steps Forward is that within the next ten years, all persons and families experiencing the possibility of homelessness in Sacramento County will have a permanent, safe, decent and affordable place to call home with access to appropriate support services when necessary.

### **Highlights of Our Success**

#### **More Accountable and Effective Approach**

New nonprofit was formally incorporated to take over administration and oversight of city and county homeless programs with a more results- and data-driven mentality. Accomplishments:

- Hired executive director
- Secured 13.9 million dollars in Department of Housing and Urban Development (HUD) homeless renewal funding 2011-12
- Implement Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) resources at [sacramentostepsforward.org](http://sacramentostepsforward.org)
- Coordinated Winter Shelter and Homeless Connect
- Created Continuum of Care (CoC) Board
- Became HUD lead planning agency and grantee
- Began transfer of all eligible HUD grants from Department of Human Assistance (County) to Sacramento Steps Forward
- Sponsored Day to End Homelessness 2013

- Oversee and monitor \$15 million in HUD homeless funding
- Updating of 10 Year Plan to End Chronic Homelessness 2013

### *Homelessness: Data and Trends*

#### **A Data Driven Housing Approach**

Over the course of 2011, approximately 4,000 adults and 5,000 children experienced homelessness in Sacramento County. Approximately 1,000 homeless single adults are sleeping outside each and every night. When the educational definition of homelessness is used, the number of homeless children increases to 11,354, based on annual data collected from school districts and reported by Sacramento County Office of Education Project TEACH for the 2010-2011 school year (the educational definition of homelessness is more comprehensive than the Point in Time methodology and includes situations such as doubling up and “couch surfing”). It is also important to give context to these numbers to understand that HUD adopted a more inclusive definition of homelessness in January 2012 (see – Improved Housing and Trends below).

Our current continuum design allows us to provide some type of housing or service to between 70% - 75% of those experiencing homelessness in Sacramento County. Our goal is to expand this capacity by 15% or more over the next five (5) years. We have laid out our concrete strategy to reach this goal in our partner's Sacramento Housing and Redevelopment Agency's (SHRA) current Consolidated Plan. Our community's plan will be further refined when we update the 10 Year Plan to end Homelessness next year.

#### **Homeless Population Demographics**

<u>Who</u>	<u>Why</u>	<u>Where</u>
75% single adults	60% poverty and economics	60% sheltered
55% children	41% substance abuse	15% emergency or transitional housing
25% families	26% mental health	25% homeless on the streets
13% seniors	22% domestic violence	
65% male	13% veterans	
35% female		

#### Costs (Single Adults)

Winter Sanctuary \$11/night  
 Unfunded shelter bed \$35/night  
 Emergency shelter \$1,154/av. placement  
 Transitional housing \$13,659/av. placement  
 Rapid rehousing \$4,305/av. Placement

#### Costs (Families)

Motel voucher \$33/night  
 Emergency shelter \$2,248/av. placement  
 Transitional housing \$20,854/av. placement  
 Rapid rehousing \$4,701/av. placement

Success Rates (single adults - placement into permanent housing)

Rapid rehousing 68%  
Transitional housing 70%  
Emergency housing 14%

Success Rates (Families - placement into permanent housing)

Rapid rehousing 88%  
Transitional housing 70%  
Emergency housing 27%

Failure Rate (Single adults - return to homelessness)

Rapid rehousing 13%  
Transitional housing 4%  
Emergency housing 31%

Failure Rates (Families - return to homelessness)

Rapid rehousing 2%  
Transitional housing 2%  
Emergency housing 11%

*Implications: Rapid rehousing (which is a HUD suggested strategy that covers many types of permanent housing models that get individuals and families stabilized as quickly as possible and returned to permanent housing) appears to be a method that is cost effective with good permanent housing placement outcomes in the review of our community's data. This in no way should be construed to imply eliminating a category of housing. However, there may be an opportunity to shift some of the Sacramento's Continuum resources to rapid rehousing in order to have higher impact on homelessness.*

*Also, permanent supportive housing is not discussed here because it is an expensive model in comparison to the models discussed above. For those who are high service users however, the balance that is struck here is a savings to the community; for example, due to not accessing emergency room health care services or being incarcerated, all of which are more expensive than permanent supportive housing. (see - Continuum Investment by housing type below)*

## Improved Housing & Trends

### Trends

16% decrease in overall homelessness since 2009  
51% decrease in chronic homelessness since 2007  
14% Increase in family homelessness since 2009

### Permanent Housing Units and Placements

703 households moved into permanent housing units and placements to date  
75 new permanent housing (7<sup>th</sup> and H) units under construction to be completed by 12/31/2012

### Homeless Prevention and Rapid Re-Housing (HPRP - completed 2011)

2,401 households received permanent housing  
6,100 individuals served  
85% of households retaining housing once rental support ended

Homeless Continuum Investment by Housing type (Families)

Permanent supportive housing \$6,418,864

Transitional housing \$3,044,621

Emergency shelter \$3,205,673

Rapid rehousing \$1,220,106

Supportive services only \$419,571

Homeless Continuum Investment by Housing type (Single Adults)

Permanent supportive housing \$8,829,620

Transitional housing \$2,772,863

Emergency shelter \$1,442,130

Rapid rehousing \$707,332

Supportive services only \$821,419

New Definition of "Homeless:"

The final rule on the definition of homeless establishes four categories under which an individual or family may qualify as homeless. The categories are:

1. Literally homeless – An individual or family who lacks a fixed, regular and adequate nighttime residence, meaning the individual or family has a primary nighttime residence that is a public or private place not meant for human habitation or is living in a publicly or privately operated shelter designed to provide temporary living arrangements. This category also includes individuals who are exiting an institution where he or she resided for 90 days or less who resided in an emergency shelter or place not meant for human habitation immediately prior to entry into the institution.
2. Imminent risk of homelessness – an individual or family who will imminently lose (within 14 days) their primary nighttime residence provided that no subsequent residence has been identified and the individual or family lacks the resources or support networks needed to obtain other permanent housing.
3. Homeless under other federal statutes – unaccompanied youth (under 25) or families with children and youth who do not otherwise qualify as homeless under this definition and are defined as homeless under another federal statute, have not had permanent housing during the past 60 days, have experience persistent instability, and can be expected to continue in such status for an extended period of time. \* HUD has since published clarification restricting the use of this definition only to (CoC's) that submit an application and receive approval from HUD.
4. Fleeing/attempting to flee domestic violence – any individual or family who is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking.

## Next Steps

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### **Innovations and New Ideas**

- Transition of emergency shelters for single adults to SSF
- Implement HEARTH Plan for the continuum
- Work with community partners to develop affordable housing strategies
- Roll out of new improved Homeless Management System (HMIS)
- Update the 10 Year Plan to End Homelessness
- Implement our new coordinated Marketing & Fundraising Plan
- Continue to refine and align organizational staffing and design to be responsive to community needs
- Develop and incubate innovative solutions to ending homelessness in Sacramento



*Sacramento, CA 95833*  
*Sacramentostepsforward.org*  
*(916) 577-9770*

MASTER PROJECT AGREEMENT BETWEEN THE COUNTY OF  
SACRAMENTO("COUNTY"), THE SACRAMENTO HOUSING AND  
REDEVELOPMENT AGENCY, AND THE HOUSING AUTHORITY OF THE  
COUNTY OF SACRAMENTO (COLLECTIVELY "AGENCY") FOR FUNDING AND  
PROVIDING SERVICES IN SUPPORT OF COMMUNITY DEVELOPMENT AND  
AFFORDABLE HOUSING IN THE COUNTY OF SACRAMENTO

Recitals

- A. The County and the Agency are working together to redevelop various neighborhoods in the County of Sacramento into vibrant, retail, commercial land residential communities.
- B. From time to time the County provides services to the Agency or the Agency provides services to the County, which are approved by the County Council and the appropriate governing board of the Agency.
- C. The purpose of this MPA is to authorize the County Executive and the Executive Director to execute Memorandum of Understanding ("MOU") following the procedures of this Agreement permitting performance and payment for budgeted services and projects.

Agreement

- 1. Effective the date of this Master Project Agreement, the services to be performed shall be secured through Memorandum of Understanding ("MOU") executed by the County Executive on behalf of the County and the Executive Director on behalf of the Agency, but only if the cost to cover such services has been provided for in the County's budget (if the County is requesting that the Agency perform the services) or in the Agency budget, if the Agency is requesting that the County perform the services.
- 2. A MOU shall be prepared for each service or project before said service maybe performed or project commenced.
- 3. Services and projects to be performed shall include but not be limited to: personnel, staffing, community/public services, infrastructure, general planning, studies, design, mapping, demolition, and construction of improvements necessary to the eligible communities. The list of items in this Section is not comprehensive and is for illustrative purposes only.
- 4. The cost of services to be performed or project to be completed shall not exceed the amount budgeted to cover such costs.
- 5. Each MOU shall include, at a minimum, the following items:

- (a) a specific description of the services to be provided or a scope of work for the project to be completed;
  - (b) the time for performance;
  - (c) the amount of compensation;
  - (d) the source of the compensation (or budget item reference); and a procedure for modifying said compensation where necessary;
  - (e) the method of payment; and
  - (f) the department responsible for the provision of services or implementation of the project.
6. Any MOU for either the provision of services or implementation of the project shall be let in compliance with all applicable federal, state and local laws, funding source requirements, and the adopted policies of the parties.
7. Each MOU shall become legally binding upon execution of the County Executive and the Executive Director. No prior review shall be required by the Board of Supervisors, the Sacramento Housing and Redevelopment Commission, the Housing Authority of the County of Sacramento or the Redevelopment Agency of the County of Sacramento.
8. This agreement supersedes County Agreement No.2001-216.

IN WITNESS WHEREOF, the parties hereto have executed this MASTER PROJECT AGREEMENT for funding and providing services in support of community development on January 1, 2013

COUNTY OF SACRAMENTO

SACRAMENTO HOUSING AND  
REDEVELOPMENT AGENCY AND THE  
HOUSING AUTHORITY OF THE COUNTY OF  
SACRAMENTO

\_\_\_\_\_  
County Executive

\_\_\_\_\_  
Executive Director

Approved as to Form:

Approved as to Form:

\_\_\_\_\_  
County Attorney

\_\_\_\_\_  
Agency Counsel

ATTEST:

ATTEST:

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
AGENCY CLERK

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.

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

**APPROVAL OF THE 2013-17 CONSOLIDATED PLAN AND THE  
ADOPTION OF THE 2013 ONE-YEAR ACTION PLAN FOR THE  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME  
INVESTMENT PARTNERSHIP (HOME) AND EMERGENCY  
SOLUTIONS GRANT (ESG) FUNDED PROJECTS AND PROGRAMS,  
AMENDMENT OF VARIOUS YEARS' ACTION PLANS;  
AUTHORIZATION TO DISPOSE OF SURPLUS PROPERTY;  
AUTHORIZATION TO PURCHASE PROPERTY; AUTHORIZATION TO  
SUBMIT REPAYMENTS; AND AMENDMENT TO THE SACRAMENTO  
HOUSING AND REDEVELOPMENT AGENCY (SHRA), COUNTY OF  
SACRAMENTO DEPARTMENT OF HUMAN ASSISTANCE AND  
HOUSING AUTHORITY BUDGETS; EXECUTE DOCUMENTS FOR  
THE ADMINISTRATION OF FEDERAL PROGRAMS AND OTHER  
RELATED FINDINGS**

January 2, 2013

**WHEREAS**, since 1982 (by Resolutions 82-424, 82-425, 82-650, 82-651, 82-652, RA-94, RA-107, HA-1526 and HA-82-006), the Sacramento Housing and Redevelopment Agency (SHRA) and its constituent entities has served as the public entity designated to efficiently administer the community development funding originating from the HUD on behalf of the City and County of Sacramento.

**WHEREAS**, the Sacramento County Department of Human Assistance (DHA) previously administered the Housing Opportunities for Persons With AIDS (HOPWA) program on behalf of the City of Sacramento for the Counties of Sacramento, El Dorado, Placer and Yolo, and has subsequently requested that SHRA administer HOPWA (effective January 1, 2012).

**WHEREAS**, due to the decline of financial resources, the Director of DHA formally requested to the Executive Director of SHRA in a conversation on August 28, 2012, that SHRA administer the ESG program (effective January 1, 2013) on behalf of the City and County of Sacramento.

**WHEREAS**, on February 11, 2011, the County of Sacramento Board of Supervisors and the Housing Authority adopted the Substantial Amendment to the 2010 One-Year Action Plan and Neighborhood Stabilization Program's Property Recycling Program Guidelines by Resolutions 2011-1026 and HA-2322.

**WHEREAS**, a duly noticed public workshop soliciting comments on the 2013-17 Consolidated Plan was held on October 25, 2012.

**WHEREAS**, a duly noticed public hearing soliciting comments on the 2013-17 Consolidated Plan and the 2013 One-Year Action Plan was held on January 2, 2013 by the Sacramento Housing and Redevelopment Commission.

BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. The 2013-17 Consolidated Plan, which lays out the strategies and goals for CDBG, HOME, HOPWA and ESG programs, as set out in Attachment I, is adopted.

Section 2. With the adoption of the 2013-17 Consolidated Plan SHRA is hereby responsible for the administration of the ESG program on behalf of the City and County of Sacramento.

Section 3. Authorizes the SHRA Executive Director to enter into the revised Memorandum of Understanding (MOU) for SHRA's continued administration of the CDBG, HOME, HOPWA and ESG grants on behalf of the City and County of Sacramento.

Section 4. The 2013 One-Year Action Plan, which allocates anticipated CDBG, HOME, HOPWA and ESG funds to various programs and projects as set out in Attachment II, is adopted.

Section 5. City and County resolutions 82-425 and 82-650 are hereby repealed and the Housing Authority of the County of Sacramento, staffed by SHRA, is hereby designated as the entity for administering the Action Plans funding and the federal grant draw function on behalf of the City and County of Sacramento.

Section 6. Various years' Action Plans are amended to defund activities set forth in Attachment III and adds the projects set out in Attachment IV.

Section 7. The Executive Director, or designee, is authorized to amend the SHRA budget to allocate the CDBG 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 2013 One-Year Action Plan; to amend the 2013 CDBG Capital Reserve and HOME budgets to the extent necessary to implement and ensure the timely completion of the activities set out in the 2013 One-Year Action Plan; and to amend the ESG budget to the extent necessary to implement and ensure timely completion of the activities as set out in prior Action Plans and in the 2013 One-Year Action Plan.

Section 8. The Executive Director, or designee, is authorized to execute agreements, contracts and documents with the appropriate entities to carry out the Action Plans activities in compliance with adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Section 9. The Executive Director, or designee, is authorized to dispose of surplus property purchased with HOME program funds located at 46th and Lang Avenue (APN 039-0011-013-0000) to the Housing Authority at fair market value as determined by an independent appraisal and to use the proceeds from the sale to reimburse HUD and the HOME program; and is further authorized to amend its budget and execute associated agreements, contracts and documents with

the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Section 10. The Executive Director, or designee, is authorized to exchange \$300,000 in MRB funds for \$300,000 in HOME funds to closeout the Walnut Grove housing project.

Section 11. The Executive Director, or designee, is further authorized to amend its budget and execute associated agreements, contracts and documents with the appropriate entities to carry out these activities in compliance with applicable adopted policies, guidelines and federal law as approved to form by SHRA Counsel.

Section 12. For the actions described above, the Executive Director, or designee, is authorized to submit these authorized repayments to the U.S. Department of Housing and Urban Development.

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CHAIR

ATTEST:

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CLERK