



INVESTING IN COMMUNITIES

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

Wednesday, July 15, 2015 – 6:00 pm
801 12th Street
2nd Floor Commission Room
Sacramento CA

ROLL CALL

APPROVAL OF AGENDA

1. APPROVAL OF MINUTES – June 3, 2015 meeting

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 electronic devices that they have in their possession.

INFORMATIONAL PRESENTATIONS

3. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) For The Year Ended December 31, 2014 – City report
4. Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) For The Year Ended December 31, 2014 – County report

BUSINESS ITEMS

5. Authorization to Execute Memorandum of Understanding with Key Partners Regarding Sacramento Promise Zone Designation – City report
6. Authorization to Execute Memorandum of Understanding with Key Partners Regarding Sacramento Promise Zone Designation – County report

EXECUTIVE DIRECTOR REPORT

COMMISSION CHAIR REPORT

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

ADJOURNMENT

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

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



MINUTES

**Sacramento Housing and Redevelopment Commission (SHRC)
Regular Meeting
June 3, 2015**

Meeting noticed on May 30, 2015

ROLL CALL

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

MEMBERS PRESENT: Alcalay, Macedo, Creswell, Griffin, Morgan, Painter, Raab

MEMBERS ABSENT: None (four vacancies)

STAFF PRESENT: La Shelle Dozier, David Levin, Vickie Smith, Tashica McIntyre, Lira Goff, Tyrone Williams, Christine Weichert, Eden Negash, Sarah Thomas

APPROVAL OF AGENDA – The Agenda was approved as submitted.

APPROVAL OF MINUTES – Minutes from the May 20th, 2015 meeting were approved as submitted.

CITIZENS COMMENTS

2. Eileen Lightcap, Shirley Salazar, and Karen Munn commented on conditions at Edgewater apartments.

STAFF REPORTS

3. Approval of Loan Commitment for the Sutter Place Apartments Project

Anne Nicholls presented the item. Mea Kang of Domus Development was also in attendance.

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

AYES: Alcalay, Creswell, Griffin, Macedo, Morgan, Painter

NOES: none

ABSTAIN: Raab

ABSENT: none

4. Approval of Agency Loan for Land Park Woods Apartments

Christine Weichert presented the item.

On a motion by Commissioner Alcalay, seconded by Commissioner Creswell, the Commission recommended approval of the staff recommendation for the items listed above. The votes were as follows

AYES: Alcalay, Creswell, Griffin, Macedo, Morgan, Painter

NOES: none

ABSTAIN: Raab

ABSENT: none

5. Approval of the County of Sacramento Affordable Housing Program Guidelines for Implementation of Chapter 22.35 of the County Code

Christine Weichert presented the item. Cindy Storelli of the County of Sacramento was also in attendance.

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

AYES: Alcalay, Creswell, Griffin, Macedo, Morgan, Painter, Raab

NOES: none

ABSTAIN: none

ABSENT: none

PRESENTATION

6. City Mixed Income Housing Ordinance Presentation

Greg Sandlund of the City of Sacramento presented the item and received comments from Commissioners regarding the proposed ordinance.

EXECUTIVE DIRECTOR REPORT

LaShelle Dozier reviewed the following:

- Next meeting is scheduled for July 15th
- Two recent events – Arbor Creek Senior housing opening and Downtown Housing Initiative kick off.
- Two upcoming events – Promise Zone forum at Sierra Health Foundation on June 22nd and Lenders forum on June 24th.
- Reported that staff had made a productive trip to Washington DC to discuss the Promise Zone and Choice Neighborhoods initiatives.

COMMISSION CHAIR REPORT

Chair Griffin thanked Vice-Chair Creswell for chairing the meeting last time.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Alcalay requested a report back at the next meeting about the issues raised by the Edgewater apartment residents.

ADJOURNMENT

As there was no further business to be conducted, Chair Griffin adjourned the meeting at 7:05 p.m.

AGENCY CLERK



July 10, 2015

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial
Report for the Year Ended December 31, 2014

SUMMARY

The attached report is submitted to you for information only. No specific action is
required.

RECOMMENDATION

Review only – no specific action required.

Respectfully submitted,


LA SHELLE DOZIER
Executive Director

Attachment



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

**Consent
July 28, 2015**

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

**Title: Sacramento Housing and Redevelopment Agency Comprehensive Annual
Financial Report (CAFR) For The Year Ended December 31, 2014**

Location/Council District: Citywide

Recommendation: Receive and File

**Contact: Kelly Tang, Acting Finance Director, 449-6217; Karen Lukes, Management
Analyst, 449-6207**

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue: The audit firm of Macias Gini & O'Connell LLP has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that these documents for the year ending December 31, 2014 are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

The CAFR is organized into three major sections. First is the **Introductory Section** with a transmittal letter summarizing economic conditions, budget initiatives, etc. Next is the **Financial Section** which is comprised of the Management Discussion and Analysis (MD&A), which provides a narrative overview of the financial statements and compares changes from year to year. The basic financial statements follow the MD&A and report the financial position and results of operations of SHRA as a whole and the financial performance of SHRA's governmental funds, proprietary funds and component units. Footnotes to the financial statements are included to provide additional information. Lastly,

SHRA Comprehensive Annual Financial Report (CAFR)

the **Statistical Section** provides information on selected financial, demographic, and operating trend information.

The audit includes the following entities:

- Sacramento Housing and Redevelopment Agency
- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- Norwood Avenue Housing Corporation (NAHC)
- Sacramento Housing Authority Asset Repositioning Program, Inc. (SHARP)
- Sacramento Housing Development Corporation
 - Riverview Plaza Associates
- Shasta Hotel Corporation
 - Shasta Hotel Investors Partnership

Policy Considerations: There are no policy implications as a result of this informational report.

Economic Impacts: Not applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action is an administrative activity and is not considered a project under the California Environmental Quality Act (CEQA) per the Guidelines Section 15378(b).

Sustainability Considerations: N/A

Other: The proposed action is an exempt activity pursuant to 24 CFR 58.34(a)(2) & (3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

Commission Action: At its meeting of July 15, 2015, the Sacramento Housing and Redevelopment Commission received the attached report. No specific action was required.

Rationale for Recommendation: This item is for information only and no action is required.

Financial Considerations: This is an informational report only.

SHRA Comprehensive Annual Financial Report (CAFR)

M/WBE/Section 3 and First Source Considerations: The items discussed in this report are informational only and therefore, there are no M/WBE or Section 3 requirements. The First Source Program is not applicable to this report.


Respectfully Submitted by: 
LA SHELLE DOZIER
Executive Director

Table of Contents

Report	pg. 1
Attachments	
1 Comprehensive Annual Financial Report	pg. 4



July 10, 2015

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial
Report for the Year Ended December 31, 2014

SUMMARY

The attached report is submitted to you for information only. No specific action is
required.

RECOMMENDATION

Review only – no specific action required.

Respectfully submitted,



LA SHELLE DOZIER
Executive Director

Attachment

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
July 28, 2015

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

From: Sacramento Housing and Redevelopment Agency

Subject: Sacramento Housing and Redevelopment Agency Comprehensive Annual
Financial Report for the Year Ended December 31, 2014

Supervisorial
District: Countywide

Contact: Kelly Tang, Acting Director of Finance, 449-6217; Karen Lukes, Management
Analyst, 449-6207

Overview

The 2014 Comprehensive Annual Financial Report (CAFR) has been prepared to present SHRA's financial condition and the results of its activities for the fiscal year ended December 31, 2014. An independent public accounting firm has audited the CAFR financial statements.

Recommendations

This is an informational report only, receive and file.

Measures/Evaluation

The audit firm of Macias Gini & O'Connell LLP has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2014, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

Fiscal Impact

This report reflects the financial results of the Agency at December 31, 2014. The report is for informational purposes only.

BACKGROUND

The 2014 Comprehensive Annual Financial Report (CAFR) has been prepared to present SHRA's financial condition and the results of its activities for the fiscal year ended December 31, 2014. An independent public accounting firm has audited the CAFR financial statements.

DISCUSSION

The audit firm of Macias Gini & O'Connell LLP has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2014, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

The CAFR is organized into three major sections. First is the Introductory Section with a transmittal letter summarizing economic conditions, budget initiatives, etc. Next is the Financial Section which is comprised of the Management Discussion and Analysis (MD&A), which provides a narrative overview of the financial statements and compares changes from year to year. The basic financial statements follow the MD&A and report the financial position and results of operations of SHRA as a whole and the financial performance of SHRA's governmental funds, proprietary funds and component units. Footnotes to the financial statements are included to provide additional information. Lastly, the Statistical Section provides information on selected financial, demographic, and operating trend information.

The audit includes the following entities:

- Sacramento Housing and Redevelopment Agency
- Housing Authority of the City of Sacramento
- Housing Authority of the County of Sacramento
- Norwood Avenue Housing Corporation (NAHC)
- Sacramento Housing Authority Asset Repositioning Program, Inc. (SHARP)
- Sacramento Housing Development Corporation
 - Riverview Plaza Associates
- Shasta Hotel Corporation
 - Shasta Hotel Investors Partnership

COMMISSION ACTION

At its meeting of July 15, 2015, the Sacramento Housing and Redevelopment Commission received the attached report. No specific action was required.

MEASURES/EVALUATIONS

The audit firm of Macias Gini & O'Connell LLP has audited the basic financial statements of the Sacramento Housing and Redevelopment Agency (SHRA) and issued its unmodified (clean) opinion that the basic financial statements for the year ending December 31, 2014, are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP) in the United

States of America. The CAFR is presented in a standard format prescribed by the Government Finance Officers Association (GFOA).

FINANCIAL ANALYSIS

This is an informational report only.

POLICY CONSIDERATIONS

There are no policy implications as a result of this informational report.

ENVIRONMENTAL REVIEW

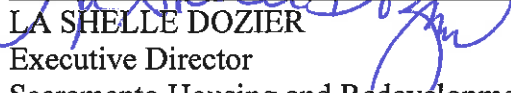
The proposed action is an exempt activity pursuant to 24 CFR 58.34(a)(2) & (3) and further environmental review is not required under the National Environmental Policy Act (NEPA). The proposed action is an administrative activity and it is not considered a project under the California Environmental Quality Act (CEQA) per the CEQA Guidelines Section 15378(b).

M/WBE/SECTION 3 AND FIRST SOURCE CONSIDERATIONS

The items discussed in this report are informational only and therefore, there are no M/WBE or Section 3 requirements. The First Source Program is not applicable to this report.

Respectfully submitted,

APPROVED



LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

BRADLEY J. HUDSON
County Executive

Attachments:

ATT 1 - 2014 Comprehensive Annual Financial Report (CAFR)



July 10, 2015

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Authorization To Execute Memorandum Of Understanding With Key Partners Regarding
Sacramento Promise Zone Designation

SUMMARY

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

RECOMMENDATION

Staff recommends approval of the recommendations outlined in this report.

Respectfully submitted,


LASHELLE DOZIER
Executive Director

Attachment



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

Staff Report
July 28, 2015

Honorable Mayor and Members of the City Council

Title: Authorization to Execute Memorandum of Understanding with Key Partners Regarding Sacramento Promise Zone Designation

Location/Council District: Portions of Districts 2, 3, 4, 5, and 6

Recommendation: Adopt a **City Council Resolution** authorizing the City Manager to execute a Memorandum of Understanding (MOU) with key partners regarding the Sacramento Promise Zone Designation

Contact: Tyrone Roderick Williams, Director of Development 440-1316

Presenters: Tyrone Roderick Williams, Director of Development

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: In his 2013 State of the Union address, President Obama announced the establishment of the Promise Zone Initiative (Initiative) which encourages public and private organizations in high-poverty communities across the country to enter into partnerships to create jobs, increase economic security, expand educational opportunities, increase access to quality affordable housing, and improve public safety. The philosophy behind the Promise Zone Initiative is that the zip code in which a child is raised should not determine that child's future.

In January of 2014, five Promise Zones (three urban, one rural, one tribal) were selected as part of Round One of designations.

The Promise Zone designation is a ten-year designation that has a multitude of benefits including:

- Preference points and additional consideration on certain competitive federal grants for activities that take place within the Promise Zone or that impact residents living within the Promise Zone;
- A dedicated Federal Liaison to navigate the federal bureaucracy and assist in identifying additional resources across federal agencies;

- Americorps VISTA staff to assist Promise Zone Lead Agencies and partner organizations in building capacity and engaging residents;
- Tax credits for businesses investing in, or hiring residents from, the Promise Zone (if enacted by Congress).

On September 23, 2014 the United States Department of Housing and Urban Development (HUD) issued a notice for the Second Round of Promise Zone applications. SHRA took the lead in putting together a comprehensive application composed of strategies already underway by more than 30 partner organizations to address the goals desired by HUD, as well as local priorities such as leveraging private/philanthropic capital, and neighborhood revitalization.

The application was submitted to HUD on November 21, 2014. A total of 123 applications were submitted nationwide, including 13 from California. On April 29, 2015, HUD notified SHRA that Sacramento's Promise Zone application was one of just eight selected for designation. Sacramento's Promise Zone joins Los Angeles (designated in Round One) as the only two designated Promise Zones on the West Coast.

The Sacramento Promise Zone (Zone), as illustrated in Exhibit A, encompasses a large portion of the City of Sacramento, as well as a portion of unincorporated Sacramento County. The Zone includes some of the most opportunity-rich neighborhoods in the region, but also many of its most distressed. The population residing within the Zone is more than 127,000, with an average poverty rate of 34%, an unemployment rate of 19%, and a life expectancy a full seven years less than that of individuals residing outside the Zone. Only 37% percent of third graders living in the Zone are able to read at grade level. Changing the trajectory of these indicators and others will be the benchmark by which the Promise Zone Initiative will be evaluated.

The Memorandum of Understanding (Exhibit B) sets forth each Implementing Partner's understanding of its role in implementing the Promise Zone. The MOU also sets forth SHRA's roles and responsibilities as the Lead Agency overseeing the Promise Zone Initiative. The proposed Partnership/Governing Structure for the Initiative is attached as Exhibit C, which emphasizes resident engagement and in-depth task forces to work on specific topic areas.

Policy Considerations: The Promise Zone supports and is consistent with Consolidated Plan goals which include assisting low- and moderate-income persons and areas with the following: community services, housing, homeless facilities and services, public improvements and facilities, economic development, and planning activities.

Economic Impacts: not applicable

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action is an administrative activity and is not considered a project under CEQA per Guidelines Section 15378(b).

Sustainability Considerations: Not applicable

Other: None

Commission Action: *Sacramento Housing and Redevelopment Commission:* It is anticipated that, at its meeting of July 15, 2015, the Sacramento Housing and Redevelopment Commission will approve the staff recommendation for this item. Staff will notify the Council in the event this does not occur.

Rationale for Recommendation: The Memorandum of Understanding will ensure that partners clearly understand their roles and responsibilities in implementing the Promise Zone and enshrine their commitment to improving the lives of residents of the Zone

Financial Considerations: There is no funding directly associated with the Promise Zone designation. However, Round One designees have reported that significant funding has been secured as a direct result of having received the designation.

LBE/M/WBE/Section 3 and First Source Considerations: The activities in this staff report do not involve funding; therefore, there are no LBE, M/WBE or Section 3 requirements. The First Source Program is not applicable to this report.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Table of Contents

- 01 Description/Analysis
- 02 Resolution
- 03 Exhibit A- Promise Zone Map
- 04 Exhibit B- Memorandum of Understanding
- 05 Exhibit C- Partnership Structure

RESOLUTION NO. 2015 -

Adopted by the Sacramento City Council

on date of

AUTHORIZATION TO EXECUTE MEMORANDUM OF UNDERSTANDING WITH KEY PARTNERS REGARDING SACRAMENTO PROMISE ZONE DESIGNATION

BACKGROUND

- A. The Promise Zone Initiative is a partnership between the federal government and high-poverty communities across the country to create jobs, increase economic security, expand educational opportunities, increase access to quality affordable housing, and improve public safety.
- B. On September 23, 2014, the United States Department of Housing and Urban Development (HUD) issued a notice on the selection process, criteria, and application submission requirements in connection with the second round of the Promise Zone Initiative.
- C. On November 21, 2014, the Sacramento Housing and Redevelopment Agency (SHRA), along with over 30 partner organizations, submitted a Promise Zone application to HUD for the area indicated in Exhibit A.
- D. The Promise Zone application included a draft Memorandum of Understanding between SHRA as the Lead Agency and the partner organizations, indicating roles and responsibilities for ensuring the success of the proposed Sacramento Promise Zone, to be finalized upon Promise Zone designation.
- E. On April 29, 2015, HUD selected the Sacramento application and designated the Sacramento Promise Zone.
- F. The proposed action is an administrative activity and is not considered a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b).
- G. The proposed action is an exempt activity pursuant to 24 CFR 58.34(a)(3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

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

Section 1. All evidence having been duly considered, the findings, including the environmental findings, as stated above, are determined to be true and correct.

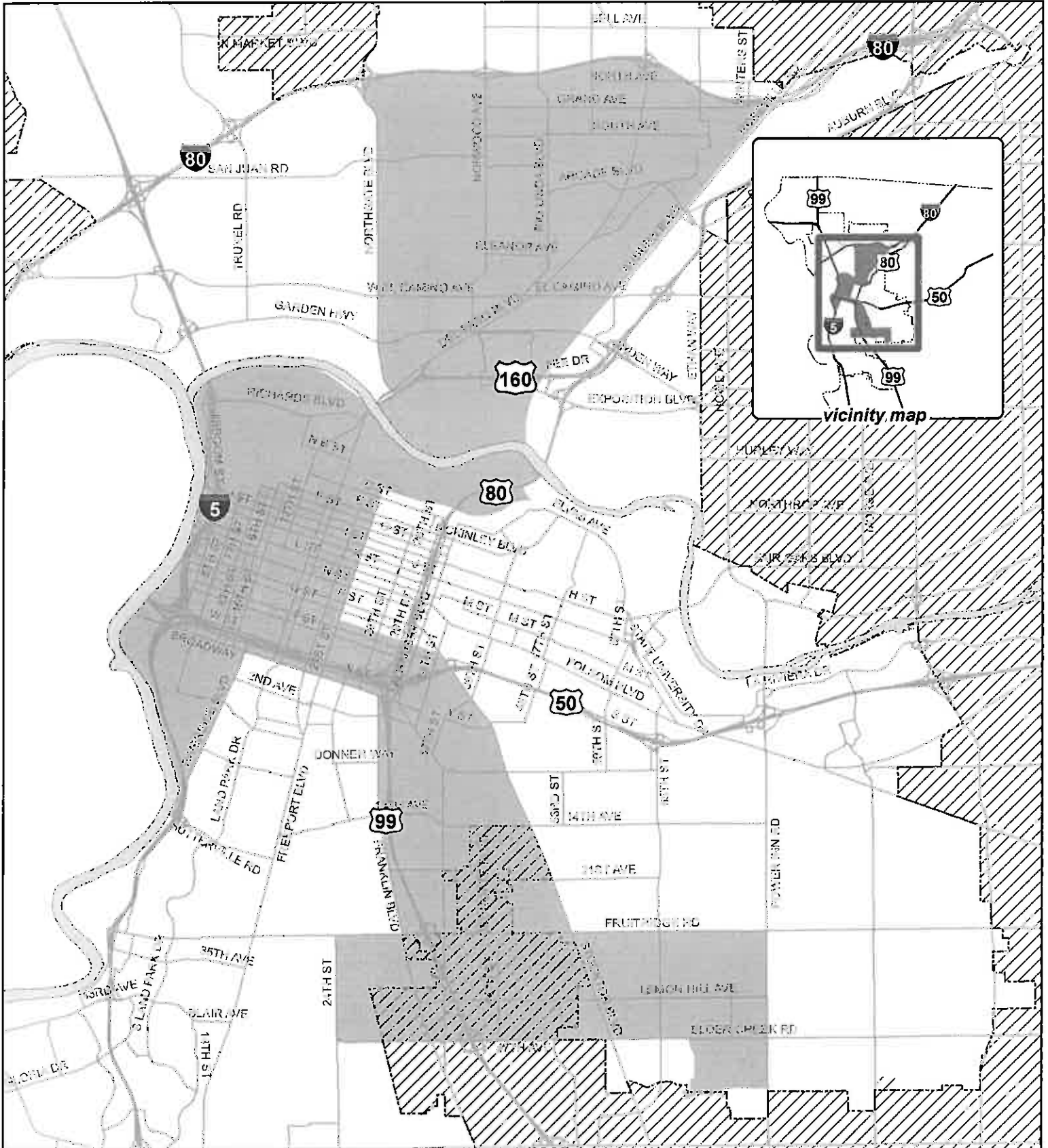
Section 2. The City Manager is authorized to enter into and execute the Memorandum of Understanding (Exhibit B) with current and future partner organizations (Exhibit C).

TABLE OF CONTENTS:

- Exhibit A - Map of Sacramento Promise Zone
- Exhibit B - Memorandum of Understanding
- Exhibit C - Partnership Structure and goals



Promise Zone Boundary - 2014



Promise Zone Boundary
 City of Sac Boundary

Sac County Boundary

Miles
 0 0.5 1

SHRA GIS
 July 1, 2015

**SACRAMENTO PROMISE ZONE
MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding (MOU) is hereby entered into for the purpose of implementing a Promise Zone for comprehensive revitalization efforts in the City and County of Sacramento.

The goals of the Sacramento Promise Zone (“SPZ”) Plan address all facets of neighborhood revitalization: accelerating job creation, promoting healthy behaviors and increasing health interventions, promoting a sustainable economic base, increasing educational opportunities, and promoting a sustainably-built community. The SPZ is an opportunity to align and leverage the momentum of existing organizations and community coalitions who are well-positioned to further the impact within the SPZ. Through implementation of the SPZ Plan, the Sacramento Housing and Redevelopment Agency (“SHRA”), on behalf of the Housing Authority of the City of Sacramento (“HACS”), and its Implementation Partner Organizations (“Implementing Partners”) will coordinate to break down silos; align priorities across agencies, departments and organizations; and implement collaborative solutions.

Purpose of MOU: The purpose of this MOU is to set forth each Implementing Partner’s understanding of its role in implementing the SPZ Plan. This MOU recognizes that the Promise Zone designation does not provide direct federal funding to SHRA, as Lead Organization, or to its Implementing Partners. Nevertheless, the Parties pledge to continue coordination efforts that contribute to shared values and goals for communities included in the SPZ. All Parties affirm that the SPZ goals align with each Implementing Partner’s mission. The SPZ Partners consist of: SHRA on behalf of HACS, and

Implementing Partners which will consist of other public sector partners, non-profit sector partners, and educational institutions. All Implementing Partners signing below agree to support the SPZ goal and vision and the SPZ Plan by fully participating in implementation of services and in management/oversight of all services as needed to promote the collective SPZ goal and vision. Each Implementing Partner signing this MOU agrees to share information and data gathered in relation to the SPZ Plan in accordance with pertinent public data sharing requirements. Each partner signing this MOU agrees to attend and participate in meetings of the Action Teams, Implementation Council, Executive Council and/or other councils or committees as illustrated in the Promise Zone Partnership Structure diagram (Exhibit A), which may be revised periodically as needed to further the goal and vision of the SPZ.

Term of MOU: The term of this MOU will begin as of the date of the final signature by an Implementing Party and continue until the later of the termination of the Promise Zone designation or the signature of all Parties to the MOU.

Adhere to Federal Regulations: Each Party to this MOU agrees that it will be subject to and adhere to all applicable federal regulations related to its role as an Implementing Party in fulfilling Promise Zone requirements.

Role of Lead Organization: SHRA, on behalf of HACS, will act as the Lead Organization for the Sacramento Promise Zone. As Lead Organization, SHRA will administer and manage the overall plan. In accordance with the requirements set forth in the Second Round Promise Zone Application Guide: Urban, SHRA will be responsible for the following functions:

1. Executing a Promise Zone designation agreement if required by HUD;

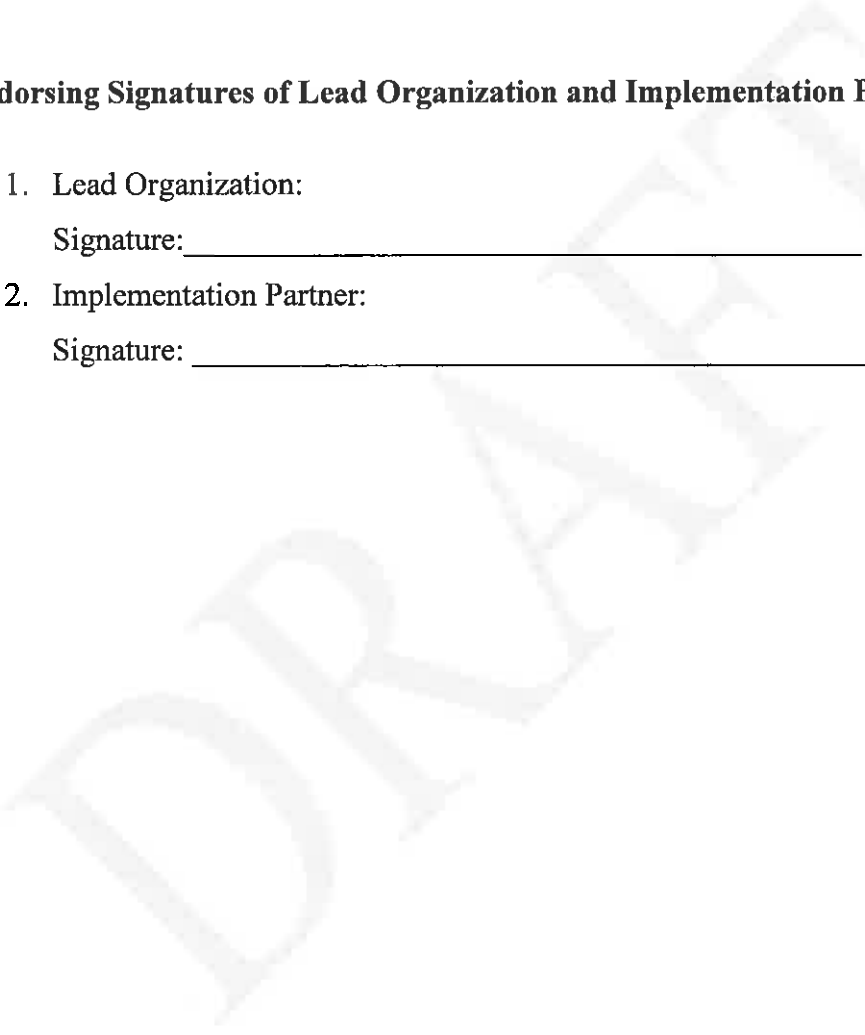
2. Organizing and coordinating activities pursuant to the plan proposed in the application;
3. Administering any funding or other benefits that the Promise Zone designation may confer in the future;
4. Tracking SPZ outcomes;
5. Reporting progress to participating federal agencies;
6. Participating in evaluation activities as requested by federal agencies;
7. Providing certification to other organizations applying for grants and other benefits that, if received, would help to advance the SPZ Plan;
8. Delegating activities to an Implementing Partner that SHRA, as Lead Organization, may be unable to directly perform;
9. Replacing Implementing Partners and other partner organizations in the event that such partners are not able to fulfill their responsibilities;
10. Transferring, if necessary, the Lead Organization responsibilities to another Implementing Partner pursuant to the terms of the Promise Zone designation agreement, if required by HUD.

Role of Implementation Partners: The Implementation Partners, through their signatures below, agree to fulfill the specific responsibilities needed to carry out the daily work and operations of the Sacramento Promise Zone Plan. As an Implementation Partner, the organizations below commit to the following: 1. To participate in resident engagement activities and meetings of the Action Teams, Implementation Council, Executive Council and/or other councils; 2. To participate in their respective policy-area committees, as established based upon their core competencies; 3. To share relevant

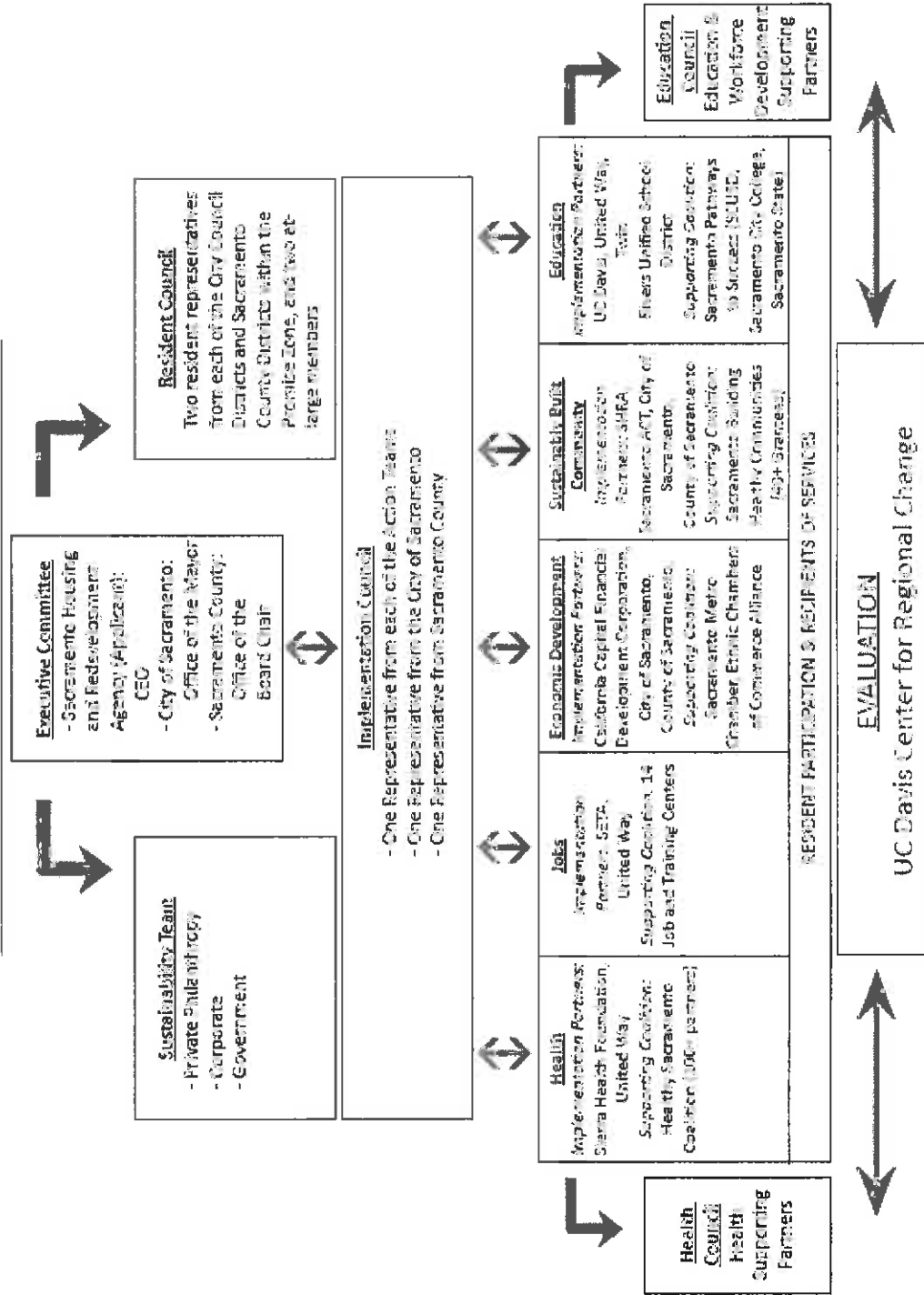
evidence-based and place-based data and information that promotes the goals and objectives of the Sacramento Promise Zone Plan; 4. To work for coordination, research, advocacy, resource development, data collection, and resident engagement in the proposed activities and solutions; 5. To commit staff and leadership time as needed for implementation of the Sacramento Promise Zone Plan.

Endorsing Signatures of Lead Organization and Implementation Partners:

- 1. Lead Organization:
Signature: _____ Date: _____
- 2. Implementation Partner:
Signature: _____ Date: _____



PROMISE ZONE PARTNERSHIP STRUCTURE



Sacramento Promise Zone Goals and Sub Goals

Jobs: Accelerate Job Creation: The Promise Zone collaborative partners will accelerate job creation within the Promise Zone by aligning the job creation strategy with the Next Economy Capital Region Prosperity Plan which identifies priority business clusters as leading opportunities for economic growth and expansion.

Jobs Sub goal 1: Invest in a sector approach to occupational skills training that prepares jobseekers in the Promise Zone for career pathways to middle skilled jobs that ensure self-sufficiency.

Jobs Sub goal 2: Improve business climate for economic growth in the Promise Zone. This sub goal establishes a starting point for addressing economic impediments that prevent business growth in the Promise Zone area by focusing on collective efforts on reducing locally controlled regulations, and streamlining predictable permitting policies and procedures throughout the Promise Zone.

Jobs Sub goal 3: Diversify the economy through growth and support of the core business clusters.

Economic Development: Promote a sustainable economic base: Invest in Building the Promise Zone – Facilitate and promote projects and program initiatives that support economic growth, quality of life, and job creation in key areas of the Promise Zone.

Economic Development Sub goal 1: Revitalize commercial corridors within the Promise Zone; each of which is a vital asset and offer tremendous revitalization opportunities, including retail, commercial, and housing.

Economic Development Sub goal 2: Focus resources on key infill and major development projects within the Promise Zone. A number of key infill and major development projects throughout the Promise Zone contribute to creating jobs, improving the quality of life and building a sustainable local economy.

Economic Development Sub goal 3: Diversify the economy through growth and support of the core business clusters.

Education: Increase educational opportunities for all Promise Zone students along the education spectrum – from PreK to higher education.

Education Sub goal 1: Increase third grade reading proficiency by focusing on early learning programs and results-based interventions like City Year. Only 37% of third graders are reading at grade level in Sacramento.

Education Sub goal 2: Improve retention rates by increasing basic skills competencies in reading, writing, and math to improve student preparedness for degree, certificate courses, and employment.

Education Sub goal 3: Support and improve college and career readiness programs.

Health: Promote Healthy Behaviors and Increase Health Interventions

Health Sub goal 1: Increase adoption of comprehensive approaches to improve community design that supports physical activity by influencing City and County general and specific plans that impact the Promise Zone.

Health Sub goal 2: Increase opportunities for physical activity in the Promise Zone through shared use agreements between municipalities, school districts and community based organizations by targeting schools in the Promise Zone.

Health Sub goal 3: Implement strategies to translate and integrate known community health interventions into usual clinical care approaches to increase control of high blood pressure and high cholesterol for Promise Zone residents. The life expectancy for families living in the proposed Promise Zone is, in most areas, 30 years shorter as compared to zip code areas in the County with the highest life expectancy.

Sustainably Built Community: Promote a sustainably built community: Facilitate neighborhood revitalization by creating destinations that are desirable for both living and working.

Sustainably Built Community Sub goal 1: Strengthen community capacity to address gang involvement and create safe neighborhoods, especially for boys and men of color residing in the Promise Zone.

Sustainably Built Community Sub goal 2: Increase housing types and transit growth to promote livability and connectivity within the Promise Zone.

RESOLUTION NO. SHRC-_____

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

ON DATE OF

JULY 15, 2015

AUTHORIZATION TO EXECUTE MEMORANDUM OF UNDERSTANDING WITH KEY PARTNERS REGARDING SACRAMENTO PROMISE ZONE DESIGNATION

BACKGROUND

- A. The Promise Zone Initiative is a partnership between the federal government and high-poverty communities across the country to create jobs, increase economic security, expand educational opportunities, increase access to quality affordable housing, and improve public safety.
- B. On September 23, 2014, the United States Department of Housing and Urban Development (HUD) issued a notice on the selection process, criteria, and application submission requirements in connection with the second round of the Promise Zone Initiative.
- C. On November 21, 2014, the Sacramento Housing and Redevelopment Agency (SHRA), along with over 30 partner organizations, submitted a Promise Zone application to HUD for the area indicated in Exhibit A.
- D. The Promise Zone application included a draft Memorandum of Understanding between SHRA as the Lead Agency and the partner organizations, indicating roles and responsibilities for ensuring the success of the proposed Sacramento Promise Zone, to be finalized upon Promise Zone designation.
- E. On April 29, 2015, HUD selected the Sacramento application and designated the Sacramento Promise Zone.
- F. The proposed action is an administrative activity and is not considered a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b).
- G. The proposed action is an exempt activity pursuant to 24 CFR 58.34(a)(3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

**AUTHORIZATION TO EXECUTE MEMORANDUM OF UNDERSTANDING REGARDING
SACRAMENTO PROMISE ZONE DESIGNATION**

Page 2 of 2

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

Section 1: All evidence having been duly considered, the findings, including the environmental findings, regarding this action, are determined to be true and correct.

Section 2: The Executive Director is authorized to enter into and execute the Memorandum of Understanding with current and future partner organizations.

CHAIR

ATTEST:

CLERK



July 10, 2015

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT:

Authorization To Execute Memorandum Of Understanding With Key Partners Regarding
Sacramento Promise Zone Designation

SUMMARY

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

RECOMMENDATION

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:
July 28, 2015
10:45 am

To: Board of Supervisors of the County of Sacramento

From: Sacramento Housing and Redevelopment Agency

Subject: Authorization To Execute Memorandum Of Understanding With Key Partners
Regarding Sacramento Promise Zone Designation

Supervisorial
District: Portions of Districts 1, 2

Contact: Tyrone Roderick Williams, Director, Development, 440-1316

Overview

This report requests authorization for the County Executive to enter into and execute a Memorandum of Understanding to ensure that partners clearly understand their roles and responsibilities in implementing the Promise Zone and memorialize their commitment to improving the lives of residents of the Zone.

Recommendations

Adopt the attached Board of Supervisors Resolution which authorizes the County Executive to enter into and execute a Memorandum of Understanding with key partners regarding Sacramento's Promise Zone designation, and 2) make related findings.

Measures/Evaluation

The Sacramento Promise Zone application was selected for designation based on the strength of the goals and strategies indicated within the application, including:

- Job Creation
- Economic Development
- Education
- Health
- Sustainable Community Revitalization

SHRA and its partners have begun developing more specific measurable outcomes under these broad topic areas.

Fiscal Impact

There is no funding directly associated with the Promise Zone designation. However, Round One designees have reported that significant funding has been secured as a direct result of having received the designation.

BACKGROUND

In his 2013 State of the Union address, President Obama announced the establishment of the Promise Zones Initiative (Initiative) which encourages public and private organizations in high-poverty communities across the country to enter into partnerships with other organizations to create jobs, increase economic security, expand educational opportunities, increase access to quality, affordable housing, and improve public safety. The philosophy behind the Promise Zone Initiative is that the zip code in which a child is raised should not determine that child's future.

In January of 2014, five Promise Zones (three urban, one rural, one tribal) were selected as part of Round One of designations.

The Promise Zone designation is a ten-year designation with a multitude of benefits, including:

- Preference points and additional consideration on certain competitive federal grants for activities that take place within the Promise Zone or that impact residents residing within the Promise Zone;
- A dedicated Federal Liaison to navigate the federal bureaucracy and assist in identifying additional resources across federal agencies;
- AmeriCorps VISTA staff to assist Promise Zone Lead Agencies and partner organizations in building capacity and engaging residents;
- Tax credits for businesses investing in, or hiring residents of, the Promise Zone (if enacted by Congress).

DISCUSSION

On September 23, 2014, the United States Department of Housing and Urban Development (HUD) issued a notice for the Second Round of Promise Zone applications. SHRA took the lead in putting together a comprehensive application composed of strategies already underway by more than 30 partner organizations to address the goals desired by HUD, as well as local priorities such as leveraging private/philanthropic capital, and neighborhood revitalization.

The application was submitted to HUD on November 21, 2014. A total of 123 applications were submitted nationwide, including 13 from California. On April 29, 2015, HUD notified SHRA that Sacramento's Promise Zone application was one of just eight selected for designation. Sacramento's Promise Zone joins Los Angeles (designated in Round One) as the only two designated Promise Zones on the West Coast.

The Sacramento Promise Zone (Zone), as illustrated in Exhibit A, encompasses neighborhoods in the City of Sacramento, and also a portion of unincorporated Sacramento County. The Zone includes some of the most opportunity-rich neighborhoods in the region, but also many of its most distressed. The population residing within the Zone is more than 127,000, with an average poverty rate of 34%, an unemployment rate of 19%, and a life expectancy a full seven years less than that of individuals residing outside the Zone. Only 37% percent of third graders living in the Zone are able to read at grade level. Changing the trajectory of these indicators and others will be the benchmark by which the Promise Zone Initiative will be evaluated.

The Memorandum of Understanding (MOU) (Exhibit B) sets forth each Implementation Partner's understanding of its role in implementing the Promise Zone. The MOU also sets forth SHRA's roles and responsibilities as the Lead Agency overseeing the Promise Zone Initiative. The proposed Partnership/Governing Structure and goals for the Initiative is attached as Exhibit C, which emphasizes resident engagement and in-depth task forces to work on specific topic areas. A preliminary Memorandum of Understanding was required as part of the Promise Zone application submission to HUD, with the expectation that the MOU would be finalized upon designation

COMMISSION ACTION

It is anticipated that, at its meeting of July 15, 2015, 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 Sacramento Promise Zone application was selected for designation based on the strength of the goals and strategies indicated within the application, including:

- Job Creation
- Economic Development
- Education
- Health
- Sustainable Community Revitalization

SHRA and its partners have begun developing more specific measurable outcomes under these broad topic areas. The University of California Davis Center for Regional Change will be assisting in evaluating the effectiveness of the Promise Zone efforts over time.

FINANCIAL ANALYSIS

Not applicable

POLICY CONSIDERATIONS

Not applicable

ENVIRONMENTAL REVIEW

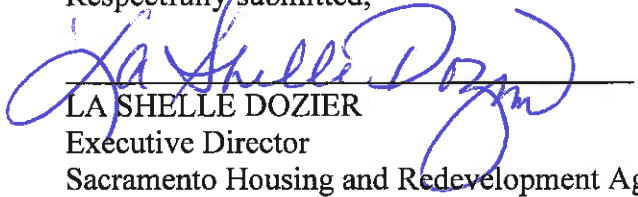
The proposed action is an administrative activity and is not considered a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b). The proposed action is an exempt activity pursuant to 24 CFR 58.34(a)(3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

M/WBE/SECTION 3 AND FIRST SOURCE CONSIDERATIONS

The activities in this staff report do not involve federal funding; therefore, there are no M/WBE or Section 3 requirements. The First Source Program is not applicable to this report.

Respectfully submitted,

APPROVED



LA SHELLE DOZIER
Executive Director
Sacramento Housing and Redevelopment Agency

BRADLEY J. HUDSON
County Executive

- Attachments:
RES – County BOS Resolution
ATT 1 – Promise Zone Map
ATT 2 – Memorandum of Understanding
ATT 3 – Partnership Structure

RESOLUTION NO. _____

**AUTHORIZATION TO EXECUTE MEMORANDUM OF UNDERSTANDING WITH
KEY PARTNERS REGARDING SACRAMENTO PROMISE ZONE DESIGNATION**

WHEREAS, the Promise Zone Initiative is a partnership between the federal government and high-poverty communities across the country to create jobs, increase economic security, expand educational opportunities, increase access to quality affordable housing, and improve public safety; and

WHEREAS, on September 23, 2014, the United States Department of Housing and Urban Development (HUD) issued a notice on the selection process, criteria, and application submission requirements in connection with the second round of the Promise Zone Initiative; and

WHEREAS, on November 21, 2014, the Sacramento Housing and Redevelopment Agency (SHRA), along with over 30 partner organizations, submitted a Promise Zone application to HUD for the area indicated in Exhibit A; and

WHEREAS, the Promise Zone application included draft Memorandum of Understanding between SHRA as the Lead Agency and the partner organizations, indicating roles and responsibilities for ensuring the success of the proposed Sacramento Promise Zone, to be finalized upon Promise Zone designation; and

WHEREAS, on April 29, 2015, HUD selected the Sacramento application and designated the Sacramento Promise Zone; and

WHEREAS, the proposed action is an administrative activity and is not considered a project under the California Environmental Quality Act (CEQA) per Guidelines Section 15378(b); and

WHEREAS, the proposed action is an exempt activity pursuant to 24 CFR 58.34(a)(3) and further environmental review is not required under the National Environmental Policy Act (NEPA).

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

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

Authorization to Execute A Memorandum Of Understanding With Key Partners Regarding
Sacramento Promise Zone Designation
Page 2 of 2

Section 2: The County Executive is authorized to enter into and execute the Memorandum of Understanding (Exhibit B) with current and future partner organizations (Exhibit C).

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 28 day of July, 2015, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

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

ABSENT: Supervisors,

ABSTAIN: Supervisors,

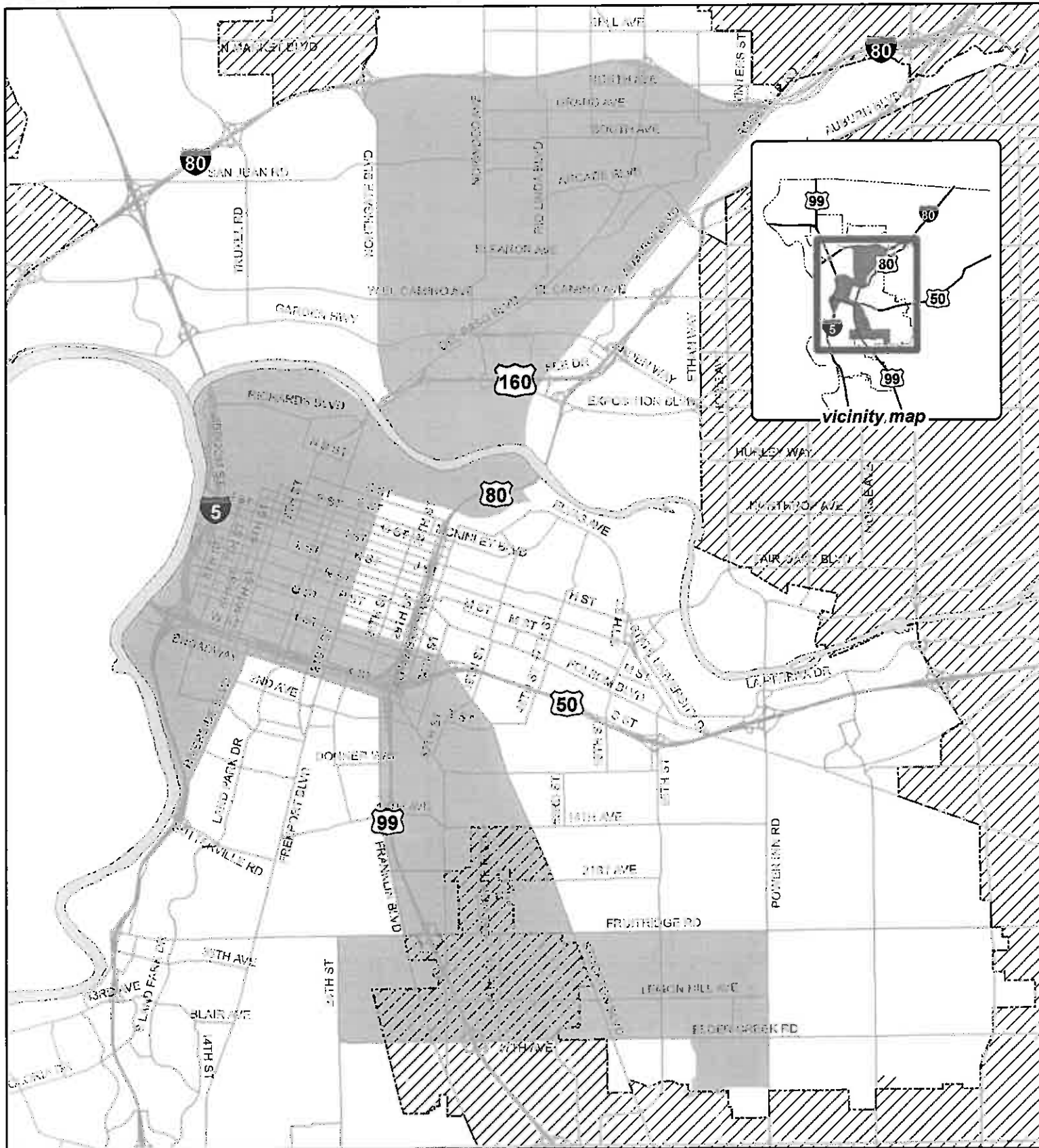
Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

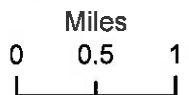
ATTEST: _____
Clerk, Board of Supervisors



Promise Zone Boundary - 2014



Promise Zone Boundary
 City of Sacramento Boundary
 Sacramento County Boundary



SHRA GIS
July 1, 2015

**SACRAMENTO PROMISE ZONE
MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding (MOU) is hereby entered into for the purpose of implementing a Promise Zone for comprehensive revitalization efforts in the City and County of Sacramento.

The goals of the Sacramento Promise Zone (“SPZ”) Plan address all facets of neighborhood revitalization: accelerating job creation, promoting healthy behaviors and increasing health interventions, promoting a sustainable economic base, increasing educational opportunities, and promoting a sustainably-built community. The SPZ is an opportunity to align and leverage the momentum of existing organizations and community coalitions who are well-positioned to further the impact within the SPZ. Through implementation of the SPZ Plan, the Sacramento Housing and Redevelopment Agency (“SHRA”), on behalf of the Housing Authority of the City of Sacramento (“HACS”), and its Implementation Partner Organizations (“Implementing Partners”) will coordinate to break down silos; align priorities across agencies, departments and organizations; and implement collaborative solutions.

Purpose of MOU: The purpose of this MOU is to set forth each Implementing Partner’s understanding of its role in implementing the SPZ Plan. This MOU recognizes that the Promise Zone designation does not provide direct federal funding to SHRA, as Lead Organization, or to its Implementing Partners. Nevertheless, the Parties pledge to continue coordination efforts that contribute to shared values and goals for communities included in the SPZ. All Parties affirm that the SPZ goals align with each Implementing Partner’s mission. The SPZ Partners consist of: SHRA on behalf of HACS, and

Implementing Partners which will consist of other public sector partners, non-profit sector partners, and educational institutions. All Implementing Partners signing below agree to support the SPZ goal and vision and the SPZ Plan by fully participating in implementation of services and in management/oversight of all services as needed to promote the collective SPZ goal and vision. Each Implementing Partner signing this MOU agrees to share information and data gathered in relation to the SPZ Plan in accordance with pertinent public data sharing requirements. Each partner signing this MOU agrees to attend and participate in meetings of the Action Teams, Implementation Council, Executive Council and/or other councils or committees as illustrated in the Promise Zone Partnership Structure diagram (Exhibit A), which may be revised periodically as needed to further the goal and vision of the SPZ.

Term of MOU: The term of this MOU will begin as of the date of the final signature by an Implementing Party and continue until the later of the termination of the Promise Zone designation or the signature of all Parties to the MOU.

Adhere to Federal Regulations: Each Party to this MOU agrees that it will be subject to and adhere to all applicable, federal regulations related to its role as an Implementing Party in fulfilling Promise Zone requirements.

Role of Lead Organization: SHRA, on behalf of HACS, will act as the Lead Organization for the Sacramento Promise Zone. As Lead Organization, SHRA will administer and manage the overall plan. In accordance with the requirements set forth in the Second Round Promise Zone Application Guide: Urban, SHRA will be responsible for the following functions:

1. Executing a Promise Zone designation agreement if required by HUD;

2. Organizing and coordinating activities pursuant to the plan proposed in the application;
3. Administering any funding or other benefits that the Promise Zone designation may confer in the future;
4. Tracking SPZ outcomes;
5. Reporting progress to participating federal agencies;
6. Participating in evaluation activities as requested by federal agencies;
7. Providing certification to other organizations applying for grants and other benefits that, if received, would help to advance the SPZ Plan;
8. Delegating activities to an Implementing Partner that SHRA, as Lead Organization, may be unable to directly perform;
9. Replacing Implementing Partners and other partner organizations in the event that such partners are not able to fulfill their responsibilities;
10. Transferring, if necessary, the Lead Organization responsibilities to another Implementing Partner pursuant to the terms of the Promise Zone designation agreement, if required by HUD.

Role of Implementation Partners: The Implementation Partners, through their signatures below, agree to fulfill the specific responsibilities needed to carry out the daily work and operations of the Sacramento Promise Zone Plan. As an Implementation Partner, the organizations below commit to the following: 1. To participate in resident engagement activities and meetings of the Action Teams, Implementation Council, Executive Council and/or other councils; 2. To participate in their respective policy-area committees, as established based upon their core competencies; 3. To share relevant

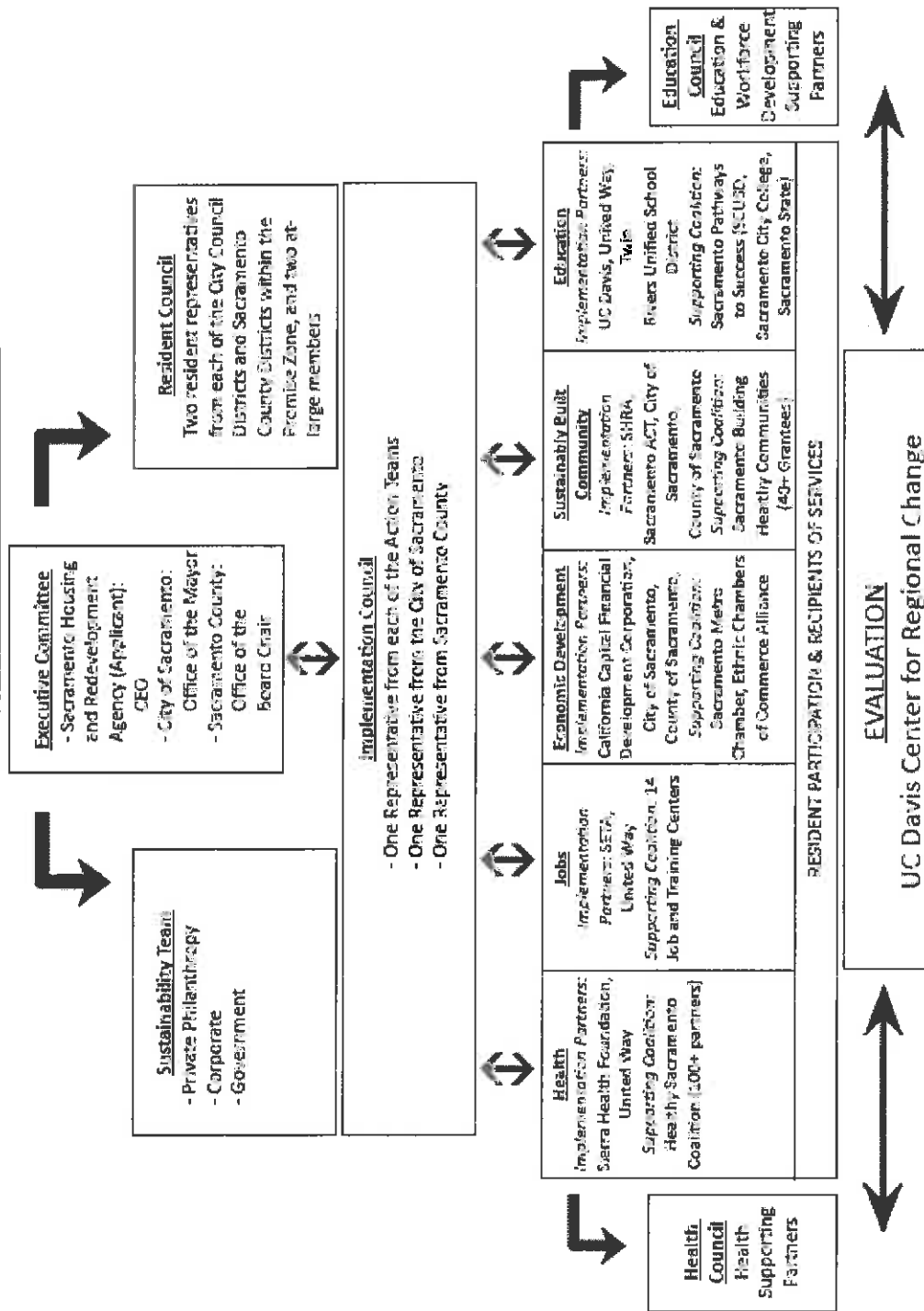
evidence-based and place-based data and information that promotes the goals and objectives of the Sacramento Promise Zone Plan; 4. To work for coordination, research, advocacy, resource development, data collection, and resident engagement in the proposed activities and solutions; 5. To commit staff and leadership time as needed for implementation of the Sacramento Promise Zone Plan.

Endorsing Signatures of Lead Organization and Implementation Partners:

- 1. Lead Organization:
Signature: _____ Date: _____
- 2. Implementation Partner:
Signature: _____ Date: _____



PROMISE ZONE PARTNERSHIP STRUCTURE



Sacramento Promise Zone Goals and Sub Goals

Jobs: Accelerate Job Creation: The Promise Zone collaborative partners will accelerate job creation within the Promise Zone by aligning the job creation strategy with the Next Economy Capital Region Prosperity Plan which identifies priority business clusters as leading opportunities for economic growth and expansion.

Jobs Sub goal 1: Invest in a sector approach to occupational skills training that prepares jobseekers in the Promise Zone for career pathways to middle skilled jobs that ensure self-sufficiency.

Jobs Sub goal 2: Improve business climate for economic growth in the Promise Zone. This sub goal establishes a starting point for addressing economic impediments that prevent business growth in the Promise Zone area by focusing on collective efforts on reducing locally controlled regulations, and streamlining predictable permitting policies and procedures throughout the Promise Zone.

Jobs Sub goal 3: Diversify the economy through growth and support of the core business clusters.

Economic Development: Promote a sustainable economic base: Invest in Building the Promise Zone – Facilitate and promote projects and program initiatives that support economic growth, quality of life, and job creation in key areas of the Promise Zone.

Economic Development Sub goal 1: Revitalize commercial corridors within the Promise Zone; each of which is a vital asset and offer tremendous revitalization opportunities, including retail, commercial, and housing.

Economic Development Sub goal 2: Focus resources on key infill and major development projects within the Promise Zone. A number of key infill and major development projects throughout the Promise Zone contribute to creating jobs, improving the quality of life and building a sustainable local economy.

Economic Development Sub goal 3: Diversify the economy through growth and support of the core business clusters.

Education: Increase educational opportunities for all Promise Zone students along the education spectrum – from PreK to higher education.

Education Sub goal 1: Increase third grade reading proficiency by focusing on early learning programs and results-based interventions like City Year. Only 37% of third graders are reading at grade level in Sacramento.

Education Sub goal 2: Improve retention rates by increasing basic skills competencies in reading, writing, and math to improve student preparedness for degree, certificate courses, and employment.

Education Sub goal 3: Support and improve college and career readiness programs.

Health: Promote Healthy Behaviors and Increase Health Interventions

Health Sub goal 1: Increase adoption of comprehensive approaches to improve community design that supports physical activity by influencing City and County general and specific plans that impact the Promise Zone.

Health Sub goal 2: Increase opportunities for physical activity in the Promise Zone through shared use agreements between municipalities, school districts and community based organizations by targeting schools in the Promise Zone.

Health Sub goal 3: Implement strategies to translate and integrate known community health interventions into usual clinical care approaches to increase control of high blood pressure and high cholesterol for Promise Zone residents. The life expectancy for families living in the proposed Promise Zone is, in most areas, 30 years shorter as compared to zip code areas in the County with the highest life expectancy.

Sustainably Built Community: Promote a sustainably built community: Facilitate neighborhood revitalization by creating destinations that are desirable for both living and working.

Sustainably Built Community Sub goal 1: Strengthen community capacity to address gang involvement and create safe neighborhoods, especially for boys and men of color residing in the Promise Zone.

Sustainably Built Community Sub goal 2: Increase housing types and transit growth to promote livability and connectivity within the Promise Zone.